

MASTER PLAN FOR DELHI

AUGUST , 1990

DELHI DEVELOPMENT AUTHORITY

-1-

MINISTRY OF URBAN DEVELOPMENT
NOTIFICATION
New Delhi, the 1st. August, 1990

S.O. 606(E). - Whereas extensive modifications which the Central Government proposes to make in the Master Plan for Delhi keeping in view the perspective for Delhi 2001 and new dimensions in the urban development were published with Notices No. F. 20(22)84/MP dated 6-4-85 (S.O. No. 289-E) and No. F. 1(29)/MP dated 7-12-88 (S.O. No. 1154-E) in accordance with the provisions of Section 44 of the Delhi Development Act, 1957 (61 of 1957) inviting objections suggestions, as required by sub-section (3) of Section 11A of the said Act.

And whereas the Central Government after considering the objections and suggestions with regard to the said modifications have decided to modify the Master Plan for Delhi.

Now, therefore, in exercise of the powers conferred by sub-section (2) of section 11A of the said Act, the Central Government has modified the said Master Plan for Delhi as per text and maps* herein below and the same shall come into effect from the date of its publication in the Gazette of India.

MASTER PLAN FOR DELHI
AUGUST, 1990
DELHI DEVELOPMENT AUTHORITY

PREAMBLE

Delhi, the focus of the socio-economic and political life of India, a symbol of ancient values and present aspirations, the capital of the largest democracy, is assuming increasing eminence among the great cities of the world. The city of Delhi has a distinct personality imbibed in it, is the history of centuries. In its parts it has the grand vistas of New Delhi and the throbbing lanes of Shahjahanabad. It is a gem with many facets.

Presently, growing at unprecedented pace, the city must be equipped to face the contemporary challenges. It should be able to integrate its elegant past as well as the modern developments into an organic whole. The inhabitants of this city should be able to live in safe convenient and lively surroundings. They should be able to improve their economic capabilities and share the fruits of modernisations. All this demands purposeful transformation of its socioeconomic, Natural and built environment.

Master Plan for Delhi, the first comprehensive plan, for the development of the city was promulgated on 1st. September, 1962 and has been the frame for guiding developments since then. An efficient circulation network and extensive lung spaces are the two major contributions of this plan. The plan also provided a useful base for regulating the development and building activity in different urban sectors.

The Master Plan for Delhi 1962 (MPD-62) shall always remain a unique document, being the first attempt on comprehensive urban planning for the Union Territory of Delhi. Some basic postulates enunciated by the Plan more than two decades ago, reproduced below remain as true today as they were in 1962; in fact they need to be re-emphasised.

- (i) Delhi should be planned in context of its region.
- (ii) For balanced development of the city and minimum friction, there should be decentralisation of employment and its right relationship with residential areas;
- (iii) While guiding development in new areas along desirable lines, those areas that have healthy organic pattern must be conserved by checking the encroachment of undesirable and conflicting land uses.

- (iv) Delhi is a beautiful city and its pleasing architecture should not confine to the monumental civic and cultural centres but should pervade the design of all public and private buildings.

*The Land Use Plan and Special Area Plan can be seen in the office of the Delhi Development Authority at 5th. Floor, Vikas Minar, New Delhi during the office hours till such time these are printed and made available for public these are printed and made available for public.

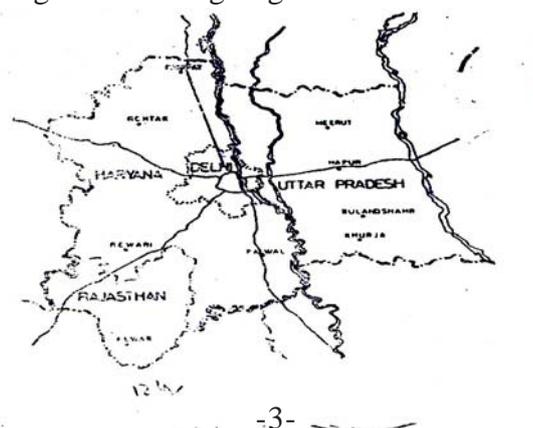
But, there are a number of areas from the enunciation of planning principles to its accomplishment. All above postulates during the process needed adequate acceptance, detail planning and execution; in fact during implementation, they sometimes tend to suffer some loss at every stage. The end results in some spheres have, therefore, been insubstantial. There are other issues of a central importance like rapid urban population and employment growth, land use permissibility, land use intensity, informal sector and incompatible uses which overwhelmed the Master Plan in the process of its implementation.

It must also be stated that no monitoring system to register the changing socio-economic profile of the community as well as physical structure of the city was included in the Plan. In the absence of such a frame there was no possibility for quick reactions and adjustments in the planning policies. Thus during plan implementation process, there has been large areas of unintended growth. The developments like unauthorised colonies, squatter settlements, the informal sector, the incompatible uses, in fact need regular and systematic monitoring.

Planning is a continuous process; responding to multifarious developments internal and external, the city has new roles to play and urban development needs new directions, with the experience of plan implementation of last two decades and on the basis of planning studies, the Master Plan for Delhi has been extensively modified in accordance with the provision of Delhi Development Act and the modified document is entitled as 'Master Plan for Delhi Perspective-2001' (MPD-2001).

The Perspective Plan-2001 ensures an appropriate balance between the spatial allocations for the distributions of housing, employment, social infrastructure, shopping centres, public and individual transport and so on and adequate arrangements and reservations to accommodate different kinds of physical infrastructure and public utility systems. The MPD-2001 thus comprised of a set of co-ordinated policies concerned with virtually all aspects of development in the city accompanied by a series of maps. The concept underlying the perspective plan is as follows :

1. Delhi to be planned as an integral part of its region. Major part of the urban problems of the metropolitan city of Delhi originates outside and their solution is also beyond its territory. Rapid growth of population and employment can be restricted through restructuring of the settlement pattern and the transportation network in the region and through legal and fiscal measures to operate at inter State level.

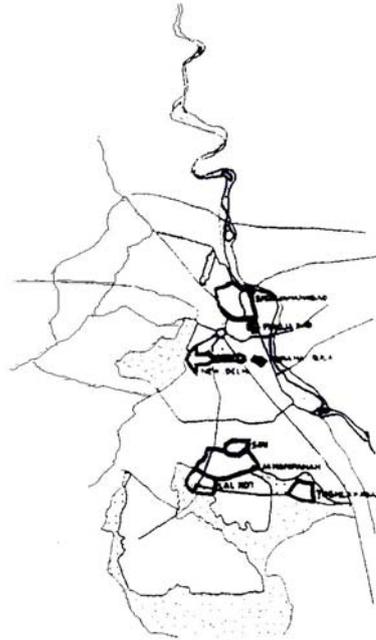




2. Ecological balance to be maintained. Delhi has two distinct natural features - The ridge which is the rocky outcrop of Aravali hills and the river Yamuna. Some acts of the ridge have been erased in the Central City Area. No further infringements of the ridge is to be permitted; should be maintained in its pristine glory.

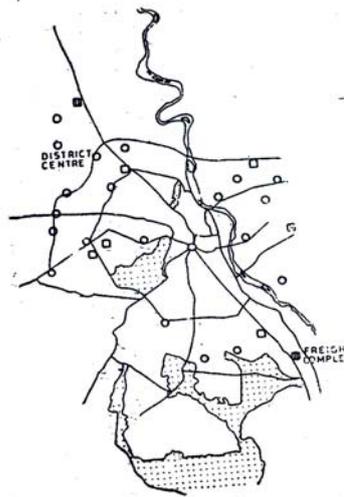
3. The Central City Area to be treated as 'Special Area' The walled city and its extension and Karol Bagh and the area in between is full of mixed use and also the pattern of development in most of its parts is different from other areas. This area, which cannot be developed on the basis of normal planning policies or controls, has been given the status of "Special Area" to be treated in a different manner.



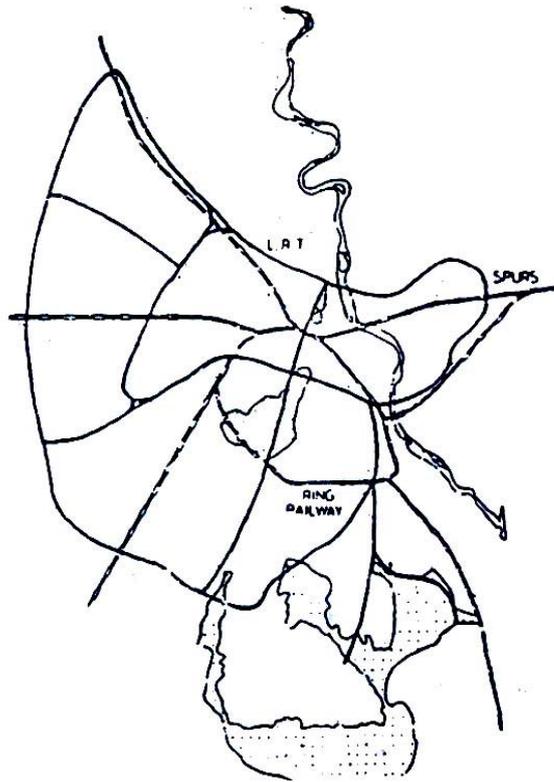


4. Urban heritage of Delhi to be conserved. Delhi is a historic city. The Plan emphasises modernisation with conservation. Some of the old historic areas have been designated as controlled conservation area. The authority in due course of time shall formulate special plans for the conservation and improvement of these areas.

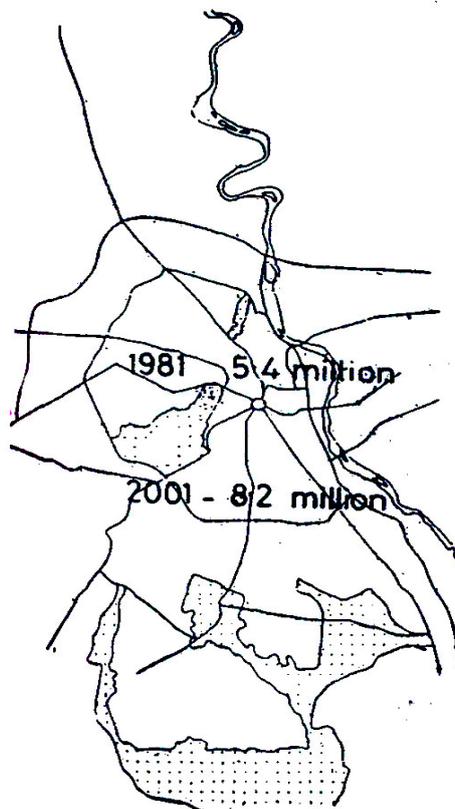
5. The city centre to be decentralised. Presently, the Connaught Place and Chandni Chowk, and other central city areas constitute a strong business centre bringing lakhs of workers and other concerned every day to these areas. The 1962 policy of decentralisation has been further elaborated. Development of district centre for each district and directional freight complex would be effective in creating a completely new pattern and city foci.



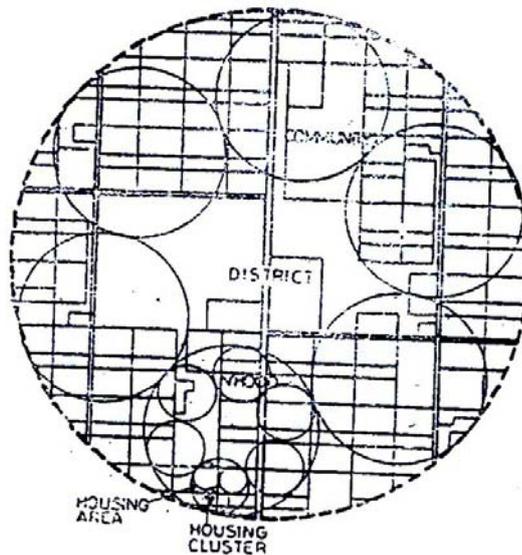
6. Mass transport system to be multi-modal. The bus which is the major mode of transit is highly inadequate to deal with 1.2 million trips per day by the year 2001. The intra urban transportation is related to the regional transportation. The new railway line to avoid through traffic from Delhi is to be constructed in the region. The ring rail to be fully utilised for intra city passenger movement by 2001; The land use along ring rail to be restructured and MRTS to be introduced on higher density corridors; the goods traffic to be intercepted at the periphery of the urban areas.



7. The urban developments to be 'Low Rise High Density In case of the existing urban area the transporation system the physical infrastructure to the restructured to accommodate additional population upto 3 milion by the year 2001 and upto 4 milion ultimately.



8. Urban development to be hierarchical. Its hierarchical cellular structure with nuclei to contain essential facilities and services at different levels. The hierarchical structure to be in five tiers as given below :



1

DEVELOPMENT POLICIES PLANNING NORMS AND LAND USE PLAN

REGIONAL AND SUB-REGIONAL FRAME

Planning for the development of a metropolis cannot be limited within its boundaries, it considerably influences and is influenced by happenings outside, specially the immediate surroundings. In the widest scene, Delhi's influence extends throughout India and as a Capital throughout the world. At yet another level Delhi occupies a position of central importance in the entire broad region of Northern India. Since 1947, when India attained independence, this influence has in fact been increasing in range and impact.

The genesis of Delhi's growth lies in the increasing urbanisation which continues to offer the most important opportunities for increasing employment and to provide the basis for specialisation and increased productivity in manufacturing and supporting services. Flexible labour markets, which only the cities can provide, are needed to match the changing patterns of production.

Delhi is growing at a rapid pace because of increasing migration. Though in the developing world, there are examples of cities growing at faster rate than Delhi, but the more a city grows the more complex become its problems of land, housing, transportation and provision and management of essential infrastructure. If part of this growth of the core city could be channelised into other cities - smaller yet dynamic, it would be a relief to the 'Core City' as well as a source of strength to the smaller settlements.

BALANCED REGIONAL DEVELOPMENT

Major migration to Delhi is from the states of Uttar Pradesh, Haryana, Punjab & Rajasthan, the present range of migration being more than 1.6 lakh person per annum. Delhi in the context of urbanisation and migration needs a definite restrictive policy on employment generation, main guidelines for this policy would be.

- (i) Only such new Central Government offices which directly service the Ministries of the Government of India be located in Delhi.

- (ii) Existing offices of public sector undertaking within Delhi should be encouraged to shift, while new offices of the public sector undertakings to the external these are possible within their operational areas should be set up outside Delhi.
- (iii) Industrial growth in Delhi should be restricted to small scale with stress on units which require skill less of man power and energy and are non-nonsense and clean and largely subserve Delhi economy.
- (iv) Local and fiscal measures should be adopted to restrict employment in industries and distributive trade.

In this context, for the balanced regional development Central Government have enacted the National Capital Region Planning Board Act, 1985. The National Capital Region Planning Board will co-ordinate the efforts of Union Territory Delhi, and the adjoining States through a plan for the National capital Region (NCR), which includes some parts of Haryana Uttar Pradesh, and Rajasthan besides the Union Territory of Delhi (DUT), Positive actions would be required in the NCR and possible counter magnets by means of provision of suitable infrastructure create an environment for location of offices of Central Government and its undertaking, industrial units and distributive markets, to release pressure on Delhi and to precipitate the development of region.

Delhi Metropolitan Area (DMA)

The development projects which are in the pipeline in the settlement at the doorstep of the Union Territory of Delhi are bound to have repercussions on Delhi and its sub-region i.e. Delhi Metropolitan Area which has been redefined comprising of the Union Territory of Delhi, Ghaziabad-Loni Complex and NOIDA controlled area in Uttar Pradesh, Faridabad-Ballabgarh Complex, Gurgaon, Bahadurgarh, the proposed township of Kundli and the extension of the Delhi Ridge in Haryana. The DMA would thus, comprise an area of 3,182 square Kilometer (sq. km.)

The Delhi Metropolitan Area including the Union Territory of Delhi should be considered as one urban agglomeration for the purpose of planning. In the Plan certain important aspects like transportation and definition of the Ridge have been dovetailed. In the best interests of the balanced development of the Delhi Metropolitan Area, a separate Plan for this area could be prepared by the National Capital Regional Planning Board.

POPULATION & EMPLOYMENT

In the decade 1971-81, the urban population of Delhi has increased at 4.69 per cent annual growth rate. The later is influenced by the gradual shifting of the rural area and its merger with urban area, if the same rates of population growth continue, the urban population by the year 2001 would be 144.26 lakh and rural 5.27 lakh. Envisaging a more balanced regional development, the population for the Union Territory of Delhi has been projected as under :

(In lakh)

Population with the Delhi Urbanisable Limits -2001	121.73
Population outside the Urbanisable Limits-2001	6.37
Total	128.10

“While it may not be possible to make a precise forecast, the expectation is that, the population of Delhi may range between 12.5 and 13 million in the year 2001. Requirement of land, infrastructure, transportation, etc. should, therefore, be planned presently for a population of 12.8 million, which could be reviewed after census figures of 1991 become available”.

POPULATION ESTIMATES AT FIVE YEAR INTERVALS

The urban population estimates at five year intervals are as given in the following table :

Year	Population (In lakh)
1981	62.20
1986	75.22
1991	91.02
1996	107.50
2001	128.10

Through effective measures during the course of the implementation of the plan, attempts should be made to restrict the population of the Union Territory of Delhi at a lower level of 112 lakh. This infact depends on the effective implementation of the National Capital REgional Plan. The projection of 128 lakh population for the Union Territory of Delhi is most probable.

POPULATION ASSIGNMENT 2001 BY THE NCR BOARD

The population assignment stipulated by the NCR Planning Board for the NCR; DMA; DUT is as given below :

Area	Population assigned - 2001		A. D. in lakh
	Urban	Rural	Total
NCR	234	91	325
DMA	147	3	150
DUT	110	2	112

Source : IDP-2001 NCR PB - Page-20, Table -2.16

EMPLOYMENT

The participation rate (working population-total population X 100) for the last two decades for Delhi as per Census is :

Year	Urban	Rural
1971	30.63	26.62
1981	32.20	28.49

With the generation of employment in different sectors, the participation rate for 2001 should be of the order of 35 per cent in Urban Delhi and 33 per cent in the area of Delhi. This would generate a total work force of 49.08 lakh including the floating worker population who keep coming to Delhi for work, though not to reside in the city. Work force in different economic sectors has been assigned as follows :

Projected Work Force for Union Territory of Delhi -2001.

Sector	Within Urban Limits (in 000)	Outside Urban Limits (in 000)	Total (in 000)
1	2	3	4
Agriculture	13 (0.30)	59 (30.00)	72 (1.60)
Manufacturing			
(i) Establishment Sector	1071 (25.00)	39 (20.00)	1110 (24.80)
(ii) Non-Establishment Sector	214 (5.00)	6 (3.00)	220 (4.90)
Construction	227 (5.30)	4 (2.00)	231 (5.10)
Trade & Commerce	964 (22.50)	12 (6.00)	976 (21.80)
Transport	488 (11.40)	16 (8.00)	504 (11.30)
Other Services	1306 (30.50)	61 (31.00)	1367 (30.50)
Percentage Floating Work Force	4883 (100.00)	107 (100.00)	4480 (100.00)
	428	...	428
Total			4908

Further break-up of other services sector within urban limits is envisaged to be of the following order.

Sector	(in 000)	Workers (% ge)
Central Government	316	22.00
Quasi-Government	834	26.70
Delhi Administration	153	10.60
Local Bodies	241	16.80
Private	343	23.00
Total	1437	10.00

Division	Population in DUA 81 with immediate extension			
	As per Master Plan	Census 1981	Holding Capacity	Proposed 2001
Saturated				
A	322,600	622,207	420,460	420,460
Marginal Potential				
B	398,200	567,804	630,000	619,200
C	387,685	530,547	750,800	712,055
Higher Potential				
D*	634,100	496,058	754,685	703,510
E	969,270	1,028,794	1,789,300	1,638,080
F	827,125	822,200	1,278,425	1,191,840
G	803,175	868,277	1,489,600	1,369,100
H	920,485	517,687	1,865,270	1,597,500
Total	5,262,640	5,453,574	8,978,540	8,252,145

*Adjustment in population, if necessary may be made while formulating redevelopment plans for Lytten's New Delhi.

URBAN EXTENSION

To accommodate the balance 3.4 million population the DUA 81 which could systematically hold 82 lakh population approx, need to be extended by about 18,000 to 24,000 hectares over the next two decades to effectively respond to the growth of the Capital Land required for various developments in the extended time frame by the year 2001 may be acquired from time to time, with due regard to the balanced development of the city. In the plan, 4,000 hectares (approx.)

If the present trends are allowed to continue, Delhi is likely to have a much higher work force (about 37 per cent) in the industrial sector, For the Capital to retain its functional balance, it would be necessary to restrict the industrial employment through measures suggested in the section of regional and sub-regional frame.

DELHI URBAN AREA-2001

The total area of the Union Territory of Delhi is 148,639 hectares (ha) out of this 44,777 hectares had been earlier included in urbanisable limits prescribed in Plan. This area as per 1981 census accommodates about 54.5 lakh urban population. The balance of the urban population resides within 17 settlements declared as towns in the 1981 census and Najafgarh and Narela. To accommodate the 122 lakh urban population by the year 2001, a twopronged strategy has been recommended (i) To increase the population holding capacity of the area within urbanisable limits declared till 1981 and (ii) extension of the present urbanisable limits to the extent necessary.

POPULATION HOLDING CAPACITY OF THE DELHI URBAN AREA (DUA)-81

Holding capacity of the area within existing urbanisable limits depends.

- (i) Residential development types and their potential for higher absorption.
- (ii) Availability possibility of infrastructure-physical and social.
- (iii) Employment areas/centres, capacity and potential.
- (iv) Transportation net-work capacity.

Social	Education, Health Recreational and other facilities.
(iii) Location	In relation to transportation to the work place and educational and other facilities
(iv) Tenure	Secure, rental/ownership compatible to needs.
(v) Socio-Economic Compatibility	Socially compatible neighbourhood and economically compatible terms of procurement.

Housing Need

Urban Delhi in 1981 accommodates about 11.5 lakh house-holds in different housing developments-resettlement, squatter, plotted, multi-family, unauthorised, villages, traditional and other. Next two decades would add another approximately 13 lakh households. Suitable housing for all families is one of the major concerns of the Plan. Emphasis should be both on the development of new housing areas as well as on conservation, improvement and revitalization of the existing housing areas.

2660 G1/90-16

Housing shortage at present has been estimated at about 3.0 lakh which includes (i) squatters and shelteries, (ii) families shoring houses in the congested build-up areas, and (iii) houses requiring immediate replacement. About 16.2 lakh new housing requiring immediate replacement. About 16.2 lakh new housing units would be required during the period 1981-2001, divided in 5 yearly intervals as given below :-

	New housing required '000	Average per year '000
1081-86	323	65
1086-91	379	76
1091-96	434	87
1096-2001	483	97

Based on the studies, an indicative percentage of such a provision by different agencies is given in the following table :-

Housing Type	Land Development Agency	Construction Agency	%age of housing
Slum	Slum	Slum	3
Housing	Department	Department	
Houses on individual plots	Major part already developed	Individual family	17
Employer Housing	Central Govt. Delhi Admn. Local Bodies	Central Govt. Delhi Admn. Local Bodies	4
Regularised infil General Housing			
(a) Site & Services	Housing Agency	Individual Family	25

(b) Built & partially built houses	Housing Agency & Cooperatives	Housing Agency & Cooperatives	43
------------------------------------	-------------------------------	-------------------------------	----

Housing cooperatives which are an overlapping sector between public and private, have been reasonable success in Delhi and should be further encouraged. Small cooperatives with individual housing on plotted basis could also be introduced. In site and services schemes for construction of dwelling, individual families need the help of institutional financing.

Partially built plotted housing - New Concept

Before the promulgation of the Plan in 1962, housing for the general public was available in the form of 2 family plotted development. This plan had in 1962 proposed the same along with multi-family (groups) housing. Recently 2 family plotted development has been permitted a third family unit on the second floor, commonly known as 'Bharati' floor. Studies of the existing housing development indicate :

- (i) Most of the plotted development remain only single storied for a long time, thus generally it accommodates one or two families (about 7 persons) per plot.
- (ii) Group Housing in the overall city design has a very marginal intensive use of land.
- (iii) There is a preference for built housing.

Further relating housing to (i) affordability, (ii) efficiency of land utilisation (land use intensity), (iii) equity (social distribution of urban land), (iv) flexibility, the most appropriate type of general housing would be partially built housing on individual plots of 70 to 80 square metre (sqm).

Each household in the long range gets dwelling of about 80 sqm. to 120 sqm. Being on individual plot, it can be built in stages as the affordability permits. In case of site and services and service personnel schemes for economically weaker section, single family housing could be provided on reduced size of plots but this should accommodate individual bath and w.c.

Through such housing, gross residential density of 350-400 Persons per hectare (pph) could be achieved and at the city level, an overall density of 180 to 200 pph. is possible. Still higher gross residential densities increase man/land ratio marginally and should be prescribed only in special conditions. For comparison it may be seen that gross residential densities prescribed in the plan during 1961-81 were much lower; the average gross residential density prescribed was 187 pph and overall city level density of about 100 pph.

Major part of general public housing in the form recommended, can provide for an equitable distribution of urban land. Only small part of housing could be provided in the form of 3 family plots, size varying from 150 sqm. to 250 sqm. and multi-family housing. Limited number (less than 1 per cent) of residential plots could be upto 350 sq, except for schemes of special considerations.

Community Module

Housing should be related to affordability and should be integrated. The community (about 1 lakh population) may contain a complete cross section of the income groups, also including hotel accommodation for single. This would have minimum 25 per cent as site and services development and about 45 per cent housing upto 2 rooms dwellings to provide shelter for low income families in the community.

Resettlement Colonies

Immediate need of the resettlement colonies is individual services i.e. water, sewerage and electricity, Regular sewerage may not be possible immediately in many areas because non-availability of connecting line or financial constraints, In such cases the low cost sanitation through Two Pit method on individual or collective basis should be adopted. Non-Government Organisations, which come forward for establishment of adult literacy centres, creches, balwaris and likewise institutions should be encouraged to supplement the social actions of the concerned Government departments and the housing agencies. The capabilities of the families for increasing income need should be constantly explored; suitable provisions for income earning opportunities be made within or near these settlements and monitored.

Unauthorised Colonies

Any planned development needs discipline which seems to be lacking in this sort of building activity taking place in the city. More than about 600 unauthorised colonies, existing in the city, which have so far been considered for regularisation, are result of this. The present method of regularisation may not be helpful in improving the low level of physical environment existing in these colonies. For improvement of physical and social infrastructure, the house owners in these unauthorised colonies should be asked to form into societies and these societies should come forward with plans for improvement of the target group. This is likely to improve the present state of affairs.

Urban Villages

Presently there are 106 villages within the urbanisable limits, more villages would be added into the urban area because of its extension. The settlements having a completely different life-style for centuries are now getting merged into the urban environment and need a sensitive treatment in the planning and development process. The settlements should get the modern services and amenities and should also be catered for their traditional cultural styles. Village settlements of historic significance should be conserved. Development of villages should be integral part of the development scheme of the area. Around these settlements educational, health and recreational facilities and work areas should be developed for the benefit of the village population in urban as well as rural Delhi.

Lutyen's New Delhi

Lutyen's New Delhi comprises of large size plots and has a very pleasant environment. In fact, the area is unique in its continuing existing at low density in the heart of the City. While formulating the re-development plans, of this area due care should be taken to ensure that its basic character is maintained.

Civil Line also has bungalow area. Studies also should be conducted to maintain its basic character.

Environmental upgradation in the Development Housing Areas

In general it would be desirable to take up all the existing developed residential area one by one for environmental improvements through (i) plantation and landscaping, (ii) provision of infrastructure-physical and social and proper access where lacking. (iii) possibility of infrastructure management of the last tier through the local residents.

CONSERVATION, REVITALISATION AND ENVIRONMENTAL IMPROVEMENT

Conservation and revitalisation is required in case of traditional areas and environmental upgradation and improvement is needed in other old build-up areas.

Most important part of the traditional housing is the Walled City. Once a beautiful city, it now presents a chaotic picture. The Walled City of Shahjahanabad has become a core of vast extended metropolis accommodating a part of the business district. The population in the Walled City of Shahjahanabad increased to its saturation upto the year 1961 but since then there is large scale infill by commercial use replacing residential use. Refer table below.

Locality	Population in Lakh			
	1951	1961	1971	1981
Walled City	3.81	4.20 (+10.24)	4.09 (+2.62)	3.62 (-11.40)
Planning Div. 'A'	5.38	6.50 (+20.81)	6.80 (+4.62)	6.22 (-8.52)

Figures in brackets give percentage of decadal variation.

Traditional areas in Walled City need special treatment. The following measures are recommended :

Shifting and Delimitation of non-Residential activity

The Walled City contains industrial units using acids, chemicals and inflammable material and trades like plastic, rexine etc. which are noxious and hazardous. The first requirement of the area is that such industries and trades should be shifted on priority to the extensive industrial areas and areas specifically earmarked for these trades. This should be linked with the development of industrial estates and freight complexes proposed in the plan.

The Walled City, for improvement of environment needs shifting of wholesale godowns to the wholesale & warehousing areas and dairies to areas in the rural use zone. The whole-sale fruit and vegetable market i.e. Phool Mandi should be shifted, and the area be developed as a park.

The offices of the Municipal Corporation of Delhi which attract large number of visitors should be shifted to the area earmarked for the Civic Centre at Jawaharlal Nehru Marg and the personal building could be used for museum, library etc.

There are about 1.5 lakh commercial and industrial establishments in the Walled City. In the plan in 1961 the commercial use in the Walled City was restricted to north of Khari Bawli for wholesale business, part of Chandni Chowk for general business and commerce and within the retail business centre of Lajpat Rai Market. During the period 1961-81 there has been a squirt of wholesale and other commercial activities in the Walled City. Presently, the trade and commerce activities have intruded much more in all the residential areas in the Walled City. There is every danger that whole of Walled City in the due course of time may get converted into full commercial area, thus completely destroying an area of important urban heritage. Out of 240.69 ha. of organic with under buildings, 98.34 ha. i.e. 40 per cent is under commercial and industrial use.

It is extremely important that the commercial activity including industrial activity should be as far as possible limited to the present. The existing (non-noxious and non-hazardous) commercial establishments may be considered for continuous as per environmental norms to be prescribed by the Authority. At the time of preparation of urban renewal scheme depending on the need, or planning and urban design

considerations new commercial uses may be added. Refer Guidelines for the preparation of urban renewal schemes' under Clause 9 in Chapter-2.

Upgrading of Physical and Social Infrastructure

Although water supply lines and sewer lines are available in all parts of the Walled City, but still about 25 per cent of the house are without municipal water supply and about 50 per cent of the houses are without municipal sewerage connection. It would be desirable to make water supply and sewerage connection in the Walled City compulsory. The Municipal Corporation of Delhi (MCD) should vigorously enforce its subsidy scheme of sanitisation i.e. conversion of dry latrine into the water borne. The social infrastructure could be provided through the redevelopment of katras.

Traffic and Transportation, Management and Regulations.

The Walled City has large volume of slow moving traffic for which re-introduction of moderate capacity, rail based mass transport system would be suitable at routes like Chawri Bazar, Chandni Chowk, Shradha Nand Marg and Asaf Ali Road. In addition to the introduction of new mode of transport, the following measures are to be implemented for regulation of traffic.

- (a) Buses and motor cars be allowed only on major roads i.e. road between Delhi Gate and Kashmere Gate, between Mori Gate and Korla Bridge passing in front of the railway station and on Zorawar Singh Marg.
- (b) Cars not be allowed inside the Walled City from the roads given in (a) above and to be parked at underground parking lots to be developed at Flight Lt. Jerry Marg; in front of Lal. Qila, Delhi Gate, Ajmeri Gate, Turkman Gate, Mori Gate and Purdah Bagh.
- (c) to the extent possible one way traffic in the streets of Walled City be introduced.
- (d) all heavy commercial vehicles to the Walled City be prohibited.

Two goods terminals to be developed on Mori Gate and Ajmeri Gate Where goods shall be carried by light trucks or tempos; from these terminals goods would be taken to their destinations in the Walled City by battery driven vehicles. All manned and animal driven vehicles to be phased out.

Conservation and Restoration of Historical Buildings

There are 411 Historical monuments, sites and buildings identified by Archaeological Survey of India within the Walled City. Out of these only 42 monuments including Red Fort 92 Monuments) and Jama Masjid are protected These monuments, of India, during reconstruction of Walled City should be treated suitably. Refer section on the conservation of the Walled City in this chapter.

Revitalisation of Residential Area

At present out of a total area of about 568 hectares, 180 hectares is under residential use. Out of which only 145 hectares is in the form of organic growth. The rest of the area has either been redeveloped during the Colonial Rule or has been invaded by uses other residential. Revitalisation of 145 ha. of organic residential development maintaining the traditional character and providing with complete physical and social infrastructure could create a unique environment of the urban heritage to be left for the successive

generations.

The revitalisation should be taken up keeping in view the traditional character and style of the buildings. For the general house, the repair may be permitted maintaining the existing architectural character. The katras may be redeveloped to rehabilitate the occupants and provide multifacility buildings. Part of the Mata Sundari Area belonging to the families from Walled City in the process of redevelopment of katras.

For the urban renewal of residential and other areas, the Walled City should be divided into small sectors and urban renewal schemes be prepared for all these sectors to upgrade the environment for socio-economic and cultural activities. The urban renewal scheme should have conservation surgery as the basis.

Walled City Extension

Area like Pahar Ganj, Sadar Bazar and Roshnara Road are old congested built-up areas mainly with mixed land use. These areas have very serious problem of traffic congestion, inadequate physical and social infrastructure, lack of open spaces. The urban renewal schemes for these areas based on physical and socio-economic surveys with conservative surgery as a planning tool should be prepared for upgradation of the environment in these areas and for provision of minimal level of infrastructure. The wholesale market of Sadar Bazar could be redeveloped at the same location with necessary infrastructure and parking required for wholesale trade.

WORK CENTRES INDUSTRY

There are in 1981, about 46,000 industrial units; 77 per cent with less than 10 workers and 16 per cent with workers between 10 to 20. By 2001 the number of industrial units are likely to increase to about 93,000. The percentage of work force in the industrial sector has been constantly increasing. There has been considerable change in the industrial structure of the City in the past three decades and more so after 1975. The following two types of industries which are present need based have grown very rapidly.

- (i) Electrical and Electronics.
- (ii) Rubber, Plastic and Petroleum products.

According to the existing regulations, a large number of existing industrial units would be non-conforming, located as they are, in the residential and commercial use zones. Thus the question of conforming/non-conforming and overall compatibility of industries in the city has been, studied and the following is recommended.

Hazardous and Noxious Industries

Refer Annexure III H (a).

- (a) The hazardous and noxious industrial units are not permitted in Delhi.
- (b) The existing industrial units of this type shall be shifted on priority within a maximum time period of three years, Project report to effectuate shifting shall be prepared by the concerned units and submitted to the Authority within a maximum period of one year.
- (c) The land which would become available on account of shifting as administered in (b) above,

would be used for making up the deficiency, as per the needs of the community ; based on norms given in the Master Plan ; if any land or part of land, so vacated is not needed for the deficiency of the community services, it will be used as per prescribed land use ; however the land shall be used for light and service industries, even if the land use according to the Master plan/Zonal Development Plan is extensive industry.

- (d) Action shall be taken by Delhi Administration to prepare a list of individual noxious and hazardous industrial units to be shifted and depending on the pollution/hazard, administration may force these industrial units to shift within a maximum prescribed period of three years.

Heavy and Large Industries

Refer Annexure III H (b)

- (a) No new heavy and large industrial units shall be permitted in Delhi.
- (b) The existing heavy and large scale industrial units shall shift to Delhi Metropolitan Area and the National Capital Regional keeping in view the National Capital Region plan and National Industrial Policy of the Government of India.
- (c) The land which would become available on account of shifting as administered in (b) above, would be used for making up the deficiency, as per the needs of the community; based on norms given in the Master Plan; in any land or part of land so vacated is not needed for the deficiency of the community services, it will be used as per prescribed land use; however the land shall be used for light and service industries, even if the land use according to the Master Plan/ Zonal Development Plan is extensive industry.
- (d) Modernisation of heavy and large scale industrial units shall be permitted subject to the following conditions.
- (i) It will reduce pollution and traffic congestion.
- (ii) Whenever the unit asked to shift according to the policies of the plan, no compensation shall be paid for assets attained because of modernisation.

Extensive Industries

Refer Annexure III F

- (a) No new extensive industrial units shall be permitted except in existing identified extensive industrial areas.
- (b) Existing non-conforming extensive industrial units shall be shifted to the extensive industrial use zone within a maximum period of 3 years after the allotment of plots by various Government Agencies.

Light and Service Industries

Refer Annexure III-B, C, D & E

- (a) Non-conforming light and service industrial units with 20 or more workers shall be shifted to the industrial use zones within a maximum period of 3 years after the allotment of plots and by providing necessary incentives by the various Government Agencies in conforming use zones.

- (b) Non-conforming light and service industrial units with 10 to 19 workers may continue to operate in their present locations but should be reviewed after 5 years giving them chance during this period for relocation in conforming use zones. Similarly, non-conforming light and service industrial units upto 9 workers may continue to operate in their present locations and should be reviewed after 10 years after giving them chance during this period for relocation in conforming use zones.

Household Industries

Refer Annexure IIIA.

- (a) Household Industrial Units with maximum 5 workers and one kilowatt power may be allowed to continue in residential areas and new industrial units of this type could be permitted in residential areas. No pollutant industrial unit shall be permitted as household industry.
- (b) Household industrial units would be allowed only on ground floor to the extent of the 25 per cent of the floor space or 30 sqm. whichever is less. These conditions would not apply to the special area and any other area declared as such by the Government.

General Conditions

- (i) In allocating new industrial plots, which have been recommended for shifting will be given priority by the Authority by offering plots to the industrial units prior to shifting.
- (ii) Suitable incentives would be provided to the shifting of industries.
- (iii) Ad hoc licensing to industrial units shall be discontinued.

Permissibility of Industrial units in different use zones and use premises.

New Industrial Units shall be permitted in different use zones as per conditions prescribed in the following table :

Zone/Use Premises	Groups permitted (Refer Annexure-III)	Conditions		Remarks	Maximum plot size (in case of new developments).
		Max Workers	Max Power Load KW		
Residential	A	5	1	As household	
Residential rural areas	A + A1	5	1	industry only on ground floor	30 sqmts (max floor space)
Local Shopping	A, B	5	3	Atta Chakki, da grind and grinders permitted with 6 KW power load.	
Community Centre	A, B, C	9	3	„	
District Centre and CBD	A, B, C	19	5	„	
Service Centres	Repair and service industries for automobile, electric appliances, buildings			To provide essential services to neighbouring residential areas.	50 sqm.

1	2	3	4	5	6
Light Industries	A,B,C,D,E	...	30		1000 sqm
Flatted Industries	A,B,C,D,E	...	30	...	1000 sqm
Light Industries Food	Food Industries & G 1		30	No new acid chemical and paints and varnishes industries units to be permitted.	3000 sqm
Industrial Estates in rural use zone	G	...	30		2000 sqm

Note :

- (i) These areas shall be further subject to the permissibility conditions prescribed in the plan.
- (ii) No new industrial unit of more than 50 workers shall be permitted.

Water polluting industrial units

There are 82 water polluting industrial units in Delhi. These units should make individual/joint arrangements for treatment of the effluent. About 30 per cent of these units which are located in other than industrial areas should be immediately shifted to the industrial areas.

Industrial areas redevelopment schemes.

Industrial area redevelopment schemes for the following industrial clusters should be prepared after proper survey and appraisal. Industrial units which are safe and compatible in the use zone could be regularised after upgrading the environment :

- (1) Anand Parbat - Light Industrial Area.
- (2) Shahdara - Light Industrial Area
- (3) Shamapur Badli- Extensive Industrial Area.

The regularisation of each industrial units shall be on industrial merits. The land tenure could be decided while taking up the regularisation of these schemes. The charges for the development of these areas shall be levied by the authority on the beneficiaries.

Area of Industrial Activity

Industrial activity in DUA 81 shall be conducted at the following locations in the prescribed use zone as indicated in the land use plan.

- (i) Light Industry - Flatted Factory and Service Industry. Jhandewalan, Birla Mill site on G.T. Road, Near Shankar Market, DCM, Anand Parbat, Kirti Nagar near Pusa Institute.
- (ii) Light Industry - Service Centres (Refer Annexure-1).

(iii) Light Industrial Estates - Motia Khan, Shahzada Bagh, Jhilmil Tahirpur, Kirti Nagar, Anand Parbat, G.T. Road (Shahdara), Kesho Pur, Badar Pur, Gulabi Bagh , Hindustan Prefab (Bhogal), Okhla Industrial Area, Mathura Road, Naraina, Delhi Milk Scheme, Wazirpur, Lawrence Road, G.T. Road, Moti Nagar, Government of India Press, North of Railway Line to Rohtak And Rohni (2 Pockets).

(iv) Extensive Industrial Estates Chilla, Okhla, Najafgarh Road, Mayapuri, Rohtak Road, Patparganj, South of Jahangirpuri, Mother Dairy, Shamapur Badli.

In the next two decades, to meet the expanding need of industrial units, 16 new light industrial areas (Total area about 1633 ha.) would be required to be developed in Urban Extension; each industrial area shall have upto 5 unit industrial estates (UIE) of about ha. each for specific types as given below :

Group 1

- (a) Cotton, Wool, Silk & Synthetic Fibre, Textile product.
- (b) Furniture, Fixture, other Wood & Paper product.

Group 2

- (a) Electrical & Electronic Appliance.
- (b) Leather & Fur product Rubber, Plastic & Petroleum Product.

Group III

Metal and Metal product, Alloy, Machine, Tools, Transport Equipment & Parts and Misc. Product.

Six UIEs shall be for the specific industrial activities i.e. two UIEs each for (i) food and (ii) chemical products without manufacturing of chemicals. These UIEs shall be fully segregated from all sides through the green buffer of about 100 mts. One UIE each shall be developed for (i) computer (ii) drug (without manufacturing of chemicals).

In DUA 81, Industrial area with specific types of industries permitted therein are as given below:

Industrial area	Type of Industries permitted
1. Lawrence Rd.	Food, allied product & compatible industrial units (list given in Annexure III G-1)
2. Wazirpur	Group - I
3. Naraina Phase-I	Group - II
4. Naraina Phase-II	Group - I
5. G.T. Karnal Rd.	Group - I

The light and extensive industrial areas which have not been assigned any specific type could be used for locating

Extensive industrial activity in Urban Extension shall be confined within about 265 ha. area at two locations. These areas shall be mainly utilised for shifting of existing incompatible industrial units.

TRADE AND COMMERCE RETAIL TRADE

Shopping areas are very important and these create an image of the city. These areas should cater to varying day-to-day shopping needs as well as casual and impulsive shopping. At present Delhi has about one lakh retail shops at the rate of 18.25 shops per thousand population. These are located in about 1,600 markets, of varying size and character scattered all over the city.

In the city of Delhi, informal sector in retail trade plays a very important role which needs to be recognised. About 1.39 lakh informal sector retail units (without roof) are working within the shopping areas along road side and other areas of public concentration. Delhi has the tradition of weekly markets and at present there are 95 weekly market sites (1.8 weekly market per 1 lakh population) with about 6,000 daily shopping spaces; these markets work once in a week at one place and the entrepreneurs keep

moving to different places on different days of the week. This sector which is generator of employment remains at low productivity in the absence of proper infrastructure. It is possible to create lively shopping areas by suitably introducing informal sector.

The retail shopping centres are varying from the temporary ones in the sub-urban area to Paliak Bazar- the most fashionable one in the city or say unique in the whole of North India, Additional population of about 28 lakh in DUA 81 would require 44,200 retail shops; (average gross area of a shop to be about 26 sqm.). Urban Delhi has at present about 38.6 lakh sqm. of commercial offices space; for additional employment 24.72 lakh sqm. commercial office space is required within DUA 81 and 28.44 lakh sqm. in Urban extension at the rate of 12 sqm. gross floor space per employee.

Five Tier System of Commercial Areas

To accommodate required shopping, commercial offices, office for undertakings and other related activities like cinema, hotel and needed facilities, the following five tier system of commercial activity is envisaged :

FIVE TIER SYSTEM OF COMMERCE AREAS

I	II	III	IV	V
Central Business District and Sub-Central Business District	District Centre	Community Centre	Local shopping centre	Convenience Shopping Centre
POPULATION SERVED				
City and Sub City level	about 5 lakh (UE) varying in DUA 81	about 1 lakh	about 15 thousand	about 5 thousand
AREA				
	44 ha (for 5 lakh pop.)	5.40 ha	0.46 ha.	0.11
LAND REQUIREMENT PER THOUSAND PERSONS				
	880 sqm.	540 sqm.	306 sqm.	220 sqm
ACTIVITIES				
All activities of tier II	Shopping (Retail Service, Repair & limited Wholesale) Informal Shopping, Co-commercial Offices Cinema, Hotel Guest House, Mirsomp Home. Service Industries, Auditorium, Museum, Library, Science Centre, Art/Craft/ Music/Dance School	Shopping (Retail Service, Repair, Informal Shopping, Commercial Offices, Cinema, Hotel Guest House, Nursing Home. Service Industries Post Office. Dispensary, Petrol Pum (filling Station	Shopping Retail Service, Repair Informal shops Commercial Offices. Community Hall and Library Electric Sub-Station Coveniences	Shopping Retail Service, Repair Informal Shopping. Electric sub Station Coveniences

Craft/Mela/Book Bazar, Weekly Market (on close days) Delhi Administration, Delhi Development Authority and Municipal Offices.

only) Weekly Markets (on close days) Electric Sub- Station Conveniences.

Bus Terminal, Fire Post Police Post, Telephone Exchange, Electric Sub-Station, Post and Telegraph Office, Petrol Pump Conveniences Residential.

Note : Besides the above , retail shopping of desired level shall also be provided in all work centres and transportation nodes.

Sub-Central Business District

Two Sub-Central Business Districts at sub-city level are proposed for development by 2001, one in the Trans Yamuna area and other to be in the Urban Extension. There shall be developed as per the following programme.

	Trans Yamuna Area	Urban Ext.
	(Area in hectares).	
1. Wholesale Trade	10.0	-
2. Retail Trade	13.3	17.0
3. Offices	5.8	17.0
4. Service Centre	2.0	3.0
5. Hotel	2.0	6.0
6. Cultural Centre	2.0	4.0
7. Public Facilities	3.3	6.0
8. Open Space (for design flexibility)	9.6	13.0
Total	48.0	66.0

Trans Yamuna area has more than one million population as per 1981 census. By 2001 the sub-CBD shall cater to a population of about 1.7 million and should be developed on priority.

District Centre (DC)

The district centres are to serve as a climax of the multinodal activities of community ; these should be conceived as major shopping centres, which while serving the community with reasonable selection of shops and department stores are also centres of socio cultural activity where the community can get together. Each district centre should include a library and a multi-purpose meeting hall and also make provision for an exhibition centre which could hold actd exhibitions.

There district centres, namely Nehru Place, Rajendra Place and Bhikaji Cama Place have been almost fully developed and three others, namely Janakpuri, Laxmi Nagar and Shivaji Place are in the process of development, Major part of Jhandewalan was developed even prior to 1962 and part of it is under development. The land allocation for these district centres is given below :

District Centre	Area in hectares
Nehru Place	38.20
Rajendra Place	9.31
Bhikaji Cama Place	14.16
Janakpuri	14.97
Laxmi Nagar	12.95
Shivaji Place	22.60
Jhandewalan	12.97

In Nehru Place, 4 hectares area which was proposed for Government Offices during the period 1911-81 is now recommended to be developed as retail shopping on 30 per cent coverage and 75 Floor Area Ratio (FAR). Besides the above 7 district centres, 22 other district centres would be required to be developed by 2001 as per the programmes given in the follows table :

AREA POPULATION SERVED AND EMPLOYMENT

Sl. No.	District Centre	Area (ha)	Mandatory green area (ha) with no FAR	Employment	Population served in lakh
1.	Saket	21.8	2.18	18,300	3.68
2.	Rohtak Road	28.0	2.80	23,300	3.64
3.	Paschim Vihar	18.0	1.30	10,800	3.46
4.	Wazirpur	31.0	3.10	25,800	4.69
5.	Shalimar Bagh	10.0	1.00	8,400	2.28
6.	Jahangirpuri	24.0	2.40	20,000	3.81
7.	Khyber Pass	14.0	1.40	11,800	2.79
8.	Dilshad Garden	11.0	1.10	9,200	1.98
9.	Eastern Yamuna Canel	12.0	1.20	10,400	3.23
10.	Shahdara	9.0	0.90	7,500	3.57
11.	Mayur Vihar	16.0	1.60	13,300	2.96
12.	Rohini	45.0	9.00	33,700	4.26
13.	Mangolpuri	21.0	4.20	15,800	2.12
14.	Auchandi Road	18.0	3.60	13,300	2.12
Sub-Total		273.8	35.78	2,21,600	43.59
Urban Ext. (Eight District Centre)		350.0	70.0	2,08,875	40.00
Grand Total		623.8	105.78	4,30,475	83.59

FLOOR AREA REQUIREMENT FOR DIFFERENT ACTIVITIES

FLOOR AREA (1000 sqm.)

Sl. No.	District Centre	Wholesale	Retail	Office	Service Centre	Hotel	Culture Centre	Facility	Red.	Total
1.	Saket	...	50	90	10	15	20	35	25	245
2.	Rohtak Road	60	45	80	10	30	20	35	35	315
3.	Pachim Vihar	...	35	45	5	10	10	25	15	145
4.	Wazirpur	30	75	90	15	30	30	40	35	345
5.	Shalimar Bagh	...	30	20	5	10	10	25	10	110
6.	Jahangirpuri	..	55.	100	10	20	20	35	30	270
7.	Khyber Pass	...	40	30	5	30	10	25	15	155
8.	Dilshad Garden	...	15	45	5	10	10	25	10	120
9.	Eastern Yamuna Canel	..	25	50	5	10	10	25	10	135
10.	Shahdara	...	25	20	5	5	10	25	10	100
11.	Mayur Vihar	...	25	65	5	30	10	25	20	180
12.	Rohini	60	85	120	20	30	40	50	45	450
13.	Mangolpuri	...	4 0	5 5	10	30	20	35	20	210
14.	Auchandi Road	...	4 0	5 0	5	30	10	25	20	180
Sub - Total		150	585	860	115	290	230	430	300	2960
Urban Extension (Six to Eight District Centres)		240	990	1100	160	240	320	400	350	3500
Grand Total		390	1275	1900	275	530	550	830	650	6460

Community Centre (CC) Local Shopping (LS) Convenience Shopping (CS)

There would be 82 community centres in DUA 81 and 40 in Urban Extension. Some of the community centres in Urban Extension are proposed to be expended along the roads as street shopping on the pattern of traditional shopping. The shopping shall be segregated from the main street by three to four rows of plantation and shall be served by linear parking strips. The other community centres, however, shall be of intergrated type.

During the period 1961-81 community centres were mainly provided for retail shopping, commercial and professional offices. The need of fruits and vegetables and service and repair shops should also be intergrated. Local shopping centres and convenience shopping centres are not marked on the Land Use Plan and shall be imdicated in layout plans in the residential use zone.

Shopping provision in the Commercial Centre.

Shopping provision for district centres, community centres. local shopping centres and convenience shopping centres shall be as per norms given in the following table :

	District Centre	Community Centre	Local Shopping Centre	Convenience Shopping Centre
Formal Shops (Total)	1,250	365	55	24
General Retail	1,200	295	35	16
Fruit & Vegetables	Not specified included in general retail	40	6	3
Service and Repairs	50	30	13	5

Informal Shops	370	110	22	13
General Retail	355	88	14	8
Fruits and Vegetables	not specified including in general retail	12	3	2
Service and Repairs	15	9	5	3
Total Shops (Formal and Informal)	1,620	475	77	37

In case of resettlement colonies, the total number of retail service and repair shops may be equally divided between formal and informal.

Social attention is required for the low turnover shops like fruit and vegetable, service and repair. In the last two decades, most of these came up unauthorisedly. To avoid continuance of this situation, land has been allocated for these shops in commercial centres and also specific areas have been earmarked in the Land Use Plan in DUA 81 for service centres.

Utility Buildings

In case of each Community Centres a utility building of about 1500 sqm. floor space should be constructed, for the offices of the local bodies, DDA, Delhi Administration for essential services. Initially the cost could be charged to the development of the Community Centre, which could be later on recovered from the beneficiaries. Such a building in case of district centre shall be of about 5,000 sqm. floor area.

Informal Sector

Large sections of unemployed and under-employed in rural areas and small towns look forward to the metropolitan cities like Delhi for employment and enter the city to move small enterprises, petty trading and casual labour. Thus a metropolis like Delhi has (i) modern wage paid sector and (ii) equally large if not larger traditional bazar type informal sector. This sector with highly reduced needs of equipment and also for the economic functioning of the city.

The informal sector units locate themselves strategically near work centres, commercial areas, outside the boundaries of schools, colleges and hospitals, transport modes and near large housing clusters. As a single item, eatables constitute the highest number (35.14 per cent) followed by personal services (14.36 per cent). Walled City and Trans Yamuna area particularly show a very high percentage of this activity. The Municipal Corporation of Delhi is charging a certain fee termed as teh-bezari for continued use of particular space by such units. However, a large number of units are either mobile or not covered under the teh-bazari.

It is proposed to incorporate the informal sector in trade in the planned development of various zones. The norms are given below :

(i) Retail trade :

Central Business District	3 to 4 units
Sub-Central Business District	Per 10 formal shops
District Centre	As specified
Community Centre	in the norms
Convenience Shopping Centre	separately

(ii)	Government and Commercial offices	5 to 6 units per 1,000 employees
(iii)	Wholesale trade and Frieght Complexes	3 to 4 units per 10 fromal shops.
(iv)	Hospital	3 to 4 units per 100 beds.
(v)	Bus Terminal	1 unit per two bus bays
(vi)	Schools	
	Primary	3 to 4 units
	Secondary/Senior	
	Secondary/Intergrated	5 to 6 units
(vii)	Parks	
	Regional/District parks	8 to 10 units at each major entry
	Neighbourhood parks	2 to 3 units
(viii)	Residential	1 units/1000 population.
(ix)	Industrial	5 to 6 units per thousands employees
(x)	Railways Terminus	To be based on surveys at the time of preparation of the project

The above activities may need suitable location of taxistands.

It would be desirable if few standards efficient and colourful designs for mobile as well as stationery units are evolved and are placed all over the city. It would add to the city scape and would be bringing in lot of richness and experience of the city in a developing country.

At the time of sanction of the building planllayout plans, the provision of informal sector trade units should be ensured so that (a) the poor clientele to which informal sector serves are not exploited upon and (b) Informal sector units are developed to cater to the target group.

Weekly Markets

Weekly markets, the traditional style of retail shopping is quite popular in Delhi, specially among the lower and middle income groups. These markets are operating in a systematic manner choosing locations central to a large population either on vacant land or road sides. The largest city level weekly market is held every sunday on ring road at the rear kets has been worked out as 1 to 2 locations per oine lakh population with 300 to 400 units per location (area 0.4 ha.). Parking and other open sraces within the commercial centres could be so designed that weekly markets car operate in these areas during non-working hours.

The areas of Informal Sector should have suitable public conveniences and solid waste disposal arrangements.

Organised Informal Sector Eating Places

Although there are large number of informal sector eating units in the city but there is no organised clusters. There is a need for this to provide for evening and late evening eating places to be located strategically al over the city. On experimental basis this could be started on the following places :

1. Behind Andrews Ganj in South Delhi.
2. Proposed community centre near Mandi House.
3. Near Revolving T.V. Tower Pitampura
4. Near Sub-C.B.D. Trams Yamuna Area.

In the urban extension such places could be part of the planned development on the norm of the sub-cluster for one lakh population at community level.

WHOLESALE TRADE

These are about 24,600 wholesale shops and establishments in wholesale markets in Delhi. About 12,000 commodity handling shops (at the rate of 2.21 per 1,000 population) have been actually enumerated. Most of the wholesale markets are located in the congested central part in Old Delhi and were established during the late 19th. century and early 20th century. The survey of goods movement revealed that out of total inward traffic (exclusive of by pass) 25 per cent had destination in Division 'A'.

The wholesale markets are dealing with 27 major commodities. The largest wholesale trade based on the number of shops is textile and its products located in Chandni Chowk and Maliwara, followed by auto-parts and machinery located in Kashmere Gate area. Rankwise other wholesale commodities are fruits and vegetables (Azadpur Market), hardware and building materials (Chawri Bazar, Shardashanand Marg), paper and stationery (Chawri Bazar and Nai Sarak), food items (Khari Baoli) and iron and steel (Narina).

- (i) To provide facilities for regional and intra-urban freight movement.
- (ii) To provide facilities for freight in transit as well as interchange of mode.
- (iii) To provide warehousing and storage facilities and inter-link these sites with specialised markets like iron and steel and building materials; hosiery, plastic, leather and pvc; auto motor parts and machinery; fruits and vegetables.
- (iv) To provide servicing, lodging and boarding, idle parking, restaurants and other related functions in the complex.

The intergrated freight complexes discharge funtions at regional and metropolation level. Local wholesale markets of medium size are required to enable distribution of commodities from these complexes to the retail outlets. Such local markets also need to be dispersed throughout the city. These should have parking, repair and servicing facilities and could be either integrated with the commercial centres or provided separately at the selected number of modes or lines of movement.

The new wholesale markets need to be developed at suitable locations in different parts of the city to encourage decentralisation at two levels :

- (i) Regional distribution and
- (ii) Regional-cum-local distribution.

In case of existing developed areas, whole sale markets which are hazardous in nature like plastic and pvc goods, chemicals, timber and petroleum and its products, should be shifted to the areas specifically assigned for these, In old city wholesale markets, all unauthorised encroachments projection on roads/government land should be removed to facilitate easy movement of traffic and only limitd entry to the show and fast moving vehicles provided. Further extension of the wholesale activity in the Walled City and its extension should be totally stopped.

Regional Distribution Markets

Regional Wholesale markets along with warehousing and truck terminal facilities are proposed to be developed on the major entry routes to Delhi as given below :

- (i) in the East near Patparganj and on Loni Road
- (ii) in the South near Madanpur Khadar
- (iii) in the South West in Urban Extension
- (iv) in the North in Urban Extension.

The break up Of land requirement by differnt commodities at various locations is given below :

Sl. No.	Commodity	LOCATIONS						
		East		South		Sout West		North
		Patpar Ganj	Loni Road	Madanpur Khadar	Urban	Najafgarh	Urban Extension	
(a) MARKETS WITH WAREHOUSING								
1.	Textile & Textile Product	9	...	28	26	...	7	70
2.	Auto, Motor Part & mahinery	12	...	...	11	...	20	43
3.	Fruit and Vegetable	...	8	20	5	...	20	53
4.	Hardware & Building Material	5	13	18	12	...	5	53
5.	Iron and Steel	5	...	10	5	...	5	25
6.	Food Grain	10	...	9	...	8	5	32
7.	Timber	17	19	23	16	...	37	112
8.	Plastic, leather & PVC	9	...	...	...	...	10	19
9.	Relocation of junk market (SPM - Market)	4	...	...	...	...	...	4
	Total	71	40	108	75	8	109	411
(b) TRUCK TERMINAL								
		60	...	50	50	4	55	219
GRAND TOTAL		131	40	158	125	12	164	630

To bring in decentralisation in the wholesale trade, new markets specially space extensive should be located in the towns of Delhi Metropolitan Areas as given below :

- (i) Ghaziabad - Iron and Steel
- (ii) Faridabad - Motor Part and Machinery and iron and steel
- (iii) Gurgaon - Motor part and machinery and building material.
- (iv) Kundli- Fruit and Vegetable, timber and building material
- (v) Loni - Building material and timber

Further, Ambala Saharanpur is the suitable location for large wholesale market for Apples.

Regional-cum-Local Distribution Markets

Delhi in fact, is one metropolitan city but has become an agglomeration of cities. Eleven reional-cum-local wholesale markets as secondary markets are recommended to be developed. These markets

shall be mainly for the product with the area requirements as given in the following

Commodity	Wholesale Shops	Land need (hectares)
1	2	3
1. Paper, Stationery & Books	1317	7.30
2. General Merchandies	1207	13.30
3. Bieyel Type & Tube	917	5.00
4. Electrical	904	5.00
5. Chemical	815	12.00
6. Scrap material	712	7.90
7. Leather, Fur, Skin & Wool	645	7.00
8. Other metal products	598	9.90
9. Oher Food items	513	9.60
10. Radio, Tape & accessories	466	2.50
11. Cosmetic & toiletaries	449	2.50
12. Furniture & Fixtures	413	2.50
13. Dry Fruit & Spices	330	5.80
14. Crockery & Utensil	317	5.00
15. Watch & Opticals	154	0.80
16. Medicine	76	0.40
17. Surgical & Scientific Instruments	62	0.60
18. Other commodities	618	0.40
Total	10513	107.00

Regional-cum-local markets are proposed as under :

- (i) Sub-CBD (Shahdara) South
- (ii) Okhla
- (iii) Rohtak Road District Centre
- (iv) Shivaji Place District Centre North
- (v) Wazirpur District Centre
- (vi) Rohini District Centre
- (vii) Markets of 8 to 10 ha. each in the Urban Extension

In addition to the above, foddar markets shall be developent in the rural areas.

Storage of Oil & LPG Gas

Shakurbasti Depot being in the densely inhabited area should be shifted to a site about 13 kms. away between Ghevra and Tikri Kalan which shall be a major storage site for white oil, black oil and LPG. The existing LPG plant at Shakurbasti should be shifted as early as possible.

Bijwasan, which is an existing oil terminal near Delhi Airport should be contained within the area already allotted for this purpose. AT most, it may be allowed to expand by about 8 ha. by adding a land lying between the existing terminal and the Delhi Airport boundary. Bijwasan shall be major storage depot for white oil.

Third major oil terminal site should be developed near Holambi Kalan on Delhi-Ambal railway line in the beginning of next decade i.e. in 1991. This site could be connected to the existing oil pipe line through a 8 km. pipe link. This storage depot shall be mainly for white oil and LPG.

The road based IPG depots are proposed to be developed, one in South-East Delhi in the East of Area Canal near Road No. 13 and second in the North along Road No. 50. A site measuring about 10 ha. adjoining to the Badarpur Thermal Power Station would be suitable to be developed exclusively for black oil.

GOVERNMENT OFFICES

Public Sector employment in Delhi in 1981 is 5.42 lakh (i.e. 27.92 per cent of total work force) with an average growth rate of 5.46 per cent in the last two decades and is distributed as under :

	Employment (in lakhs)	Average Annual Growth Rate (1961-81)
Central Government	2.26	2.77%
Quasi-Government	1.41	9.73%
Delhi Administration	0.58	4.29%
Local Bodies	1.17	6.86%

The Quasi-Government employment is increasing at an alarming rate 24.8 per cent of the Central Government Undertaking have head offices and 22.6 per cent have liaison Officers in the City. The data of last two decades indicates that Central Government employment has a constant proportion to all-India Population (0.47 per cent) though Delhi's share has increased from 6.8 per cent of the total of Central Government employment in 1961 to 7.14 per cent in 1981.

Only such new central government offices which directly serve the ministries of the Government of India and only the liaison offices of the Undertakings should be located in Delhi. The Quasi-Government employment needs to be judiciously distributed in the regional towns and the counter magnets as parts of the National Capital Region.

For balanced development at regional level and subregional level the employment in Central Government and Quasi-Government Undertakings should be restricted. The growth rate between 1981-2001 in public sector have been assumed to be as given below :

	Employment 2001 (in lakhs)	Average Annual Growth Rate (1981-2001)
Central Government	3.16	2.67%
Quasi-Government	3.84	5.14%
Delhi Administration	1.53	4.97%
Local Bodies	2.41	3.63%

In spite of lower growth rate proposed for Quasi-Government employment in Delhi, the total employment in the sector would overtake Central Government employment around 1995.

Part of the 3.16 lakh Central Government employment proposed for the year 2001 would be accommodated at the following location along the ring railway. It would help the transportation system and also a convenient journey to work for Central Government employees.

		Area in ha.	Employment
1.	I.N.A	4.00	5.000
2.	Safdarjung Railway Station	54.00	67,000

20 ha. area for government offices is earmarked in saket, where a large Central Government housing complex has been developed . (While the specific location have been earmarked for the Central Government offices, the Quasi-Government offices shall be accommodated in the commercial central i.e. Community Centres, District Centres and Central Business Districts).

Major Delhi Administration Offices are located in Old Secretariat which is a historical building and should be conserved. Barracks adjoining to the Old Secretariat could be redeveloped to accommodate additional Delhi Administration Offices.

Presently District Courts are located at one place i.e. Tishazari. Land has been earmarked for District Courts in 4 more location to accommodate districts courts and allied Delhi Administration and DDA offices.

- (i) Near Saket District Centre - 7 ha.
- (ii) Near Sub-CBD Shahdara - 3 ha.
- (iii) Junction of Outer Ring Road and Western Yamuna Canal - 3 ha.
- (iv) Near District Centre in South West (UE)- 3 ha.

In fact major part of the local Bodies employment and Delhi Administration employment would be accommodated in the public and semi-public faculty areas. New headquarters of the Municipal Corporation would be housed on the proposed civic centre site on circular road opposite Ram Lata Grounds.

TRANSPORTATION INTRA CITY PASSENGER MOVEMENT

Delhi is the converging point of five railway lines and nine roads of which five are national highways. Unless strong measures are taken in the structuring of the road and rail network in the National Capital Region and the regional railway and road linkages are developed which will create an environment for development in the NCR, the convergence of the existing transportation lines will create chaotic conurbations in Delhi. The structure of Delhi Urban Area within the Metropolitan Region is in peculiar state because a number of programmes and development that are in pipeline in the towns at the periphery or the Union Territory will have a profound effect on the city. Further, at the level of Delhi Urban Area, the problem is serious due to the size, magnitude and number of the CBD functions which need decentralisation.

Hitherto, transportation Planning in Delhi has aimed at minimising the gap between demand and supply by increasing the capacity of the urban transport plan involving projection of past trends which has been snow-balling towards increased supply of roads for the automobile traffic. The problems of the vast majority of the population relating to bicycles and public mass transportation system, movement in the Old City and pedestrian movement all over the city needs to be attended immediately. An environment and economically acceptable approach to resolve the transportation problems of the city need to be used on innovations both in technique and technology. The need of the city is to reorganise and technology. The need of the city is to be reorganise and restructure its activity transportation fabric in the light of all options

option and choices. Thus, the fundamental goals of the plan for transportation

- (a) To establish a reliable, efficient and attractive multimodal public transportation system;
- (b) To generate conditions for safe usage of bicycles;
- (c) To establish a reasonable freedom to automobile traffic ;
- (d) To establish innovative management ; and
- (e) To encourage innovative management technique to resolve problems of critical areas.

During the last two decades there has been considerable change in the modal split Since 1957 modal trips through public transport including chartered buses have increased from 24.26 to 59.70 per cent. Of course, Delhi Transport Corporation (DTC) buses are the major public transport mode there is rise in per capita modal trips from 0.466 in 1969 to 0.722 in 1981. Trips projections for the year 2001 are :

Total person trips	-	186.40 Lakh
Walk Trips	-	69.77 Lakh
Vehicular Trips	-	116.63 Lakh.

Multi-Modal Transport System

Keeping in view the physical forms obtainable in the existing urban area like Old Delhi, New Delhi and new developments it is logical to state that a single mode of transport cannot effectively serve the needs of the city. Accordingly, a multi-mode system suitable for the over-all structure of the city and at the same time inter-linking the various sub-structures is proposed. It is envisaged to consist of the electrified ring rail, bus transport and light rail transport on a select number of corridors.

Ring Rail and Spurs

The ring rail has been carrying 9,000 passenger per day in 1981 before its electrification. It has been electrified during Asian Games in 1982 but after introduction of electric multiple units the passenger movement on the ring rail in fact has decreased. There could be number of reasons for the ring rail carrying less passengers than anticipated, but one of the reasons is uncomplimentary land uses in the area along the ring. Thus land uses along the ring rail are required to be restructured mainly in the following areas :

- (a) Anand Parbat
- (b) I.N.A. Colony
- (c) Kirti Nagar

Mass Rapid Transit (MRT)

For efficient mass rapid intra city passenger movement, the city needs a rail based system which may be underground or on the surface or elevated, depending upon the studies conducted from time to time and taking into consideration the major traffic corridors.

Bus

It is desirable that the route pattern of the existing bus transport system is restructured from its present pattern wherein it focuses on the central area than on to the peripheral roads. At the same time emphasis for bus transport from the existing Ring Road should be reduced with view to making the ring rail effective. This will require planning and introduction of feeder services which inter-connect the ring rail with residential areas. It is desirable that on the existing road network of Delhi, the number of public transport buses operated by DTC are increased marginally, the level of service for vehicle movement, is improved wherever need is identified and on priority, higher capacity system like the light rail is introduced.

Bicycle

There are a number of ways to solve the cycle-problem to provide a safe environment ; (i) fully segregated cycle tracks to be provided by adjusting existing road sections and making use of the 'nallah', the cycle tracks interconnecting tirps production and ettraction areas; (ii) partially segregated cycle routes along traffic corridors where the existing physical conditions pose difficulties; (iii) in other existing areas like the Walled-City, Sadar Bazar and Karol Bagh, conditions for cycle movement can be improved by traffic management measures.

Four major cycle tracks proposed are :

- (a) From Mehrauli Badarpur Road to ITO (along Chirag Delhi drain and Mathura Road)
Length of track - 13 kms. approx.
- (b) From G.T. Road (Shahdara) to Vikas Marg (along the Eastern Marginal Bund). Length of track - 5 kms approx.
- (c1) From Preet Vihar to Cannauth Place along Vikas Marg. Length of track - 10 kms approx.
- (c2) Pashimpuri/Vikas Puri to Cannauth Place via Najafgarh Drain, Patel Road, Rajendra Place, Pusa Road and Panchquian Road, Length of track - 16 kms. approx.
- (d) From Shahdara to Chandni Chowk (along G.T. Road and Old Yamuna Bridge). Length of track-5 kms. approx.

Transporation for the Walled City

For the central congested area of the Walled-City, a medium capacity mass transit system is proposed on select number of routes i.e. Chandni Chowk, Esplanade Road, Chawri Bazar and Asaf Ali Road (10 kms.). Introduction of a medium capacity system like Transways in this area would be supported by restraint on the use of private modes of transporation and provision of parking at interchange points for the use of private modes of transporation. This would be necessary in order to revitalise the area and to improve its environment quality. The recommendation of such a medium capacity system is based on the characteristics of traffic on various roads of Walled-City i.e. continious flow of traffic at low spend. To suit these characteristics a medium capacity and comparatively low speed mode at high frequency will prove useful. Refer section on conservation revitalisation and environment improvement.

Metropolitan Transport Authority

The problems of transport of Metropolitan cities are unique. The experience is that multi-modal metropolitan transporation system should be under the charge of single authority for planning, development and enforcement. To run a multi-modal complex transporation system for Delhi, on rational lines, Delhi needs a unified single transport authority on the lines as recommended by the National Transport Policy Committee.

TRANSPORATION NETWORK

Rail

The existing rail network in the Union Territory of Delhi needs to cater both for intercity and intracity movement, however, the intracity movement should have priority where this is needed and the system be modified accordingly. Keeping in view the important role to be played by the existing rail

network within Union Territory of Delhi, it is very important that the ring railway stations should be provided with proper approach from main roads. The Chanakyaauri, Pragati Maidan and Tilak Bridge stations are required to be shifted to the locations near Moti Bagh and Bhairon Road and to Hans Bhawan respectively, within Delhi Union Territory. New Railway station are required at Indepuri, Rampura, Gandhi Nagar, Shyamlal College and Shakarpur.

It is also important that a broad guage link should be provided between Gurgaon & Kirti Nagar to facilitate the Electrical Multiple Unit (EMU) movement within Delhi Urban ARea. Through the same line Indira Gandhi International Airport should be linked by broad guage line. The rail line connection to the proposed broad guage line to Gurgaon with ring rail near Brar Square should be provided for the smooth flow of EMU services to the Airport. The metre guage terminal would be required to be shifted from Delhi Main Railway Station to the proposed integrated transport terminal at Bhartal.

Roads

Broadly, the proposed road network is designed for regional, intra-district and local traffic, within the spectrum of urban traffic needs. The proposed roads are classified taking into account the landuse pattern and the road system continuity with recommended right of ways as follows :

(a) National Highway

The recommended minimum R/W outside urban limits is 100 metres & within urban limits minimum 60 mts. and 80 mts. (wherever possible).

(b) Arterial Roads

These include primary roads with access control and primary all purpose roads.

- Primary Roads : Vehicular routes carrying heavy volumes of traffic moving at high speeds (about 60 kmph) under free flow conditions. There will be access control on these roads. The recommended minimum R/W in proposed urban extensions is 80 mts. and within MPD-1962 urban limits 60 mts.
- Primary all purpose roads : Vehicular routes carrying heavy volumes of traffic moving. at a speed of 50 kms. Mass Transport routs may also be allowed on these roads. The suggested min. R/W in proposed urban extension is 60 mts. & within DUA 81.45 mts.

(c) Sub-Arterial Road

These include primary or secondary collector streets.

- Primary Collector : These roads will connect major arterial roads and inter-residential d. strict collectors. The suggested is 40 mts. and within MPD- 1962 urban limits 30 mts. In addition to this wherever required a separate cycle track should be provided.
- Secondary Collector : These roads are intended to collect traffic from local streets within one residential district. The suggested minimum R/W in the proposed urban extension is 28 mts. (including cycle tracks) and in the existing MPD - 1962 Urban limits 18 mts. to 24 mts.

(d) Local Streets

There are intended for neighbourhood (or local use) from which through traffic is discouraged. The suggested R/W is 12 and 20 mts. in the urban area.

In Urban Extensions right of way bicycle routes should be 8 mts. along with a 25 to 35 mts. (average 30 mts.) green strips. This would entail a Site area of about 0.15 sq. mts. per person for cycle tracks and 0.60 metre per person for green strip. This would ensure conflict free pedestrian movement. The cycle tracks should typically cut cross-sectionally through residential, industrial, commercial and facility area and provide easy access to large number of potential users. In the DUA-81, the cycle tracks when segregated shall have the same standards as in urban extension. In other case the cyclists shall have reserved lane within the right of way.

Grade Separators

The network plan for 2001 indicate intersections to be provided with grade separators. The priority intersections are as under :

1. I.P. Road and Bahadur Shah Zafar Marg Crossing.
2. Bahadurshah Zafar Marg and Asaf Ali Road (Delhi Gate).
3. Asaf Ali Road D.B. Gupta Road (Ajmeri Gate)
4. Ring Road and Aurobindo Marg (A.I.I.M.S.).
5. Subhas Marg and Darya Ganj Road.
6. G.T. Road and approach to Old Delhi Yamuna Bridge.
7. S. P. Mukherjee Marg and Lothian Road.
8. Ring Road and Najafgarh Road (Raja Garden)
9. Pusa Road and Shahkar Road (Rajendra Place).
10. Sikandra Road and Barakhamba Road (Mandi House)f
11. Mathura Road and Ring Road.
12. Rohtak Road and Ring Road.
13. Yamuna Bridge upstream of Indraprastha barrage Road Bridge.

- Notes :** (i) The grade separators should also have the grade separation for pedestrians in general and for cyclists wherever required.
- (ii) All Master Plan roads (30 mts. and above right of way) crossing the railway lines shall have grade separation.

Petrol Pump

Petrol Pumps sites may be permitted in Cental and Sub-Central-Business District, District Centres and Community Centres (only filling station) and in residential and industrial use Zones in the urban area. In the rural areas these may be permitted along the national highways, in villages benefited as growth centres and on proposed major rural roads AT the time of preparation of layout plans of residential, commercial, industrial and other areas the locations of Petrol Pumps should be indicated as per the following norms :-

Norms for provision of Petrol Pumps

Sl. No.	Land Use/ Use Premises	Standard
1.	Residential Use Zone	One Petrol pump. per 150 ha. of gross residential area
2.	Industrial Use Zone	One petrol pump per 40 ha. of gross industrial area.
3.	Freight Complexes	Two petrol pumps in each freight complex
4.	District Centres	Two petrol pumps in each district centre
5.	Community Centres	One petrol pump (only filling station) in each community centre

Modal Split

The network is based on the modal split for Delhi - 2001 to move 12 million trips as given below:

Mode	Modal Split
Rail	8.54%
Bus/Train/Light Rail	65.94%
Personalised Fast Modes	12.26%
Hired Fast Modes	3.27%
Hired Slow Modes	0.65%
Bicycle	9.28%

INTERCITY PASSENGER MOVEMENT

Rail

Three rail terminals i.e. Delhi Junctions, New DELhi and Hazarat Nizammuddin in 1981 cater to about 78.000 passengers daily going out of the city by rail distributed follows :

Delhi Junction	-	50,000
New Delhi	-	25,000
Sizammuddin	-	3,000

Total incomming and outgoing passengers handled st all 33 stations including commeters are about 362,000 n(192, 000 commuters and 170,000 long and short distance passengers) through 261 trains (137 long distance and 124 short distance i.e. from within the National Capital Region). The intercity passenger movement in Delhi has been growing at about 4 percent per annum. Projection for 2001 are :

Daily total passenger (185% of 1981)	-	672,000
Commuters	-	354,000
Long and Short distance Passengers	-	318,000
Total Trains	-	480

To cater to the above passenger movement four metropolitan passenger terminals are proposed, also to serve the D.M.A.

- (i) Trans-Yamuns Area - To cater to population concentrated across River Yamuna in the East. Population of this area is one million which has been projected to about 1.7 million in 2001 which will also cater to part of NOIDA in U.P.
- (ii) Okhla - To cater to South Delhi, This will also cater to the remaining part of NOIDA in U.P. after the link road to bridge on Yamuna linking NOIDA is completed.
- (iii) Bharthal - To cater to West Delhi and part of the proposed urban Extension.
- (iv) North Delhi to cater to part of the proposed Urban Extension.

Second entry to New Delhi as well as Delhi main railway station was proposed earlier. In case of Delhi main railway station the proposal could not be implemented. After a study it is found that it is possible to make an integrated road-cum-rail terminal by integrating Inter State Bus Terminus, Delhi main railway station and the land to be made available by the shifting of Delhi college of Engineering.

The area previously earmarked for the second entry could be developed as per policy for the urban renewal of the Walled City.

Bus

Following is the projections for interstate bus movement for the year 2001.

Passenger (both ways)	-	7,25,000
Bus (both ways)	-	14,000

To cater to the requirements four new inter state bus terminals need to be developed, each of 10 h. within metropolitan railway terminals, besides one exclusive bus terminal should be developed at Dhaula Kaun, or at the junction of ring road and national highway bypass near Nizamuddin.

Air

The International Airport Authority of India have projected the international air passengers and cargo, domestic air passengers and cargo, at the following rates as recommended by the Committee on Air Transport Policy, of the Ministry of Tourism and Civil Aviation.

	Annual Growth Rate	2001 Projection
International Passengers	12.00%	163 lakh
Domestic Passengers	12.00%	191 lakh
International Cargo	15.00%	6.4 tons
Domestic Cargo	12.00%	7.9 tons

The International Airport Authority of India have worked out extension plans for the Airport with a perspective upto 2001; the total land earmarked for the International Airport is about 2260 ha.

The International Airport has been linked to other parts of the city and urban extension through the transport network to facilities fast movement.

GOODS MOVEMENT

With the expansion of commercial and industrial activities in Delhi Metropolitan Area, the goods movement within urban area and outside has become very serious and formidable. About 20 per cent of the gross annual freight movement to and from Delhi is by rail and 80 per cent is by road. At the national level, 81.2 per cent of freight is by rail and 17.8 per cent is by road.

Goods Movement by Rail

- (i) On an average week day 1,000 to 1,050 loaded wagons enter Delhi and about 150 loaded wagons leave Delhi Metropolitan Area. The total freight handled by the rail is estimated to be in the range of 25,000 tons per day.
- (ii) It has been established that 60 per cent of goods from railway stations have their destination in the Old City and its extension i.e. Sadar Bazar, Motia Khan, Jhandewalan etc. Presently the goods are terminating as below :

Iron and Steel	Tughlakabad and New Delhi Railway Stations.
Food Grains	Subzi Mandi, Lahori Gate, New Delhi and Delhi Cantonment Railway Station. Tughalkabad Railway Station.
Coal	Tughalkabad Railway Station.
Fruits and Vegetables	New Subzi Mandi, Azadpur Railway Station.
Industrial	New Delhi Railway Station.
Raw Materials	
Fuel	Shakurbasti Railway Station.
Cement	Safdarjung and Shakurbasti Railway Station.

With the restructuring of the land uses, the ring rail presently partially acting as goods avoiding line would have to be fully left for passenger movement by the year 2001. For goods movement, an alternative line joining Delhi Mathura Railway Line with Delhi-Punjab Railway Line outside the present urbanisable limits and outside the Union Territory of Delhi in the NCR joining Khurja, Palwal, Rewari, Rohtak, Panipat and Meerut; would be required to cater to the goods movement by Rail. Such a link would be most useful to take away through goods as well as passenger traffic from Delhi.

This action would be of utmost importance to reduce the focus of Delhi which would also help to reduce the growth rate of its population and other urban activities.

17,500 trucks (two-third of which are loaded and one third unloaded) are entering or leaving Delhi on an average week day in 1981. 25% of the loaded incoming trucks (about 1650 trucks) are bypassing the city. Of the total truck volume, about 50 per cent is handled by two points namely National Highway No. 24 (Shahdara Octroi Post).

Movement of incoming trucks on different highways on an average week day is given as under :

Highways	Rank	No.of incoming trucks	%age of total inward flow
National Highway-2	I	1400	21.00
National Highway-24	II	1332	20.00
National Highway-8	III	866	13.00
National Highway-1	IV	833	12.50
Loni-Sharanpur Road	V	466	7.00
Major Roads other than National Highways		1332	20.00

It is also evident from the survey findings that more than 50 per cent of the inward freight is again going out of Delhi to various destinations which in fact is cause of avoidable traffic problem in Delhi.

Projection for goods movement

The projections for the goods movement through rail and road has been worked out as under :

	1981	2001
I Rail		
Number of wagons corresponding to which facilities may be planned @ 3% growth rate and two days accumulation.	2100	5700
II Road		
Loaded vehicles entering and leaving Delhi Urban Area per day.	11965	43194
Empty vehicles entering and leaving Delhi Urban Area per day.	5627	20311
Total	17592	63505

Integrated freight complex

For the integration of goods movement by road and rail, freight complexes have been recommended. These would consist of wholesale market, warehousing, road (truck) and rail transport terminals so as to curtail the movement of heavy vehicles within the developments (also refer section on wholesale markets under trade and commerce).

The freight complex are to be located in the places where they intercept the maximum possible regional goods traffic entering Delhi. Keeping this in view, the sites for freight complex are :

- Madarpur Khadar (NH-2)
- Patparganj (NH-24)
- G.T. Road (NH-1)
- Bharthal (NH-8)

To reduce congestion in the central city areas, it is essential that the envisaged freight complexes are developed on priority.

INFRASTRUCTURES : PHYSICAL

The quality of life in a settlement very much depends on the level of availability, accessibility and quality of infrastructure it provides. The rapid growth of population necessitates augmentation of water, power, sewerage, drainage and solid waste management. Analysing the present state of affairs, infrastructure problems could become a cause of crisis in the Metropolitan life. The sewerage and solid waste management are comparatively internal affairs but supply of water and power as well as the drainage are inter-state issues and thus more critical. Need of advance action and arrangement for the adequate provision of physical infrastructure cannot be over emphasized.

Infrastructure Physical 2001 Projections

The existing availability and projected need for water supply, sewerage, power and solid waste is indicated in the following table :

	Water in mgd*	Sewer age in mgd	Power In mw**	Solid waste in tons per day
Earlier target fixed for 1981	250	200	558	2300
Present requirement	496	397	650	2568
Present (1981)	253	118	—	2058
Projection-2001	1127	902	4000	6735

mgd* -- million gallons per day

mw** -mega watts

The additional requirement of physical infrastructure in DUA-81 and in urban extension shall be as given below :

Infrastructure	Additional requirement	Within DUA-81	Within urban extension
Water supply in mgd	671	366	305
Sewerage in mgd (if the water is supplied -80 gpd)	661	417	244
Power in mw	3300	1470	1830
Solid Waste Management in tons per day	4200	2200	2000

The existing infrastructure network in DUA-81 shall require complete, restructuring because of additional requirements as given in the above table.

Water

Delhi has to depend on River Yamuna for raw water through partial supply of water in trans-Yamuna area is being provided from River-Ganga. Tehri Dam in U.P. and Rishav, Eakawar and Girl Dem in Himachal Pradesh when complete could provide a major share of Delhi water requirements upto 2001 Balance could be met through exchange of waste water from Delhi with Haryana: To supplement the raw water, the sub-soil water may be used for non-drinking purposes wherever possible.

To provide additional water supply of 671 mgd, the existing water treatment plans would require augmentation and also construction of a new water treatment plant in North West by the yer 2001 as per the table given below :

Water Treatment Plant	Existing Capacity in mgd 1981	Needed capacity in mgd 1991	Needed capacity in mgd 2001
Chandrawal I and II	90	120	150
Wazirabad	80	110	150
Haiderpur I and II	50	100	150
Shahdara	—	150	200
New Plants (2 nos) in North-West Delhi	—	150	300
Okhla	6	—	—
Renney Wells	20	63	67
Local Tube well	7	7	7
Total	253	703	1024

The requirement of water supply has been worked out at the rate of 363 litres (80 gallons) per capita per day with the break up as follows :

(i)	Domestic	225
(ii)	Industrial Commercial and Community Requirement based on 45,000 It. ha. d.	47
(iii)	Fire Protection based on 1% of the total demand	4
(iv)	Garden based on 67,000lt. ha. d.	35
(v)	For floating population and special uses like embasis and big hotels	52

It. c.d. - Litres per capital per day.

It ha. d.- litres per hectare per day.

Minimum domestic water supply in any residential areas should be 135 litres (30 gallons) per capita per day.

Sewerage

Sewerage treatment is essential to check environmental decay, as well as to maintain the healthy living conditions. It is noted that the existing capacity of sewerage system in Delhi is grosslly inadequate, as about 70 per cent of present population does not have access to regular municipal sewerage. The increasing population in the river Yamuna is also a major indicator of lack of sewerage treatment facilities. By augmenting the capacity of existing treatment plants, as well as through two new sewerage treatment plants,

one in North and other in West Delhi of 25 mgd capacity each, the liquid waste in Delhi in 2001 could be taken care of as given below :

Sewerage Treatment Plant	Existing capacity in mgd 1981	Needed capacity in mgd 1991	Needed capacity in mgd 2001
Okhla	66	140	150
Keshopur	32	120	170
Coronation	20	20	20
Rithala	—	100	150
Shahdara	—	110	160
New Plant in North Delhi	—	50	125
New Plant in West Delhi	—	90	125
Total	118	610	900

The area where immediate regular sewerage is not available , low cost sanitation system by individual families could be adopted as a short range provision. The area should be planned in such a way that in the long range regular sewerage could be provided.

Power

Delhi's requirement of power in the year 2001 is estimated to be 4000 Mega Watts, Delhi may be able to add only a limited capacity to its existing power generation, because of increasing air pollution, scarcity of water and problematic coal transportation. It would have to bank upon sources of supply away from Delhi. Upto 1991, requirement of power shall be met as given in the following table :

Source	Firm Capacity 1989-90 (mw)
DESU Local Generation Coal	236
Gasturbines	200
Badarpur Thermal Power Station	500
Singrauli Super Thermal Power Station (M.P.)	150
Balra Suil (U.P.)	45
New Super Thermal Power Station to be provided in Murad Nagar (U.P.)	500
Total	1631

The sources of power for Delhi beyond 1991 are to be identified commensurate with the projected power demand. Delhi could get benefits from the following centre sector schemes presently under constructions/consideration :

Power Plant	Installed Status Capacity in (mw)
(1)	(2)
Rihand P (Thermal)	1000 Under Construction
Narora P (Nuclear)	470 Under Construction
Nathpa Jhankari (H.P.)	Cleared by Central Electricity Authority
Dulhasti Hydro-Electric (J&K)	390 Under Construction
Uri Hydro-electric Project (J&K)	480 Under Construction
Chamera Hydero-Electric Project (H.P.)	540 Under Construction
Tanakpur Hydor-Electric Project (U.P.)	120 Under Construction
Total	3,000

To meet the targeted demand of 4,000 mw by the year 2001, the power distribution network would be required to be taken over to 400 kilowatts grid from existing 220 providing three major 400 KV electric sub stations in the North of Wazirabad barrage which could be in (i) Delhi or U.P. (ii) near Bawana in West Delhi and (iii) near Bharthal in South West Delhi. This would be fed from the Northern Grid. Further power distribution system in Delhi would be from this grid and existing 220 KV grid.

Solid Waste

Considering the nature of solid waste and the economic aspects of its disposal major part of solid waste has been proposed to be disposed off in sanitary landfills. At appropriate time alternative solutions like incineration could be considered.

The sites proposed for sanitary landfill are :

Site description	Area in ha.
Site near Hasthal Village in West Delhi	26
Site on Ring Road near Village Sarai Kale Khan	20
Site in the North West	58.5
Site near Gazipur Dairy Farm, Trans Yamuna Area	52
Site near Timarpur existing Landfil	40
Site near Gopalpur Village in North Delhi	20
Site near Jahangirpuri	12

The sanitary landfilling on Ring Road is being done satisfactorily, however, it could be further improved by providing water prevention layer at the bottom to avoid water contamination.

At present, there are two compost plants, one each run by the M.C.D. and the N.D.M.C. located near Okhla Sewerage Treatment Plant. Waste from vegetable and fruit markets having higher organic contents could be used in these compost plants. No further sites have been identified for compost plants. The experience of the compost plants should be reviewed in 1992 and if necessary, policy changes could be done.

Special care is required in the disposal of waste from hospitals, slaughter houses, fruit and vegetable markets, dairy farm and congested areas of Old Delhi. Hospital waste which contains harmful

microorganism should be handled separately and be incinerated. To avoid bird mence special care in the form of covered dust bins and quick removal of waste should be taken in the areas within five kilometres of airport.

To workout the requirement of dust bins, dhallaos, the following norms of solid waste may be adopted.

N.D.M.C. Area	0.67 kg.c.d.
M.C.D. Area	0.60 kg.c.d.

k.g.c.d. - kilograms per capita per day

Drainage

Drainage has two aspects, flood protection and storm water discharge, which are inter-related. The storm water and flood protection in Delhi are not local but have regional bearing including areas of Haryana and Rajasthan. Najafgarh drain and the Barapula Kushak drains which take storm water discharge in the urban areas, run to their full capacity during peak discharge periods. The required extension of the present urbanisable limits would cause change the discharge would increase and there would be need of remodelling of existing drains and provision of additional drains. Possibility of a new major drain in the South through Haryana or Delhi to take discharge from Sahibi basin needs to be examined on priority.

Long range plans for physical infrastructure

The long range plans for physical infrastructure to a reasonable level of details for implementation during the period up to 2001 should be prepared by the Water and Sewerage Disposal Undertaking, for Electricity by Delhi Elecctc Supply Undertaking, for storm water drains and floods by the Flood Control and Irrigation Department of Delhi Administration in-consultation with the Delhi Development Authority.

INFRASTRUCTURE - SOCIAL

Health

Health facilities in Delhi serve city population as well as the region. At present, Delhi has about 15,000 hospital beds at the rate of 2.6 beds per 1000 population. A geographnical imbalance in different planning divisions exists in the provision of health facilities. Division E, G and H have only 1.043 0.992 and 0.051 beds per thousand population respectively. These Planning Division need attention on priority.

The two tier system in the form of general hospital and health centre proposed earlier did not satisfy the full requirement of health needs. Now a six tier system has been recommended as given below :

- | | | |
|-----|---|----------|
| (a) | General Hospital | |
| | 1 Hospital for 2.5 lakh population capacity | 500 beds |
| | Initially the provision may be for 100 beds | |
| | Area for hispital | 4.00 ha. |
| | Area for residential accommodation | 2.00 ha. |
| | Total Area | 6.00 ha. |
| (b) | Intermediate Hospital (Category-A) | |
| | 1 Hospital for 1 lakh population Capacity | 200 Beds |
| | Initially the provision may be for 100 beds | |
| | Area for Hospital | 2.70 ha |

	Area for essential residential accommodation	1.00 ha.
	Total Area	3.70 ha.
(c)	Internadiate Hospital (Category-B) 1 Hospital for 1 lakh population capacity 80 beds initially the provision may be for 50 beds including 20 maternity beds Area for hospital	0.60 ha.
	Area for residential accommodation	0.40 ha
	Total Area	1.00 ha.
(d)	Poly clinic with some observation beds 1 for 1.0 lakh population Area	0.20 to 0.30 beds
(e)	Nursing Home, Child Welfare and Maternity Centre 1 for 0.45 1 lakh population Capacity Area	25 to 30 beds 0.20 to 0.30 ha.
(f)	Dispensary 1 for 0.15 lakhs population Area	0.08 to 0.12 ha.

In case of specific requirement for medical facilities other than those indicated above, one of the sites which would suit the special requirement of agency, could be used for.

Education

Norms have been worked out for the provision of adequate educational facilities at various levels considering the age group projection and other relevant considerations. In Primary and Secondary schools and colleges, separate norms for reservation of play field areas in the schools have been given which must be indicated in the detail layout plans. In case of low income communities, the space for Nursery public, private or voluntary agencies. Specific areas have been reserved for city level integrated schools to accomodate central schools and public schools.

Planning standards for educational facilities are given below :

	Upto Senior Secondary Level	
(a)	Pre-Primary. Nursery School 1 for 2500 population Area for School Pre primary/Nursery School to be located near a park	0.08 ha.
(b)	Primary School (Class I to V) 1 for 5,000 population Strength of the school Area per school School building area Play field area with a minimum of 18 m x36m to be ensured for effective play	500 students 0.40 ha 0.20 ha 0.20 ha.-

(c)	Senior Secondary School (VI to XII) 1 for 7,500 population Strength of the school Area per school School Building area Play field are with a minimum of 68m 126m to be ensured for effective play	1000 students 1.60 ha. 0.60 ha. 1.60 ha.
(d)	Integrated School without hostes facility (Class I to XII) 1 for 90,000 to 1,00,000 population Strength of the School Area per school School building area Play field area Parking area	1500 students 3.50 ha 0.70 ha 2.50 ha 0.30 ha
(e)	Integrated School with hostel facility 1 for 90,000 to 1,00,000 population Strength of the school Area per school School building area Play field area Parking area Residential hotel area	1000 students 3.90 ha 0.70 ha. 2.50 ha. 0.30 ha. 0.40 ha.
(f)	School for Handicapped 1 for 45,000 population Strength of the school Area per School School building area Play area	400 Students 0.50 ha 0.20 ha 0.30 ha
Higher Education - Central		
(a)	College 1 for 1.25 lakhs population Student strength of the College Area per college College building area Play field area Residential including hostel area	1000 to 150) Students 4 ha 1.8 ha 1.8 ha 0.4 ha
(b)	University Campus 1 each in Planning Division E.F. and G 1 in the Urban Extension Area of the University campus	10 ha
(c)	New University 1 in the Urban Extension Area Technical Education	60 ha

- (a) Technical Education Centre (A)
1 such centre provided for every 10 lakh population to include one industrial training institute and one polytechnic
- | | |
|-----------------------------|--------------|
| Strength of the polytechnic | 500 students |
| Strength of the ITI | 400 students |
| Area per centre | 4.00 ha |
| Area for ITI | 1.60 ha |
| Area for polytechnic | 2.40 ha |
- (b) Technical Centre (b)
1 provide for 10 lakh population to include
1 ITI, 1 technical centre and 1 coaching Centre
- | | |
|---------------------------|---------|
| Area per Centre | 4.00 ha |
| Area for technical Centre | 2.10 ha |
| Area for ITI | 1.40 ha |
| Area for coaching centre | 0.30 ha |

Professional Education

- (a) New Engineering Colleges
2 number to be provided in Urban Extension
Strength of the college 1500 to 1700 students
Area per college 60.00 ha
- (b) New Medical College

2 sites of 15 ha each in Urban Extension. This includes space for specialised general hospital.

Communication

In the five telecommunication zones of Union Territory of Delhi, there are 44 telephone exchange existing in Delhi having a total capacity of 2,23,400 lines. The growth of telephone has been phased as given below :

Year	Capacity No of Telephone Lines proposed	Telephone per 100 population
1981	2,10,000	3.37
1991	5,40,000	6.00
2001	12,00,000	10.00

Planning standards for telecommunication facilities are given below :

Telephone exchange for the capacity of 40,000 lines 1 for 4 lakh population at the rate of 10 telephone lines per 100 population Area.

Administrative office floor area 9210 sqm.

Administrative offices would become part of the telephone exchange and accordingly the land area shall be increased. Store for equipment/material etc. for telephone exchange to be provided at the city level preferable one in North and other in the South in Urban Extension.

Area 4.00 ha.

Dept-cum-Workshop for maintenance and repair of about 800 vehicles to be provided at the city level in an industrial Area 1.00 ha

Department Telegraph office

- (a) Booking Counter
1 for 1 lakh 'population space to be provided in Community centre
- (b) Booking and Delivery office
1 for 5 lakh population Floor area 1700 sqm.
Space to be provided in district centre

POSTAL FACILITIES

- (a) Post office Counter without delivery
1 for 10,000 to 15,000 population.
Floor Area 60 to 85 sqm.
Space to be provided in local shopping/centre
- (b) Head Post office with Delivery office
1 for 2.5 lakh population Area 600 sqm.
Space to be provided in community centre district centres.
- (c) Head Post office and Administrative office
1 for 5 lakh population Area 2500 sqm.

Security

Urban communities are comparatively anonymous and they mainly depend on police for security. At present, there are 66 police stations and 48 police posts in Delhi, being provided at the rate of one station for 1 lakh population.

Planning norms for Police, Civil Defence and Home Guards and Fire shall be as under :

Police

- (a) Police Station
1 for 90,000 population
Area inclusive of essential residential
Accommodation 1.15 ha
0.05 ha additional to be provided for civil
defence and home guards.
- (b) Police Post
1 for 0.4 to 0.5 lakh population
(not served by a police station)
Area inclusive of essential residential
Accommodation 0.16 ha

(c)	District office and Battalion 1 for 10 lakh population	
	Area for district office	0.80 ha
	Area for battalion	4.00 ha
	Total Area	4.80 ha
(d)	Police Line	
	1 each for North, South, West and East Delhi Area	4.00 to 6.00 ha

District Jail

1 for 10 lakh population (UE) Area	10.00 ha
Civil defence and Home Guards 1 for 10 lakh population (UE) Area	2.00 ha

Five

Delhi Fire Service attends to save human beings from fire, house collapses, accidents and other emergencies within Delhi and part of the border States. There are at present 18 fire stations in Delhi, 39 more fire stations 20 in DUA-81 and 19 in the Urban Extension would be required. The programme needs to be coordinated with water supply to provide more fire hydrants and water tanks. Provision has been made for Fire. Training Institute with an area of 6 ha in Facility Centre-59.

Multi-storeyed buildings need special fire service fire service as provided in the building bye-laws or regulations of the concerned authority. Delhi Fire Service should be fully equipped to deal with the fire accidents in case of multi-storeyed buildings. In congested and built up area access for fire fighting needs to be ensured while preparing the development plans.

1 Fire Station or Sub-Five Station within 1 to 3 Kms. to be provided for 2 lakh population	
Area for fire Station with essential. residential accommodation	1.00 ha
Area for sub-Fire Station with essential residential accommodation	0.60 ha.

Distributive Services

Milk : In 1981 milk supply in Delhi by public agencies is 7.30 lakh litres, 2032 lakh by DMS and 4.97 lakh by Mother Dairy. The present expansion programme for milk is only limited to 9.75 lakh litres per day while requirements by 2001 will be about 15 lakh litres per day. This aspect has regional bearing for development of area in the adjoining States as well as part of the rural area of the Union Territory of Delhi for dairy farming. One site for milk processing plants of 30 ha could be developed in rural areas on cooperative basis.

Liquified Petroleum Gas (LPG) Storage and Distribution.

Delhi has about 3.22 lakh LPG connections against need for 11.45 lakh in 1981 and projection of 24.35 lakh in 2001, if 100 per cent of the families are to avail.

Experimental programme to provide gas to about 10,000 families from Okhla Sewage is already commissioned. Gas from existing and proposed sewage treatment plants could be used for domestic and other energy requirements.

Standards for L.P.G. godowns in given as under :
 1 Gas godown for 40,000 population
 Capacity 500 cylinders or 8,000 Kg. of LPG
 Area 520 sqm (20m x 26m) inclusive of Chowkidar hu
 Location in industrial area of service centres.

SOCIO - CULTURAL FACILITIES

Standards for socio-cultural facilities for socio-culture needs of the community are :

1. Community room on for 5,000 population Area 660 sqm.
2. Community Hall and Librerary one for 15,000 population Area 2,000 sqm.
3. Recreational club one for one lakh population Area 10,000 sqm.
4. Music, dance and drama centre, one for one lakh population Area 1,000 sqm
5. Meditation and Spiritual Centre one for one lakh population Area 5,000 sqm.
6. Socio-cultrual Centre on for 10 lakh population Area 15 ha

Additional Requirement of Social Infrastructure

Aditonal requirement of social infrasturcture based on the above standards between 1981-2001 is indicated in the following table :

Special Infrastructure	Additional DUA-81	Requirement UE	2001 Total
EDUCATION			
Primary School	298	762	1060
Sr. Sec. School	217	508	725
Integrated School	58	85	143
Technical education centre	3	9	12
University centre	2	1	3
Health			
General Hospital	9	12	21
Intermediate Hospital-A	59	39	98
Intermediate Hospital-B	41	39	80
Nursing Home	110	75	186
Other			
Pubic stations	25	44	69
Fire station	20	19	39
District Jail	3	5	8
Head Post Office	20	6	26
Telephone Exchange	6	9	15
Department of Telegraph Office	9	5	14
LPG godown	64	85	149

Facility and Service Centre

The lower level additional facilities like higher secondary school, primary school, dispensary shall be provided in the layout plan but higher level facilities like college, hospital, police station should be provided at plan level. As it would not be possible to provide at plan level. As it would not be possible to provide individual location for these facilities, concept of facility centre has been evolved to group two or more units in available area within the DUA-81 and developing these areas as facility centre 61 such facility centres have been indentified on the land use plan to provide for the required social infrastructure. Similarly to accommodate additional repair shops, service shops, gas godwons. service centres have also been earmarked in the land use plan. Refer Annexure 1.

ENVORINMENT

Creation of physical and social environment for improved quality of life is the major objective of the plan. Major attributes of environment in the city are :

- (i) Ecology, nature conservation parks
- (ii) Urban design
- (iii) Conservation of urban heritage
- (iv) Community life
- (v) Conditions for health, safety and convenience.

Natural Features

Conservation of major natural features in a settlement is of utmost imprtance to sustain the natural eco-system. Two major natural features in Delhi are are the Ridge and the Yamuna River. Ridge in Delhi is defined as rocky out-crop of Aravali ranges stretching from the University in the North of the Union Territory boundary to the South and beyond. The central ridge area which is part of New Delhi, was planned as its integral part at the time of development of New Delhi Capital. This area was left in its prestine glory by planting only with the indigenous species of trees like kikar and babul. The plan in 1962 in 1962 indentimed, a future stretch of south central ridge near Mehrauli. Though parts of the ridge in Delhi have been erased out, total ridge area now available is 7.777 ha approx, divided as follows :

Northern Ridge	87 ha.
Central Ridge	854 ha.
South Central Ridge (Mehrauli)	626 ha.
Southern Ridge	6200 ha.

The ridge thus indentied should be conserved with utmost care and should be afforested with indigenous species with minimum of artificial landscape.

The River Yamuna now have a high level of water pollution which is mainly from the untreated sewage and waste from the industrial areas. Strict enforcement of Water Population Act is needed to keep the river clean. Channelisation of river as proposed shall further help in improvement of the river front.

Lung Spaces

The Master Plan for Delhi in 1962 had indicated 9101 hecets. of recreational area at the Master Plan level. Within this area the city has 18 major district parks from different perolds of history i.e. Roshanara and Qudsia gardens of Mughal period. Talkatora garden of British period and Budha Jayanti park and regional park area is now available. During the implementation of the plan approximately 34 per

cent of recreational area has been lost to other uses. On the basis of the land use surveys conducted in 1981 about 2710 ha. of additional recreational area at the Master Plan level has been earmarked in the land use plan in the DUA-81 and the urban extension indicated in the plan. Thus in the urban areas shown in the land use plan the total recreational area indicated is 8722 ha. for a population of about 9 million by 2001 @ 9.7 sqm. per person. Part of this area is required to be developed for sports activities as per policy.

Further conversion of recreational areas to other uses should be permitted only under extraordinary circumstances. Areas in lieu of such conversion may be provided elsewhere in order to maintain the over all average for the city.

Within DUA-81, the following special activity area for recreation are proposed for development.

(a) Additonal special children parks of 4 ha. each (of the type of India Gate children park) 7 Nos.

Location of Special Children Park in DUA-81 to be in the district parks at Dhaula Kuan, Pitam Pura, Keshopur, Sanjay Van Trilok Puri, Gulabi Bagh, Feroz Shah Kotla and Coronation Memorial.

(b) Children traffic training parks 5 ha. each 6 Nos.

Location of Picnic Traffic Training Park in DUA-81 to be in the district parks at Punjabi Bagh, Baba Kharak Singh Marg, Pragati maidam, Dislshad Garden, Wazirpur and Loni Road.

(c) Picnic huts 5 Nos.

About 30% of the district park areas should be developed as wood lands, where picnic hut could also be located.

Location of Picnic Huts in DUA-81 to be in the district parks at Paschimpuri, Pitam Pura, Bidiwala Bagh; Kalkaji and Mehranli.

Preferred species of the trees to be planted in parks, gardens, wood lands and roadside etc. to suit local conditions are given in Annexure II.

In the Urban Extension wherever possible water bodies (lakes) should be developed to act as major lung spaces and to attract migratory birds and for improving the micro-climate. A special recreational area on the pattern of Disneyland/amusement park could be developed in the land becoming available for the channelisation of river Yamuna.

The district parks in the Urban Extension would be @ sq. per person which would also include special parks given as under :

Special Children Park	4 Nos. (4 ha. each)
Children Traffic Training Parks	. 4 Nos (3 ha. each)
Picnic Huts	4 nos.

In new development the neighbourhood park of at least 1.5 ha. for 15,000 population should be planned with flowering trees and shrubs so as to achive colourful pleasant environment throughout the year.

SPORTS ACTIVITY

Sports are very important for physical and mental development of an individual. In the plan the emphasis is given on the development of Play and Sports areas for all age groups. Sports stadia constructed and renovated during the Asiad shall cater to the needs of National and International sports. Further, the development of areas for sports shall be at different levels as under :

Divisional sports centre :	
Population size	10-12 lakhs
Area	20 ha.
District sports centre	
Population size	1 to 1.5 lakhs
Area	8 ha.
Neighbourhood play area	
Population size	15,000
Area	1.5 ha.
Residential unit play area	
Population	5,000
Area	Flexible.

REPLANTATION

There are large number of trees in the parks in Delhi which have completed their full span of life. This is specially true about the plantation in New Delhi in parks, on roads and within the hungalows. These trees were planted sometime in 1970 and they are on the last lease of the life span (70 years). Replantation to substitute the trees as a cyclic process should be done in these areas to sustain the environment.

Urban Design

A city is an assemblage of buildings and streets, system of communication and utilities, places of work, transportation, leisure and meeting places. The process of arranging essence of urban design. The metropolitan City of Delhi in the course of time is becoming amorphous aggregate of masses and voids except the definite urban form of 17th century Shahjahanabad and New Delhi.

The Walled City of Shahjahanabad has certain urban form characteristics : the Jama Masjid is a dominating feature located on hill top and is different, both in form and scale from the other developments of the city. The vista of Chandni Chowk was planned to act as commercial spine, as well as to have a certain visual character with important building of Red Fort and Fateh Puri Mosque at its two ends.

In the planning of "New Delhi" in 1916, the central vista was conceived as a landscaped stretch to form continuity between the ridge and the river Yamuna. This stretch with the Rashtrapati Bhawan and the India Gate at two ends has tremendous visual quality and is one of the finest example of urban design in the world. The Walled City was visually linked with Parliament House, Connaught Place and Jama Masjid in the same axis.

In development carried out later, neither urban form nor visual characteristics were given due consideration. The new development within the framework of the Master Plan is more on the basis of division of land for different uses and it lacks in spatial qualities. All the roads whether at the city level or local level are mere plot divides are fair to achieve the continuity of harmony of space. The present urban form is the outcome of zoning and sub-division regulations. An illustration in support of this points is that of Connaught Place extension where undesirable changes took place in the absence of urban design framework.

Justifiably these nological development, however, the new building and space form are in direct contrast to the old forms and result is a confused and indifferent skyline.

To arrive at a conscient basis for policies which effect the fabric ; the following are important.

- (i) Areas of significance in nature and built environment,
- (ii) Visual intergration of the city,
- (iii) Conservation and preservation of urban heritage, and
- (iv) policy for tall buildings and large scale urba projects residential, commercial, industrial, etc.
- (v) Policy on hoardings.
- (vi) Urban Design Scheme.

Significant Areas of Natural and Built Environment

The important features of natural environment are :

- (a) Yamuna River (b) The Ridge. For the built environment, the areas indentified are :
- (a) Shahjahanabad - the Walled City.
- (b) Central Vista and the areas in its North and South
- (c) Ancient settlements
- (d) Historical Monuments and Gardens
- (e) Designed environment like Exhibition grounds Zoo etc.
- (f) Areas along entry toutes and other important routes in Delhi.
- (i) Republic day parade route.
- (ii) VIP route from Delhi Airport to Rashtrapati Bhawan to Raj Ghat
- (iii) Road and Rail entry routes
- (g) City as a whole for aerial view

Visual Integration

Delhi has a tremendous diversity of form, colour scale and texture with a heterogeneous end product from aesthetic point of view. Visual intergration can possibly be achieved by indentifying features which integrate the city physically. There are two important mass movement corridors; Ring road and Ring Rail, which are used by residents of all Planning Divisions. These two movement corridors have potential to acquire an additional dimension of visual quality and intergration. The studies and proposals for Ring Road and Ring Railway could be formulated for road geometrics, landscaping, street furniture, introduction of urban forms at selected points and clearance of unisightly developments. Two other important continuance of New Delhi' character to other parts of the metropolis and linking open space (ii) harmonious treatment for major ecological features i.e. the Ridge and the river Yamuna and also the storn water drains meandering through the city.

Conservation of Urban Heritage

Survey conducted by the Archaeological Survey of India in 1911 indentified 1321 histortical moments sites and buildings.

Out of these, only 170 monuments have been declared as protected monuments under the Archaeological Survey of indentified and indicated on a plan ; while preparing the layout plan, these should be suiably incorporated. In case of major monuments it is necessary that some area around around these should be identified in the Zonal/Div. Plan which should have building control in relation to height, materical and spread of the monuments.

Further listing of building for conservations should be done on the following criteria -

- (a) the age of the building.
- (b) its special value for architectural or cultural reasons;
- (c) Its relevance to history;
- (d) Its association with a well-known character or event;
- (e) its value as part of a group of buildings;
- (f) Its representation of certain district architectural styles or historical periods;
- (g) to the uniqueness of the building or any object or structures fixed to the building or forming part of the land and comprised within the curtilage of the building; and
- (h) any other factor relevant to the objects of Urban Conservation.

The areas under conservation shall be suitably treated for landscape and as far as possible shall be utilised for social and cultural activities.

Controlled Conservation Areas

The following areas with concentration of historical buildings have been designated as controlled conservation areas.

- (i) Walled city of Delhi
- (ii) Central Vista
- (iii) Nizamuddin
- (iv) Area near Qutub
- (v) Area near Vijay Mandal

The authority in due course of time shall formulate special development plans for the conservation and improvement of controlled areas alteration or demolition of any building is prohibited in the controlled conservation areas without the consent of the Authority.

Conservation of the Walled City

The Walled City has a wide range of features and design elements which needs to be conserved. Shahjahanabad has important historical buildings, like Red fort, Jama Masjid, City Wall and Entry Gates, Vista of Chandni Chowk, the street scape, Mohallas and Katras. All these elements are out burst of a life style which is not found in any other part of the metropolitan city of Delhi.

As large number of buildings in the Walled City are in a dilapidated state, the rebuilding/renovation of the buildings in the Walled City should be done sensitively conserving the important monuments, and the architectural style, skyline and street picture. At different place, the city wall of Shahjahanabad is in ruins; there should be conservation work for the wall and gates. Bazar of Chandni Chowk could be revamped by eliminating traffic of automobiles etc. The road and street pattern in the Walled City is the most important feature of its urban character, if conservation is to be successful in the overall perspective, it would be essential to retain city's network as existing. The monuments, sites and old religious buildings identified by Archaeological Survey of India within the Walled City should be restored, conserved and should not be allowed to be despoiled.

Policy on Tall Buildings

Present policy regarding tall building is based on height restriction for buildings in different use zones which is not amenable deliberate urban form. DUA-81 is mostly developed except district centres

and there is little scope left. However, restrictions on tall buildings would be necessary in two important areas, namely Walled City and its extension and the bungalow area south of Raj Park, new tall buildings should be allowed in any areas without an urban design scheme. In case of Urban Extension, areas for tall buildings and specific urban design projects should be identified.

The development code specified the maximum height of building in different use zones. The urban design schemes shall be prepared within the maximum height norms prescribed in the development code.

Policy on Hoardings

Outdoor publicity in the form of sign boards, directional boards, bill boards, hoardings, neon signs, balloons, banners etc. has become an important instrument of imparting information in the today's consumer oriented society and has become permanent features of the urban scape.

If these banners, hoardings etc. are properly located and aesthetically fit into the total scheme of urban design then it may enhance the visual quality of the city. Otherwise, it may cause hazards like accidents obstruction, visual pollution etc.

- (i) Central Vista, President Estate and Parliament House.
- (ii) River front and Ridge areas.
- (iii) In and around monuments, historical site etc.
- (iv) Near road intersection, roundabouts and under bridges.

Outdoor display shall be allowed in the other areas with the permission of the competent authority.

Urban Design Scheme

In case of development/redevelopment of any area of 1 ha. or more an urban design scheme shall be prepared for approval by the competent authority. Approval of an urban design scheme shall be essential in case of multistorey building (more than 4 storeys) even if the area is less than 1 ha.

Community Life

Basically, a city is a place of exchange for goods, services and ideas; also cities have tendency to become anonymous. Well thought out physical design of the residential areas can help creating community life. Similarly in the design of commercial areas, the cultural centres and integrating the same with the residential areas could create more and more opportunities for the people to meet. The recreational areas need both the enjoyment of aloneness. The city to be alive in the late evenings should have some areas, commercial and cultural to remain open till late night hours. Refer section on organised informal eating spaces.

Social and Cultural Institutions

The social and cultural institutional areas are the throbbing heart of a city. The central part of Delhi has well developed social and cultural institutions have come up along the Central Vista. More area for institutions of National importance had been earmarked starting from Janpath and ending at the National Stadium and Purana Quila in the plan. The same has been retained with the emphasis that this area should continue to be reserved for this activity even if part of the area is not utilised upto the turn of the century. Civic complex which has been earmarked for the office of the Municipal Corporation of Delhi

near Mata Sundari area would also accommodate social and cultural institutions. In addition to the areas earlier earmarked in DUA-81 about 64 ha land at 5 locations has been indicated for social and cultural institutions.

For the expanding city with increasing distances, another cultural centre in the Urban Extension measuring about 80 ha. would be required. This centre would have another city level complex of social and cultural institutions i.e. Theatres, Museum, Libraries, Exhibition etc.

In the Urban Extension for every one million population there shall be a socio-cultural centre of about 15 ha. to accommodate district level dances and drama schools, clubs, theatres and exhibition galleries and variety of other institutions. In the residential areas multi-purpose community halls should be built for social and cultural requirements of small communities.

Safety and Convenience

Water pollution : Stretch of River Yamuna in Delhi has high level of water pollution. Based on the studies by Central Water Pollution Control and Prevention Board following recommendations are made.

- (i) Division of discharge of waste from Najafgarh, Barapula, Tughlakabad, Trans-Yamuna, MCD, Sen Nursing Home, Maharani Bagh, and Kalikaji drains through appropriate sewerage system followed by adequate waste water treatment, so that the drain effluent conforms to the effluent, so that the drain effluent conforms to the effluent standard, prescribed by the Central Water Pollution Control and Prevention Board. Attempts be also made to treat the waste water at the drain outfall. Till such time the above said pollution treatment mechanisms are installed, chlorination of at least 5 drains i.e. Najafgarh, Baramula, Trans-Yamuna MCD, Sen Nursing Home and Maharani Bagh could be started.
- (ii) Extension of the sewerage system and alternatively low cost sanitation in the areas not served by sewerage.
- (iii) According to the study conducted by the Central Water Pollution, Control and Prevention Board in 1977, there are 82 water polluting industries which are generating 25 kilo litres per day or more effluent. It should be compulsory for these industries to make arrangements for the treatment of the pollutants collectively or individually as feasible, before it goes into sewerage system.

Air Pollution : According to recent estimate there are about 55,000 industrial units and 6.4 lakh vehicles of various types and three thermal power stations which jointly make Delhi's atmosphere polluted.

On the basis of the study conducted by Central Water Pollution, Control and Prevention Board, the following six areas have been declared as Pollution Control Areas under the Air (Prevention and Control of Pollution) Act, 1981.

1. Najafgarh Road,
2. Lawrence Road.
3. Wazirpur
4. Kirti Nagar
5. DLF Industrial Area and
6. Moti Nagar

It is recommended that priority should be given to control vehicular pollution by way of reduction of smoke density from buses and other heavy vehicles for bringing the levels of Carbon Monoxide and Hydro Carbon from all the petrol vehicles to less than 3 per cent and 100 ppm respectively.

The 'C' and Gararapur Thermal Power station should be fitted with pollution control devices such as Electrostatic Precipitators. Badarpur Thermal Power Station is dumping about 4000 tons of coal ash per day. Adequate precautions are required in dumping so that ash filling may not cause any pollution to river Yamuna.

Noise Pollution : In general, it may be said that the noise level in Delhi has been rising with increasing traffic and industrial activities. Some of the planning controls suggested to curb the noise problems are:

- (i) The industries and the motor workshops (unauthorised) producing noise should be shifted immediately from residential areas.
- (ii) In case of new developments along the major roads, there should be a green buffer and also these areas could be utilised for the development of commercial activity.
- (iii) The areas located within the air funnel should be planned with due consideration of aeroplane noise.

Road Accidents : 4854 accidents took place on Delhi Roads in 1981 out of these 1072 were fatal. In 61 per cent of fatal accidents the victims were pedestrians and cyclists. Following planning and other measures have been suggested to reduce the traffic accidents :

- (i) To discourage truck movement within the city.
- (ii) Segregated cycle tracks and pedestrian movement, in the circulation network.
- (iii) improvement in road geometrics and adequate lighting on roads specially on intersections, and.
- (iv) Road discipline through education and management.

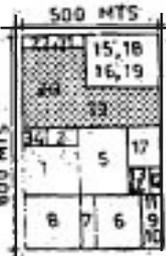
Air Safety

- (i) Location of tall buildings in the air funnel shall be as per requirement of the civil aviation safety.
- (ii) Plantation of trees in about 7 kms. around the Air-port should be such as not to attract birds which are a menace to air safety.

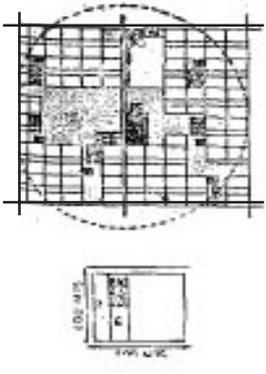
Accessibility

Convenience in an urban environment is accessibility to urban activities in reasonable time on foot or through available modes of transport.

The standards set out are :

Housing Cluster	Tot Lot	1	420	480	0	
No. of Families-50						
Population-250						
Housing Area	1 Nursery School	2	800	1600	0	
No of Families-1000	2 Primary School	1	4000	4000	0	
Population - 250	3 Community Room	1	660	660	0	
	4 Religious Building	1	400	400	0	
	5 Milk Booth	1	150	150	0	
	6 Convenience Shopping	1	1100	1100	0	
	7 Housing Area Park	1	5000	5000	0	
Area -1.63 Hect.	8 Housing Area Play Ground	1	5000	5000	0	
3. Natghbourhood	1 Sr. Seconary School	2	16,000	32,000	0	
No. of Families-3000	2 Dispensary	2	1,000	2,000	0	
Population-15000	3 Commurity Hall & Library	1	2,000	2,000	0	
	4 Electric Sub Station 11 KV	2	160	920	0	
	5 Local Shopping including Service Centre	1	4,600	4,600	0	
	6 Three Wheeler & Taxi Stand	1	500	500	0	
	7 Nibhourhood Park	1	15,000	15,000	0	
Area - 7.2 ha.	8 Nibhourhood Play Area	1	15,000	15,000	0	0
4. Community	1 Intermediate Hospital 'A'	1	37,000	37,000	0	0
No. of Families-20000	2 Intermediate Hospital 'B'	1	10,000	10,000	0	0
Population - 10000	3 Public Clinic	1	3,000	3,000	0	0
	4 Nursing Home	2	2,000	4,000	0	0
	5 Intergrated School without Hotel Facilities		3,900	3,900	0	0
	6 Integrated School without Hostel Facilities	1	35,000	35,000	0	0
	7 School for Handi-capped	2	5,000			
	8 College	1	40,000			
	9 Telegraph Booking Counter	1				
	10 Police Station	1	11,500	11,500		
	11 Police Post	2	1,600	3,200	0	
	12 Recreation Club	1	10,000	10,000	0	
	13 Music Dance & Drama Centre	1	1,000	1,000	0	
	14 Meditation & Spirituel Centre	1	5,000	5,000	0	
	15 LPG/Godowns	2	520	1,040		0
	16 SKO/LDO Catlet	1	400	400		0
	17 Electric Sub Station 66 KV	2	10,800	21,600	0	0
	18 Community Centre with Service Centre	1	54,200	54,200	0	0
	19 Organised Informal Sector Eating Places	1	2,000	2,000		0

	Sector Eating Places	1	2,000	2,000		0
	20 District Sports Centre	1	80,000	80,000		0
	21 Petrol Pump	2	1,670	3,340	0	0
	22 Bus Terminal	1	2,000	2,000	0	0
Area -39.73 ha	23 Green/Part	1	40,000	140,000	0	0

5. District	1 General Hospital	2	60,000	120,000	0	0	
Population-500000	2 Telephone Exchange	1	8,000	8,000	0	0	
No. of Families-100000	3 Telegraph Office	1	1,700	17,00	0	0	
	4 Head Post Office with Delivery Office	1	600	600	0	0	
	5 Head Post Office & Adma Office	1	2,500	2,500	0	0	
	6 Fire Station	2	10,000	20,000	0	0	
	7 Electric Sub Station 220 KV (D fending Upon Load)	1	40,000	40,000	0	0	
	8 Petrol Pump With Service Facilities	1	2,000	2,000		0	
	9 District Centre	1	44,000	44,000		0	
	10 Bas Terminal	1	4,000	4,000		0	
	11 Bas Depot	2	20,000	40,000		0	
	2060 GI/90 - 19						

6. Division	1 Technical Education Centre (A)	1	40,000	40,000		0
No of Families-200000	2 Technical Education Centre (B)	1	40,000	40,000		0
Population -1000000	3 Police battalion & District Office	1	48,000	48,000		0
	4 District Jail	1	10,000	10,000		0
	5 Home Guard-District Level	1	20,000	20,000		0
	6 Socio Cultural	1	150,000	150,000		0
	7 Local Wholesale Market	1	100,000	100,000		0
	8 Bus Depot (Depending on Requirement)	---	---	---		
Area 60.8 Ha.	9 Division Sports Centre	1	200,000	20,000	0	0

ENERGY :

In metropolitan cities the use of energy is much higher compared to small and medium size settlements and the rural areas because of their special transportation need and comparatively sophisticated economic activities and also higher use of domestic energy related to the standard of living. Dual objective of raising the level of energy consumption as well as conservation of energy in the developing countries would necessarily require efficient utilisation of energy and to use renewable sources.

Transportation : One of the major sectors of energy consumption in the city is transportation. Enormity of energy consumption in the city is transportation could be realised by the fact that the movement of DTC buses in Delhi per day is more than one and a half times the distance from Earth to Moon. Thus, the plan objective in this regard has been to provide an efficient landuse-transportation relationship so as to effectuate containment within the divisions, to reduce the work and education trips by vehicular modes. With the proposed landuse-transportation system, there would be containment of about 70 percent of trips within the divisions.

Land Use Intensity : Studies have revealed that it is possible to develop the urban areas in Delhi at almost double the density than what was proposed in 1962. On the land use intensity standards proposed in 1962, 122 lakh projected population would be accommodated in about 1.2 lakh ha. which is 90 per cent of the area of the union territory of Delhi. Based on the studies the projected population of 122 lakh is proposed to be accommodated in about 0.7 lakh ha. This measure should reduce the use of energy in transportation by about 20 per cent. In mass transportation per kilometer person energy used is about 10 per cent of the individual fast transport modes. After hv. 2001, 4.7 per cent of personalised fast mode trips shall shift to mass transportation to effectuate the consequent saving in energy. The cycle mode being highly energy conservative, segregated cycle tracks would facilitate the movement of cycle in the city.

Building control : It is possible to conserve energy by properly orienting the building in relation to sun, which could be considered as a guideline for design and layout of building. Also most of the urban activities could be located in low rise (upto 4 storey developments).

Innovation and research : On the basis of study and research. Planning Commission has recommended the use of wind mill. bio-gas plants on the rural area and solar water heating system and improved kerosene and fuel efficient chulhas for both rural and urban areas. In the recent years. a number of organisations are working for innovation to conserve energy which is likely to effect more than one sector in the urban area. It would be very useful to monitor the service during the plan implementation period.

SPECIAL AREA

The walled city and its extension and Karol Bagh and the area in between measuring 2600 ha has been earmarked as Special Area for the purpose of development. This area cannot be developed on the basis of normal regulations. Special regulations have been worked out for this area and incorporated into the Development Code. In case of walled City, the objective is to clean the area from noxious and hazardous industries and trades to check further commercialisation and industrialisation of this area and to revitalise the same to its glory of the past.

Apart from the walled city, Karol Bagh has also acquired district character of its own over the years. As a matter of fact, the commercial activity which starts from Lajpat Rai Market on either side of Chandni Chowk culminates in a spinal form at Karol Bagh. The significance of Karol Bagh as a city level retail commercial centres has been adequately realised. The focus of this widely spread commercial activity is the Ajmal Khan road street shopping. In the absence of suitable development controls the growth has been haphazard although accompanied by ever increasing popularity of the shopping facilities it affords. The major problems of this shopping area is inadequate parking facilities as compared to its demand.

It is suggested that Ajmal Khan Road from its junction with Tank Road to its meeting point with Desh Bandhu Gupta Road may be converted into a pedestrian plaza with shopping on either side. The vehicular traffic would be restricted to Ramjas Road, Desh Bandhu Gupta Road, Gurudwara Road and Tank Road on the periphery and Saraswati Marg and Arya Samaj Road. At the crossing of Ajmal Khan Road with Arya Samaj Road, pedestrian movement would have grade separation either below or over the road with side shopping for continuity. The Ajmal Khan Road would have parking under pedestrian plaza. In addition part of Shastri Park should be utilised for underground parking. Commercial activity on Ground Floor in the area around Ajmal Khan Road shall be permitted as given in the section on Karol Bagh in the development code. About 2 ha area near Dev Nagar has been indicated as Service Centre in the special area plan, specifically for the shifting of scooter repair and body building shops located in Chaparwala Chowk. The area marked as specific use zones could be developed as per regulations given in the Development Code. In respect of part of special area indicated in the plan. schemes of urban renewal with conservative surgery as tool should be taken up immediately.

In case of conversion of use/activity on any premises from residential to non-residential, the conversion fee shall be charged from the beneficiary. This would be based on (i) the cost of provision of parking and physical and social infrastructure (ii) differential price of space of the residential and non-residential activity use.

RURAL AREA

The rural area of Delhi being on the periphery of major metropolis has a special significance. The households in the rural areas of the union territory have higher level of education and income compared to rural areas in the adjoining states. Rural areas of Union Territory of Delhi is also attracting migrants, 20 per cent of rural Delhi households are migrant households, mainly from Haryana and Uttar Pradesh. The area needs to be provided with a reasonably high level of infrastructure and good road linkages with the city.

GROWTH CENTRES

Based on the population, its growth rate and road linkages, five villages have been identified for the location of major health facilities and markets. To cover the deficiencies of lower level health facilities, school and location of rural industry another six rural settlements have been identified with the details as under :

Bakhatawarpur : hospital, health centre, dispensary, vet. hospital, rural industrial area and commercial centre.

Bawana : health centre, rural industrial area and commercial centre.

Jharoda Kalan : hospital, dispensary, vet. hospital, rural industrial area and commercial centre.

Dhansa : dispensary, rural industrial area and commercial centre.

Chawla : hospital, vet. hospital, rural industrial area and commercial centre.

Each commercial centre shall be about 3 ha to accommodate, cinema, shopping, bank, post office, cooperative store etc. The industries to be permitted in the rural industrial area are given in the annexure III G.

The following stretches of roads interconnecting these important settlements would require up-grading :

(a)	G.T. Road to Bakhtawarpur, G.T. Road to Bawana	15 km.
(b)	Bawana to Ghoga to Najafgarh, Bawana to Qutab Garh, Najafgarh to Jharoda Kalan to Rohtak Road	27 km.
(c)	Najafgarh to Gomanhera,	
(d)	Najafgarh to Gomanhera, Khanjawala to Qutab road, Road No. 50 to Bakhtawarpur	32 km.

Each individual settlement would require improvements in water supply and other facilities. Housing for the landless is required to be taken up through public housing agencies. Rural village abadies and extensions shall be regularised as per Govt. of India orders of Feb. 1977.

Milch cattle from the urban area should be shifted to the Dairy Colony to be developed at a suitable place in the rural area.

Farm houses in a minimum of 1 ha land could be located in the rural use zone. These could be developed for flowers, fruits, vegetable, poultry farming, etc.

Green Belt

Green Belt and its other synonyms are a planning tool to restrict the growth of towns and cities to definite limits. Delhi Master Plan prescribed an agricultural green belt around the urbanisable limits defined for 1981. This green belt was also intended to be inviolable and was to restrict physical growth or overspilling of urban development beyond the urbanisable limits, with a depth of 1.6 km. It was in the background of this proposal that requirement of expansion beyond urban limits should be examined for a period up to the turn of the century and beyond.

A considerable part of this green belt has already been utilised for urban extension both for planned and unplanned development.

The rapid growth of urban population of Delhi implies that expansion of the urban is inevitable. The urban extension only beyond the existing belt would not be feasible as it would involve avoidable extension of infrastructure over this stretch of green belt and there would be constant threat of unauthorised development in the intervening area.

With the shape of things to come, the concept of green belt should suitably be modified to meet the new situation. A lesson should also be derived from the existing situation on the eastern border of Delhi where practically there is no hinter land between Delhi's urban development and the urban development of neighbouring towns in Uttar Pradesh. The fact is that there is a lot of development taking place across the southern and western border of Delhi also. The metropolis should be saved from a total confusion of urban agglomeration around the entire city. Taking all these into consideration, it would be most appropriate to establish a green belt all along the border of the Union Territory up to a depth of about two kms., a lesser depth may have to be accepted where such a depth is not available.

MODERNISATION AND CITY'S PERSONALITY

A city belonging to this age should have (i) efficient transportation and communication system (ii) convention and exhibition centres (iii) shopping arcades and amusement parks and places for comfortable living for the visitors. In providing all these, the city should reflect its personality, its age old traditions and culture and its warmth to the visitors and its inhabitants.

A modern transportation system for a city should be comfortable and visually satisfying with high level of service. Large innovations in urban transportation system have taken place. Transfer of technology would be highly beneficial in this regard. It may not be possible to provide telephone service at the level available elsewhere but in due course the city should be able to provide a communication system of contemporary standards. The underground cabling for telephone and power lines is of considerable importance in improving the quality of service.

A present Delhi has got one convention centre, i.e. Vigyan Bhawan which has become a famed centre for international conferences and it may not be necessary to duplicate the same. Another convention centre at national level could be developed near Asian Games Village. Along with proposed convention centre in South Delhi, a site has been earmarked for a contemporary shopping complex. The Exhibition Grounds for International Fairs, i.e. Pragati Maidan, is very well located.

Delhi is increasingly becoming a focus of the developing world. A new Institute for higher learning in the development planning mainly to deal with the planning and development problems of the developing countries could be started in the city. Such an Institute along with the research and training in the development problems could have specialised departments of newly emerging fields, e.g. Energy, Ecology, Environment, Genetics, Computer Science and other.

It needs to be emphasised that the modernisation of the city is not to be in parts but as a whole, not as limited actions in certain fields but as an attitude to decision making. In the development of all the areas for urban activities i.e. housing commercial and industrial areas and areas for public facilities, the emphasis should be on long range efficiency, futuristic view point and healthy environment for sustaining a high quality of life.

Delhi has distinct personality. In the process of modernisation the city along with providing an environment of livability, performing functions of state and economic efficacy, must reflect its personality through its form and through its activity in its parts and as a whole.

Land Use Plan

The Land Use Plan - 2001 has been prepared considering (i) the policies enunciated for different urban activities in the chapter (ii) requirements of additional physical and social infrastructure, transportation and work centres (iii) intensity of land use along with ring rail, (iv) restructuring land uses based on the studies for the Perspective 2001 and considering the inter-relationship of urban activities, environment and image of the city and (v) land use modifications already approved.

With the shape of things to come, to control the development, the areas have been designated as one of the 37 use zones identified in the Development Code. These 37 use zones have been broadly classified in nine categories of land uses namely Residential, Commercial, Manufacturing, Recreational, Transportation, Utility, Government, Public and Semi Public and Agriculture and Water Body. The development in these use zones would be carried out in accordance with regulations as laid down in the Development Code.

Mixed Land Use

In the situation, where in a number of residential areas, commercial activity has already intruded formulation of a balanced policy of mixed use considering its environmental impact and socio-economic need of society is of utmost public importance.

- (1) In the central old builtup areas, which actually have a tradition of mixed land use i.e. residential and non-residential activity on the same residential premises should be dealt differently than other areas.
- (2) Non-residential activity on residential premises should be permitted selectively, carefully taking into consideration its community need, provision for traffic and parking which would be generated and also the environmental impact.
- (3) In case of new developments, planned mixed residential and non-residential activity should be introduced right at the time of the preparation of the division plans layout plans. Mixed use regulations are dealt in the section on development code under Clause 10.

Special Area Plan

It is not possible to develop the old builtup area and some other areas with peculiar problems as per general use zone regulations given in the Development Code. Such areas with contiguous specific, use areas have been designated as 'Special Area'.

The development within this area shall be carried out as per regulations for this area given in the Development Code.

Zones (Divisional) Plan

1 Union Territory of Delhi is divided into 15 zones (division). The approximate area in each zone (division) is given as under :

Name of the Zone	Approximate area in ha
A. Old City	1159
B. City Extension (Karol Bagh)	2304
C. Civil Lines	3959
D. New Delhi	6855
E. Trans-Yamuna	8797
F. South Delhi-I	11958
G. West Delhi-I	11865
H. North West Delhi-I	5677
J. South Delhi-II	15178
K. West Delhi-II	12056
L. West Delhi-III	22979
M. North West Delhi-II	8213
N. North West Delhi-III	15851
O. River Yamuna	6081
P. North Delhi.	15707

A zone could be divided into sub zones by the Authority.

The zonal (divisional) plans shall detail out the policies of the Master Plan, and act as link between the layout plan and the Master Plan. The development schemes, layout plans indicating use premises shall conform to the master plan zonal (divisional) plans.

These plans for zones (division) A to H shall be published as soon as may be, after the Master Plan for Delhi (Perspective -2001) is notified within a maximum period of 3 years, and would have the same status as the Master Plan for Delhi. The zonal (divisional) plans for zone J to P shall be prepared as per the development needs. The zonal (divisional) plans of the area shall be prepared under Section 8 and processed under Section 10 and simultaneously the 11(A) of the Delhi Development Act. Already approved sub-zonal (earlier named zonal) plans, in conformity with the Master Plan shall continue to be operative. In the absence of zonal plan of any areas the development shall be in accordance with master plan.

DEVELOPMENT CODE

CLAUSE 1 TO CLAUSE 7 : DEVELOPMENT CODE

Introduction

The purpose of this code is to promote quality of life of people of Delhi by organising the most appropriate development of land in accordance with the development policies and land use proposals contained in the Plan.

It is a systematic code to decide the use activity (use) in two levels : (i) conversion of use zone into use premises (layout) ; and (ii) permission of use activities on use premises. The code differentiates between the use zone and use premises.

Enforcement of the code

To regulate development in the Union Territory of Delhi within the framework of the land use plan the following should be observed :

Clause 1.0 Titles, Extent, commencement and Purpose.

- 1(1) This code may be called the Development Code.
- 1(2) It covers the entire Union Territory of Delhi.

Clause 2.0 Definitions

In this code unless the context otherwise require :

- 2(1) Use Zone means an area for any one of the specific dominant uses of the urban functions as provided for in clause 4.0.
- 2(2) Use Premises means one of the many sub-divisions of a use zone, designated at the time of preparation of the layout plan, for a specific main use or activity and includes the use premises described in Schedule 1.
- 2(3) Layout Plan means a sub-division plan indicating configuration and sizes of all use premises.

Explanation :

Each use zone may have one or more than one layout plan depending upon the extensiveness of the area under the specific use zone and vice-versa.

- 2(4) Zonal Development Plan means a plan for one of the zones (divisions) of the Union Territory of Delhi containing detailed information regarding provision of social infrastructure, parks and open spaces and circulation system.
- 2(5) Land Use Plan means the plan indicating all the use zones as defined in clause 2(1).
- 2(6) Special Area means any area designated as such in the plan.
- 2(7) Commercial Centre include a CBD, Listt. Centre. Community Centre, Local shopping Centre and Convenience Shopping Centre and Non-hierarchy Commercial Centres.

Clause 3.0 Establishment of Use Zone and Use Premises.

3(1) The Union Territory of Delhi is divided into 37 use zones as mentioned in Clause 4.0.

3(2) Each use zone shall be further sub-divided into required number of Use Premises out of 136 use premises described in Schedule-1 with or without conditions.

3(3) Each use premises shall be permitted to have specific uses/ use activities out of the prescribed 136 uses/use activities with or without conditions.

3(4) The layout plans already approved by the Authority or any other local authority concerned in accordance with law shall be deemed to have been approved under this code.

3(5) An area in respect of which there is no approved layout plan shall be governed by the provisions of the master plan/ zonal development plan.

Sanction of Layout Plans and Building Plans

3(6) Layout plans and building plan shall be approval by the Local Bodies and Authority in their areas of juris diction.

A special high level policy making committee shall be consitituted with representatives from the Ministry of Urban Development, Delhi Development Authority, Delhi Administration, New Delhi Municipal Commiittee, Municipal Corporation of Delhi and Delhi Urban Arts Commission. This communittee shall formulate policy guidelines for the sanctioning of all layout plans, comprehensive schemes, re-development schemes, urban renewal schemes and multistoreyed buildings in all land use categories. This committee shall be empowered to call for the plans to be sanctioned by the Local Bodies and the DDA and would give its recommendations wherever necessary within a maximum period of 60 days.

The policy level committee shall be assisted by a Technical Committee with Chiet Planners, Architects of the DDA, local bodies and represnetatives of Delhi Fire Service, Civil Avjation, Town & Country Planning Organisation, Ministry of Urban Development, Traffic Police, Delhi Urban Arts Commission and Water supply and Sewage Disposal Under taking.

These committees may co-opt any member for their functioning.

Clause 4.0 Use Zones Designated

There shall be 37 use ones classified in 9 categories namely; Residential, Commercial, Manufacturing, Recreational, Transporation, Utility, Government Public and Semi-Public and Agriculture and Water Body. 37 use zones are as under :

- (a) Residential
 - 4.01 RD Residential area with density (Including villages within Laldora located in any use zone)
 - 4.02 RF Foreign Mission
- (b) Commercial
 - 4.03 CI Retail Shopping, General Business and Commerce
 - 4.04 C2 Wholesale, Warehousing, Cold Store and Oil Depot.
 - 4.05 C3 Hotel.

- (c) **Manufacturings**
 - 4.06 M1 Light and Service Industry (Including flatted group Industry).
 - 4.07 M2 Extensive Industry.
- (d) **Recreational**
 - 4.08 P1 Regional Park.
 - 4.09 P2 District Park
 - 4.10 P3 Play Ground, Stadium and Sports Complex.
 - 4.11 P4 Historical Manuments.
- (e) **Transportation**
 - 4.12 T1 Airport
 - 4.13 T2 Rail Terminal
 - 4.14 T3 Rail Circulation
 - 4.15 T4 Bus Terminal and Depot.
 - 4.16 T5 Truck Terminal.
 - 4.17 T6 Road Circulation.
- (f) **Utility**
 - 4.18 U1 Water (Treatment Plant etc.)
 - 4.19 U2 Sewarage (Treatment Plant etc)
 - 4.20 U3 Electricity (Power House, sub-station etc.)
 - 4.21 U4 Solid Waste (Sanitary land fill etc.)
 - 4.22 U5 Drain.
- (g) **Government**
 - 4.23 G1 President Esfate and Parliament House.
 - 4.24 G2 Government Office
 - 4.25 G3 Government Semi-public
- (h) **Public and Semi-public**
 - 4.26 PS1 Hospital .
 - 4.27 PS2 Education and Research (including university and specialised education institutes).
 - 4.28 PS3 Social and Cultural
 - 4.29 PS4 Police Headquarter and Police Lines.
 - 4.30 PS5 Fire Station and headquarters.
 - 4.31 PS6 Communication
 - 4.32 PS7 Cremation and Burial.
 - 4.33 PS8 Religious
- (i) **Agriculture and Water Body**
 - 4.34 A1 Plant Nursery.
 - 4.35 A2 Green Belt.
 - 4.36 A3 Rural Zone (villages as residential areas)
 - 4.37 A4 River and Water Body.

Mixed Use Zone

A use zone in the Land Use Plan could be indicated as considering of more than one use zones; in such a case the use premises/use activities permitted in both the use zone shall be applicable.

Clause 5.0 use Premises Designated

There shall be 136 use premises as designated in Schedule

1.

There shall be 136 Uses/Use Activities with similar nomenclature as that of Use Premises.

6(1) Any one of the 37 use zones may be located at one or more than one places as shown on the Land Use Plan.

6(2) The boundaries of various pockets of use zones are defined in Land Use Plan by features like roads, railway tracks, drains etc. The area of each pocket of different use zones is as indicated in the Land Use Plan.

Clause 7.0 Location and Boundaries of Use Premises.

7(1) The location and boundaries of each use premises shall be taken to be as given in the layout plan with reference to important bench mark like road, drain or other physical features.

7(2) Any change in the location boundaries and predominant use of use premises due to any reason whatsoever and duly approved shall be incorporated in the layout plan.

Clause 8(i) Sub-division of use zones into premises.

The objective of these regulations is to guide the preparation of layout plans for residential and industrial use zones. These regulations include norms for provision of facilities and circulation system. The service plans corresponding to these layout plans for provision of physical infrastructure like water supply, sewerage drainage, etc., shall conform to municipal bye-laws.

The use zone other than residential and industrial shall have intergrated plans governed by respective building control regulations.

Explanation : Intergrated plans differs from customary layout plan in the former the regulations are for the total plot and sub-divisions are done for the development purpose.

(a) RD Residential Use Zone

The sub-division of residential use zone into use premises and subsequent approval of the layout plans shall be governed by the following norms :

1. The residential area can have both the plotted and group housing developments. Indicative percent age of plots in three categories at community level shall be as under :

S.No.	Plot Size	% age of Plots	Remarks
1.	32 sqm. upto 50 sqm.	40	3% of the plots in categories 1 & 2
2.	above 50 sqm. upto 100 sqm	55	Could be for mixed uses i.e. residential
3.	above 100 upto 250 sqm.	4	commercial (local shopping level) and industry
4.	above 250	1	(Graph A, B & C)

In case of group housing the minimum size of the plot shall be 4000 sqm.

2. The provision of requisite social infrastructure shall be governed by the following norms for residential neighbourhood 15,000 population in any residential sub-division plan minimum area reserved for infrastructure shall be 9.05 sqm. per person.

S. No.	Use Premises	No. of Units	Unit Area (in ha)	Total Land Area (in ha)
(a) EDUCATION				
1.	Nursery School	6	0.08	0.48
2.	Primary School	3	0.40	1.20
3.	Senior Secondary School	2	1.60	3.20
(b) HEALTH				
4.	Nursing Home dispensary	2	0.10	0.20
(c) SHOPPING				
5.	Local Shopping including Service Centre	1 (0,10 for S. centre)	0.46	0.46
6.	Convenience Shopping	3	0.11	0.33
(d) OTHER COMMUNITY FACILITIES				
7.	Milk Booth	3	0.015	0.045
8.	Religions	3	0.04	0.12
9.	Community Room	3	0.066	0.198
10.	Community Hall & Library	1	0.20	0.198
(e) RECREATION				
11.	Tot-lot			0.75
12.	Park			4.50
13.	Play Area			2.25
(f) UTILITY				
14.	Overhead Tank (where necessary)			0.25
15.	Electric Sub-Statopm (where necessary)	2	0.046	0.092
16.	Three Wheeler Scooter & Taxi Stand	1	—	0.05

The park and play area shall be distributed in the following manner.

- (i) Tot-lot @ 0.50 sqm. per person.
 - (ii) Park @ 3 sqm. per person with one of the parks to be of the minimum size of 1.50 ha.
 - (iii) Play area @ 1.50 sqm. per person with one of the play area to be of the minimum size of 1.50 ha.
3. The planning of residential neighbourhood regarding circulation system shall be governed by the following norms :
- (i) The residential plots shall generally face an open space including pedestrian movement with a minimum width of 12 m. The plots may face a vehicular access road with 12 m right of way (r/w) where necessary. The circulation net work within the cluster shall be so devised that no residential plot is more than 65m away from the nearest point of the vehicular access road.
 - (ii) The residential plots facing the open spaces shall be accessible by 1.5m wide walk way. To achieve a proper scale and to create a feeling of enclosure, an entry to and exist from the open spaces may be reduced to 6m.
 - (iii) All other vehicles shall be restricted to specific parking lots along the vehicular access road. (Refer conditions of safety in traffic circulation in residential areas).
4. The planning of residential areas regarding traffic safety requirements shall be governed by the following norms :
- (i) Carriage way of vehicular roads shall not be less than 5 m.
 - (ii) Footpath shall not be less than 1.5 m width.
 - (iii) Minimum turning radius for road junction shall be :
 - (a) 6 m for roads for cars only (normally upto 15 m.r/w).
 - (b) 10 m for roads for bus and heavy vehicles (normally above 15 m.r/w).
 - (iv) Minimum junction spacing of residential roads upto 15 m.r/w shall be 50m and for wider roads 100 m. The cross roads shall be avoided by staggering the roads junctions.
 - (v) Maximum length of culdesac shall be 150 m and loop roads 450 m minimum turning radius at turning heads shall be 9 m and shoulder curve radius atleast.
 - (vi) Speed limited of residential roads shall not exceed 30 kilometres per hour.
 - (vii) At road junctions 15 m distance should have absolute horizontal visibility. In this area no obstruction above 0.6 m, of the grounds level shall be permitted.
5. The planning of residential neighbourhood regarding landscaping shall be governed by the following norms :
- (i) Suitable landscape plan for one neighbourhood park and on totlot shall be prepared indicating in reasonable detail, the landscape development of the parks and roadside plantation etc.
 - (iii) Detail landscape plan for one neighbourhood park and on totlot shall be prepared.

6. The low income group plotted developments with less than 50 sqm. plots shall be governed by the following norms :
- (i) Area under recreation shall be at the rate of 4.0 sqm per person (minimum).
 - (ii) The plot shall face an open space including pedestrian movement with a minimum width of 8.0 m.
 - (iii) The residential plots facing the open space shall be accessible by 1.0 m wide walk way and an entry to and exist from the open space shall be of 4.0 m width.

(b) M-1 Light and Service Industry Use Zone

The sub-division of industrial use zone into use premises and subsequent approval of layout plans for industrial estates shall be governed by the following norms :

1. The development of industrial area may have plotted development for individual industrial units. Some part of industrial estate may be used for flatted group industry. The minimum size of plot for flatted group industry shall be 2000 sqm. The different categories of plot size for plotted development to be provided in the layout plan may be as per the following table :

SI. No.	Plot sizes (sqm)	Suggestive distribution of plots
1.	30 to 50 (for shop industries)	25%
2.	100 & upto 200	45%
3.	Above 200 & upto 500	25%
4.	Above 500 & upto 100	5%

Except in already approved schemes maximum size of light industrial plot shall be 1000 sqm.

2. The provision of requisite facilities in industrial development shall be conforming to the following table for an industrial estate of 20,000 employment size. In an industrial sub-division plan minimum area reserved for provision of facilities shall be @ 2.05 sqm. per worker. the employment in industrial estate shall be worked out @ 300 workers per hectare of the gross area.

SI. No.	Use Premises	Area in ha
1.	Sub-Fire Station	0.60
2.	Police Station	1.00
3.	Industrial Area Centre (Commercial Centre) to accommodate essential facilities required for industrial estate	1.00
4.	Electric Sub-Stations (as necessary)	0.50
5.	Parking area for trucks, tempo, taxi and three wheelers etc.	1.00

3. For water polluting industries the effluent shall be treated at common treatment plant before it is discharged into regular sewers.

4. The planning of industrial estate shall conform to the following guidelines regarding circulation system.
- (i) No road within the industrial estate shall be less than 24.00m r/w.
 - (ii) Suitable landscape plans for the industrial estates shall be prepared indicating in reasonable detail, the landscape development of the parks, buffer strips and roadside plantation etc.
5. The planning of industrial estate shall conform to the following guidelines regarding land-scaping.
- (i) The industrial estate shall have minimum 12 per cent of area for landscaping in the form of parks/buffers.
 - (ii) Suitable landscape plans for the industrial estates shall be prepared indicating in reasonable detail, the landscape development of the parks, buffer strips and roadside plantation etc.
 - (iii) Detail landscape plan for some areas shall be prepared as a guide for landscape development for the total area.

(c) M-2 Extensive Industry Use Zone.

The sub-division of industrial use zone into use premises and subsequent approval of layout plan for individual industrial estates shall be governed by the following norms :

1. The development of industrial area shall have plotted development for individual industry. Some part of the industrial estate may be used for flatland group industry. The minimum size of plot for flatland group industry shall be 2000 sqm. The different categories of plot sizes for plotted development to be provided in the layout plan may be as per the following table :

SI. No.	Plot sizes (sqm)	Suggestive distribution of plots
1.	400 to 1000	80%
2.	Above 1000	20%

Except in already approved schemes, the maximum size of plot in an extensive industrial area shall be 300 sqm.

2. The minimum area reserved for provision of facilities shall be @ 2.55 sqm per worker. The employment in industrial estate shall be worked out @ 160 workers per hectare of gross area. The industrial estate of 20,000 employment size shall have following facilities :

SI. No.	Use Premises	Area in ha
	1	2
1.	Sub-Fire Station	0.6
2.	Police Station	1.0
3.	Industrial Areas Centre (Commercial Centre) to accommodate essential commercial and other facilities required for industrial estate	1.0
4.	Electrical Sub-Station (as necessary)	1.0
5.	Parking area for trucks tempo, taxi & three wheelers etc.	1.5

3. For water polluting industries, the effluent shall be treated at the common treatment plant before it is discharged into regular sewers.
4. The planning of industrial estate shall conform to the following guidelines regarding circulation system :
 - (i) No road within industrial estate shall be less than 24m r/w.
 - (ii) Service lane may not be necessary.
5. The planning of industrial estate shall conform to the following guidelines regarding landscaping :
 - (i) The industrial estate shall have minimum 8 per cent of area for landscaping in the form of parks/buffer.
 - (ii) Suitable landscape plants for the industrial estates shall be prepared indicating in reasonable detail, the landscape development of the parks, buffer strips and roadside plantation etc.
 - (iii) Detail landscape plan for some areas shall be prepared as a guide for landscape development for the total area :

SUB/CLAUSE 8(2)a PERMISSION OF USE PREMISES IN USE ZONES
(as part of approval of layout plan or as a case of special permission from the Authority).
(a) Permission of selected use Premises in Use Zones RD, C1, C2, M1, M2

SLNo.	Use Premises	Use Zones				
		RD	C1	C2	M1	M2
1	2	3	4	5	6	7
001	Residential Plot-Plotted Housing	P	NP	NP	NP	NP
002	Residential Plot-Group Housing	P	P	NP	NP	NP
004	Residential-cum-Work Plot	c				
007	Hostel	P	P	NP	NP	NP
008	Guest House Boarding House and Lodging House					
	(i) Government and semi Government Departments Public and Private Ltd. Companies for transit accommodation of their employees	P	P	P	P	NP
	(ii) All others	P	P	P	P	NP
016	Convenience Shopping	P	NA	NA	NA	NA
017	Local Shopping Centre	P	NP	NP	NP	NP
019	Wholesale Trade	NP	P	P	NP	NP
020	Storage, Godown & Warehousing					
	(i) Non-inflammable					
	(ii) Inflammable (As per regulation regarding explosive material)	NP	NP	P	P	P
021	Cold Storage and Ice Factory	NP	NP	P	P	P
022	Gas Godown	NP	NP	P	P	P
023	Major Oil Depot and 1 PG Refilling Plant (As specific use)	NP	NP	P	NP	NP
025	Commercial Office	NP	NP	P	NP	NP
028	Cinema	NP	P	P	P	P
033	Service Centre and service industry	NP	P	P	NA	NA
036	Industrial Plot-Light and Service Industry	NP	NP	NP	P	P
037	Industrial Plot-Extensive Industry	NP	NP	NP	NP	P
063	Bus Terminal	P	NP	P	*P	P
064	Bus Depot and Workshop	NP	P	NP	*P	P
072	Hospital (Upto 200 beds)	P	P	NP	NP	NP
073	Health Centre (upto 30 beds)	P	P	P*	NP	NP
074	Nursing Home	P*	P	NP	P*	NP
081	Primary School	P	NP	NP	NP	NP
082	Secondary School	P	NP	NP	NP	NP
083	Senior Secondary School	P	NP	NP	NP	NP

1	2	3	4	5	6	7
084	Intergrated School	P	NP	NP	NP	NP
085	Intergrated Residential School	P	NP	NP	NP	NP
086	College	P	NP	NP	NP	NP
088	Social Welfare Centre					
	(i) With Auditorium	NP	P	NP	NP	NP
	(ii) Without Auditoriom	P	P	NP	NP	NP
089	Auditorium	NP	P	NP	P	NP
107	Religious Premises	P	NP	NP	NP	NP

*In commercial centres only

(a) Permission of Secondary Use Premises in Use Zones RD, C1, C2, M1, M2

SI No.	Use Premises	Use Zones				
		RD	C1	C2	M1	M2
003	Residential Flat	P	P	NP	NP	NP
005	Residential Premises -Special Area	NA	NA	NA	NA	NA
006	Foreign Mission	P	P	NP	NP	NP
007	Dharamshala	P	P	NP	NP	NP
010	Baratghar	P	P	NP	NP	NP
011	Night Shelter	P	P	P	P	P
018	Weekly Market					
	(i) Existing locations if not obstructing traffic circulation tillsuch time these areas are utilised for designated use.	P	P	P	P	P
	(ii) Parking and other open spaces within commercial centres to be used for weekly markets during non-working hours only.	NP	P	NP	NP	NP
024	Junk Yard	NP	NP	P	P	P
027	Motor Garage & Workshop	NP	P	P	P	P
034	Flatted Group Industry	NP	P	P	P	P
039	Industrial Plot-Industry Specific Type	NP	NP	NP	P	NP
058	Railway Freight Godown	NP	NP	P	P	P
077	Clinical Laboratory	P	P	NP	NP	NP
078	Voluntary Health Service	P	P	NP	NP	NP
080	Nursery and Kindergarten School	P	P	NP	NP	NP
087	Vocational Training Institute	P	P	P	P	P
089	Research and Development Centre	P	P	P	P	P
090	Library	P	q	NP	NP	NP
091	Technical Training Centre	P	P	NP	NP	NP
093	Music, Dance and Drama Training Centre	P	P	NP	NP	NP
095	Motor Driving Training Centre	NP	P	NP	NP	NP
096	Children Traffic Park	P	P	NP	NP	NP
097	Museum	P	P	NP	P	NP
098	Exhibition Centre and Art Gallery	P	P	NP	P	NP
100	Open Air Theatre	P	P	NP	NP	NP
101	Community Hall	P	P	NP	NP	NP
103	Cultural and information Centre	P	P	NP	NP	NP

		RD	C1	C2	M1	M2
104	Social and Cultural Institute	P	NP	NP	NP	NP
106	Orphanage	P	NP	NP	NP	NP
108	Yoga Centre, Meditation, Soiritual and Religious Discourse Centre	P	NP	NP	NP	NP
130	Plant nursery	P	P	NP	NP	NP

P : Permitted. NP : Not Permitted. NA : Not Applicable

***Existing Temporary Cinema**

The case of continuance of existing temporary cinemas may be decided on the basis of fulfilment of the following conditions :

- (a) Maximum seating capacity - 300 seats
- (b) Minimum road r/w in front 18 m.
- (c) Parking requirements - one car space per 25 seats.
- (d) The cinema would conform to the cinematography Act.
- (e) Conversion charges (to be worked out by the Authority) shall be levied.

2060 ft/90-20

- (ii) Use premises which are Permitted in the use zones RD, C1, C2, M1 & M2

Vending Booth, Petrol Pump, Park, Play Ground, Indoor Games Hall, Swimming Pool, Recreational Club, Fair Ground, Dispensary, Clinic, Creche & Day Care Centre, Police Post, Police Station, Fire Post, Fire Station, Post Office, Posts & Telegraph Office and Telephone Exchange.

__In commercial use zones and commercial centres in Residential & Industrial use zones.

Government Office, Local Government Office, Public Undertaking Offices.

__In Commercial Use Zones and in commercial centres in residential and industrial use zones and as per mixed use policy.

Retail & Personal Service Shop, Bank, Restaurant, Cargo Booking Office, Road, Transport Booking Office, Commercial & Secretarial Training Centre.

Hotel is permitted in commercial use zone and commercial centre in industrial use zone and in other use zones where already existing and building plans are approved by the competent authority. The maximum ground coverage and FAR in such cases shall be as per the sanctioned building plans but in no case exceeding the permissible coverage and FAR of that use zone. This is further subject to the provision of parking as per norms.

- (iii) Use Premises which are not Permitted in the use zones RD, C1, C2, M1 & M2.

Outdoor Games Stadium, Indoor Games Stadium, Shooting Rang; Zoological Garden, Bird Sanctuary, Botanical Garden, Plantarium, Picnic Hut, Extractive Industry, Motel, Garden, Planetarium, Picnic Club, International Conference Centre, Courts, Sports Training Centre, Reformatory, District Battalion Office, Forensic Science Laboratory, Jail, Burial Ground, Cremation Ground, Cemetery, Electric Crema-

Crematorium. Dairy Farm, Poultry Farm, Figgery, Farm House.

(b) Permission of use Premises in the Remaining use zones

RD Foreign Mission

Foreign Mission, Housing (For the use of mission important), Guest House, Local Shopping, Bank, Recreational Club, Health Centre, Integrated Residential School. Cultural and Information Centre, Police Post, Fire Post and Posts & Telegraphs Office.

P1 Regional Park

Regional Park, Residential Flat (For watch & ward). Picnic Hut, Park, Shooting Range, Zoological Garden, Bird Sanctuary, Botanical Garden, Local Government Office (Maintenance), Open Air Theatre, Police Post, Fire Post, Orchard, Plant Nursery and Forest.

Any structure in this use zones shall be of temporary nature.

P2 District Park

District, Park, Residential Flat (For watch & ward and maintenance staff), Play Ground. Swimming Pool, Recreational Club, Children Traffic Park, Specialised Park/Ground National Memorial. Bird Sanctuary, National Garden and Zoological Garden.

P3 Play Ground, Stadium and Sports Complex

Play Ground, Outdoor Stadium, Indoor Games Stadium, Indoor Games hall, Swimming Pool, Recreational Club, Residential Club, Residential Flat (For watch & ward and maintenance staff). Boarding & Lodging House, Restaurant, Bank. Local Government Office (Maintenance), Library, Sports Training Centre, Auditorium, Police Post, Fire Post, Posts & Telegraphs Office and Health Centre (For players and concerned officials).

T5 Truck Terminal

Truck Terminal, Motor Garage, and workshop, Retail and Repair Shop Night Shelter, Boarding House, Bank, Restaurant, Road Transport Booking Office.

__C2 Government Office

Central Government Office, Local Government Office, Public undertaking Office, International Conference Hall, Courts, Government Land (Use Undetermined). Commercial Office (In commercial centres only), Retail and Repair Shop, Bank, Restaurant, Watch & Ward, Vending Booth. Indoor Games Hall. Dispensary, Library, Museum, Cultural and Information Centre, Social and Cultural Institute Auditorium. Police Post. Fire Post and Posts & Telegraphs Office.

PS1 Hospital

Hospital Health Centre (Including family welfare centre) Nursing Home, Dispensary, Clinic, Clinical Laboratory. Voluntary Health Service, Residential Flat and Residential Plot-Group Housing (For staff and employees), Hostel (For students of medical college and staff), Dharamshala, Night Shelter, Retail and Repair Shop (In commercial centres only), Bank Restaurant, Indoor Games Hall. Recreational and

like). Forensic Science Laboratory, Police Post, Fire Post and Posts & Telegraphs Office.

PS2 Education & Research

University and Specialised Educational Institute, College Nursery and Kindergarten School, Intergrated Residential School, Creche and Day Care Centre, Research and Development Centre, Library, Social Welfare Centr, Auditorium, Open Air Theatre, Health Centre, Play Ground, Outdoor Stadium, Indoor Games Stadium, Indoor Games Hall, Shooting Range, Swimming Pool, Recreational Club, Botanical Garden, Planetarium, Zoological Garden and Acquarium. Residential Plot-Group Housing (For Staff and Employees). Hostel (For Students. Guest House, Convenience Shopping Bank, Museum, Fire Post, Police Post and Post & Telegraph Office.

PS3 Social and Cultural

Social and Cultural Institute, International Conference Hall, Museum. Exhibition Centre, Art Gallery, Auditorium. Open Air Theatre, Community Hall, Cultural and Information Centre, Residential Flat (Watch & Ward Staff only). Hostel, Indoor Games Hall, REcreational Club Planetarium, Library, Police Station. Fire Station and Post & Telegraph Office.

PS4 Police headquarter and Police Lines

Police Headquarter, Police Post, Police Station, District Battalian Office, Civil Defence and Home Guard, Forensic Science Laboratory. Jail, Fire Post, Residential Plot-Plotted & Group Housing, Hostel (Staff and Employees), Guest House, Bank, Convenience Shopping, Motor Garage and Workshop, Restaurant, Play Ground, Indoor Games Stadium, Indoor Games Hall, Shooting Range, Swimming Pool, Recreational Club, Hospital, Health Centre, Dispensary, Voluntary Health Service (Like Red Cross), Nursery and Kindergarten School. Integrated Residential School Library. Five Post and Post & Telegraph Office.

PS5 Fire Station and Headquarter

Fire Station, Five Post, Residential Flat (For Staff Employees). Hostel (For Staff), Guest House, Convenience Shoping. Bank, Motor Garage and Workshop, Restaurant, Play Ground, Indoor Games Hall Swimming Pool, Recreational Club, Health Centres, Primary School, Library and Post & Telegraph Office.

PS6 Communication

Satellite and Tele-communication Centre, Transmission, Tower, Wireless Station, Telephone Exchange Radio and Television Station. Observatory and Weather Office. Fire Post. Residential Flat (For Watch & Ward).

PS (1 to 6) all facilities covered under PS (1 to 6), motor driving school, other socio-cultural and educational institutions.

A Plant Nursery

Plant Nursery, Residential Flat (For watch & ward and maintenance).

A3 Rural Zone (including A-2

Rural Centre, public & semi-public facilities (within 0.5 km of the settlement), orchard plant nursery, wireless and transmission. forest and extractive industry in zones (divisions) L. N&P. The extraction shall be to the maximum extent of 1.2 m. depth.

(b) (i) The permission of use premises in following use zones shall be governed by the specific function of the use zone.

C3-Hotel. P4-Historical Monument. T1-Airport, T2-Rail Terminal, T3-Rail Circulation, T4-Bus Terminal & Depot, T6- Road Circulation. U1-Water, U2-Sewerage, U3-Electricity, U4-Social Waster, U-5-Drain, G1-President Estate & Parliament House, G3-Government Land (Use Undertermined) PS7-Cremation and Burial Ground, PS8-Religious, A2-Green Belt and A4-River & Water Body.

(b) (ii) Park Parking, Circulation and Public Utility are permitted in all use zones.

(3) USES/USE ACTIVITIES PERMITTED IN USE PREMISES

Residential Plot (001)

Residence, mixed use activity as per the recommendations in the section, on mixed land use.

Residential Plot-Group Housing (002)

Residential Flat, Retail Shop of Confectionery Grocery & General Merchandise, Books and Stationary, Chemist, Barber, Laundry, Tailor, Vegetable Shop (On ground floor with an area upto 15 sqm each.).

Create and Day Care Centre

On ground floor with an area upto 50 sqm.

Residential Flat (003)

Residence, Professional Activity As given in Residential Plot (001).

Retail, Repair & Personnel Service Shop (012 to 014).

Retail Shop, Repair Shop, Personnel Service Shop.

Whole Trade (019)

Wholesale Shop, Godown & Storage, Commercial Offices (restricted to 25 per cent of the total floor area).

Commercial Office (025)

Commercial Office, Retail & Personal Service Shop; Restaurant; Bank; Post & Telegraph Office.

Residence -cum-work Plot (001).

Residence, Ground floor area may be used as work-space for Retail Shop. Household Industry and Personal Service Shop.

Residential Premises-Special Area (005)

As per Special Area Regulations.

Foreign Mission (006)

Foreign Mission and related facilities. Hotel , Guest House, Boarding House and Lodging House (007 & 008).

Hostel, Guest House, Boarding House and Lodging House, Watch & Ward Residence (20 sqm.). Personal Service Shops of Barber. Launderer, Soft Drink & Snack Stall (15 sqm.).

Dharamshala (009).

Dharamshala, Personal Service Shops of Barber & Launderer. Soft Drink & Snack Bar (upto 15 sqm.)

Barat Ghar (010).

Baratghar, Soft Drink & Snack Bar (up to 15 sqm.)

Night Shelter. (011)

Night Shelter

Vending Booth (015)

Vending Booth.

Convenience Shopping (016)

Retail Repair and Personal Service Shop, Restaurant, Clinic.

Local Shopping (017)

Retail Repair and Personal Service Shop, Restaurant, Office, Industry as per the Annexure III, Clinical Laboratory, Clinic & Poly Clinic, Restaurant, Soft Drink & Snack Stall Post Office and Bank Extension Counter, Nursing Homes and Guest Houses.

Weekly Market (018)

Weekly Market, Informal Retail Trade, Soft Drink and Snack Stall (All structures will be either temporary or mobile, only for one day in a week).

Storage, Godown & Warehousing (020)

Storage, Godown & Warehousing, Watch & Ward Residence (Upto 20 sqm) Wholesale Outlet, Administrative & Sales Office.

Cold Storage (021)

Cold Storage, Watch & Ward Residence (Upto 20 sqm.) Administrative Office.

Gas Godown (022)

Gas Godown, Watch & Ward Residence (Up to 20 sqm.) Care Taker Office.

Oil Depot (023)

Oil & Gas Depot, Residential Flat (Watch & Ward and maintenance staff only), Administrative Office.

Junk Yard (024)

Junk Yard, Watch & Ward Residence, Sales Office.

Bank (026)

Bank, Watch Ward Residence (Upto 20 sqn.), Commercial Office, Canteen.

Motor Garage and Workshop (027)

Motor Garage and Workshop, Retail Shop (Spare Parts). Soft Drink & Snack Stall.

Cinema. (028)

Cinema, Watch & Ward Residence (20 sqm.) Administrative Office, Soft & Snack Stall, Retail Shop & Commercial Office (Upto 20 per cent of the total floor area).

Drive-in-Cinema (029)

Drive-in-cinema, Watch & Ward Residence (20 sqm.), Administrative Office, Restaurant, Soft Drink & Snack Stall.

Petrol Pump (030)

Petrol Pump, Soft Drink & Snack Staff, Automobalic Repair Shop.

Restaurant (031)

Restaurant.

Hotel (032)

Hotel, Retail & Personal Service Shop & Commercial Office restricted to 5 per cent of total floor area.

Motel (033)

Motel

Flatted Group Industry (034)

Industries as given in classes A, B, C, D and E of Annexure III shall be permitted, provided such industries do not have excessive;

- (i) Vibrations ; of
- (ii) Solid or Liquid Wast ; of
- (iii) Movement of raw material/finished products, Watch & Ward Residence (Upto 20 sqm.)

Service Centre (035)

Retail, Repair & Personal Service Shop, Industry allowed in service, Centre as given separately, Gas Godown.

Light Industry Plot (036)

Light industrial unit as per list given in Annexure-III, Administrative Office, Sales Outlet, Residential Flat to the extent of 5 per cent of the floor space or 50 sqm. whichever is less for watch & ward and supervision.

Extensive Industry Plot (037)

Extensive Industry as per the list in Annexure III, Administrative Office, Sales Outlet, Residential Flat (for maintenance for watch & ward and supervision staff) on 5 per cent of floor space or 50 sqm. whichever is less.

Industrial Premises -Extractive Industry (038)

Extractive Industry.

Industrial Plot-Industry specific type (039)

Industry Specific Type, Administrative Office, Sales Outlet.

Park (040)

Park, Soft Drink & Snack Stall (On the part with a above 1.0 hectare area)

Play Ground (041)

Play Ground

Outdoor Stadium, Indoor Stadium and Shooting Range (042m 043, & 044)

Stadium, Local Government Office (Maintenance). Watch & Ward Residence (Upto 20 sqm.), Residential Flat (For maintenance staff). Retail Shop, Restaurant.

Indoor Games Hall (045)

Indoor Games Hall, Soft Drink & Snack Stall.

Swimming Pool (045)

Swimming Pool, Watch & Ward and Maintenance Staff Residence, Restaurant.

Recreational Club (047)

Recreational Club, Watch & Ward Residence (Upto 20 sqm.), Residential Flat (For maintenance staff). Swimming Pool, Indoor and Outdoor Games Facilities.

Historical Monument (048)

Historical Monument.

National Memorial (049)

Tomb, Samadhi and other Memorial, Watch & Ward Residence (Upto 20 sqm.), Soft Drink &

Snack Stall, Book and Picture Card Shop.

Zoological Garden, Bird Sanctuary and Botanical Garden (050, 051 & 052)

Zoological and Botanical Garden, Bird Sanctuary, Watch & Ward Residence (Upto 20 sqm.), Residential Flat For maintenance staff). Retail Shop, Restaurant.

Specialised Park/Ground (053)

Public Meeting Ground, Public Address Podium, Soft Drink & Snack Staff.

Planetarium (054)

Planetarium, Watch & Ward Residence (Upto 20 sqm.) Cafeteria.

Picnic Hut (055)

Picnic Hut.

Flying Club (056)

Flying Club and activities provided in 047.

Cargo and Booking Office (057)

Cargo and Booking Office, Watch & Ward Residence (Upto 20 sqm.)

Railway Freight Godown (058)

Railway Freight Godown, Care Taker Office, Watch & Ward Residence (Upto 20 sqm.)

Railway Booking Office and Road Transport Booking Office (059 & 060)

Railway and Road Transport Booking Office, Storage.

Parking (061)

Parking.

Taxi & Three Stand.

Bus Terminal (063)

Bus terminal, Soft Drink & Snack Stall, Administrative Office, Other Offices.

Bus Depot (064)

Bus Depot, Workshop, Watch & Ward Residence (Upto 20 sqm.), Soft Drink & Snack Stall, Administrative Office.

Public Utility Premises (065)

Overhead Tank, Sewerage Pumping Station, Public Toilet & Urinal, Electric Sub-Station, Dhalla and Dustbin, Dhobighat.

Central Government, Local Government & Public Undertaking Office, Watch & Ward Residence (Upto 20 sqm.), Retail Shop of Chemist, Book and Stationery, Consumer Store (Upto 15 sqm. each on ground floor), Canteen Bank Extension Counter, Post Office Extension Counter.

Courts (070)

Courts, Watch & Ward Residence (Upto 20 sqm.) Canteen, Retail Shop of Chemist and Stationery (Upto 15 sqm. each) Library, Administrative Office, Bank; Post & Telegraph Office, Police Post, Lawyer's Chamber.

Government Land (071)

(Use Undetermined)

Use Undetermined.

Hospital (072)

Hospital, Residential Flat (Employees and services personal), Institutional Hostel, Medical College, Retail Shop (Confectionery, grocery & general merchandise, books and stationery, chemist, barber, launderer; vegetable)

Health Centre and Nursing Home (073 & 074)

Health Centre, Nursing Home, Watch & Ward Residence (Upto 20 sqm. each), chemist Shop (Upto 15 sqm. each).

Dispensary (075)

Dispensary, Soft Drink & Snack Stall.

Clinic (076)

Clinic.

Clinical Laboratory (077)

Clinical Laboratory, Soft Drink & Snack Stall.

Voluntary Health Service (078)

Voluntary Health Service, Watch & Ward Residence (Upto 20 sqm.) Administrative Office, Dispensary, Canteen.

Creche and Day Care Centre (079)

Creche and Day Care Centre, Watch & Ward Residence (Upto 20 sqm)

Nursery and Kindergarten School (080)

Nursery and Kindergarten School, Watch & Ward Residence (Upto 20 sqm.)

Primary School (081)

Primary School, Watch & Ward Residence (Upto 20 sqm.) Books and Stationery Shop (Upto 15 sqm.), Soft Drink and Snack Stall.

Secondary, Senior Secondary and Integrated School (082., 083 & 084)

Secondary, Senior Secondary and Intergrated School, Watch & Ward Residence (Upto 20 sqm). Book and Stationery and Chemist Shop (Upto 15 sqm.), Soft Drink & Snack Stall, Canteen, Bank Extension Counter, Auditorium; Indoor Games Hall, Swimming Pool, Post Office Counter Facility.

Integrated Residential School and College (Including Professional College) (085 & 086)

School and College, Residential Flat (For maintenance staff), Institutional Hostel, Retail Shops of area 15 sqm. each Confectionery, grocery & general merchandise, (books & stationery, Chemist, barber, launderer; vegetable); Canteen, Bank Extension Counter, Auditorium, Indoor games Hall, Swimming Pool.

Play Ground Post Office Counter Facility

Vocational Training Institute (087)

Vocational Training Centre. Watch & Ward Residence (Upto 20 sqm). Hotel (Only in case of Government Centres), Books & Stationery Shop (Upto 15 sqm.) Canteen Library .

Social Welfare Centre (088)

Social Welfare Centre, Watch & Ward Residence (Upto 20 sqm.), Canteen Exhibition-cum-Sale Counter.

Research and Development Centre (089)

Research and Development Centre, Watch & Ward Residence (Upto 20 sqm.). Residential flat (for maintenance staff). Hostel Canteen Bank Extension Counter : Library Post Office Country Facility.

Library (090)

Library Watch & Ward Residence (Upto 20 sqm.), Canteen Exhibition and Art Gallery, Auditorium.

Technical Training Centre (091)

Technical Training Centre, Residential Flat (For maintenance staff), Books & Stationery and Chemist Shops (Upto 15 sqm. each). Canteen, Bank Extension Counter, Auditorium, Post Office Counter Facility.

Commercial and Secretarial Training Centre (092)

Commercial and Secretarial Training Centre, Watch & Ward Residence (Upto 20 sqm.), Canteen

Music, Dance and Drama Training Centre (093)

Music, Dance and Drama Training Centre, Watch & Ward Residence (Upto 20 sqm.), Canteen, Auditorium.

Sports Training Centre (094)

Sports Training Centre, Residential Flat (For maintenance staff), Retail Shop (Confectionery, grocery & general merchandise), Hostel, Bank; Post Office; Canteen; Indoor and Outdoor Stadium, Swimming Pool; Play Ground.

Motor Driving Training Centre (095)

Motor Driving Training Centre, Watch & Ward Residence (Upto 20 sqm), Soft Drink & Snack Stall.

Children Traffic Park (096)

Children Traffic Park, Watch & Ward Residence (Upto 20 sqm.), Soft Drink & Snack Stall, Museum, Auditorium.

Museum; Exhibition Centre and Art Gallery, Auditorium and Open Air Theatre (097, 098, 099, & 100) Museum; Exhibition Centre and Art Gallery, Auditorium and Open Air Theatre Watch & Ward Residence (Upto 20 sqm.), Canteen.

Community Hall (101)

Community Hall, Watch & Ward Residence (Upto 20 sqm.), Soft Drink & Snack Stall.

Fair Ground (102)

Fair Ground, Residential Flat (For maintenance staff). Exhibition Centre (Temporary in nature), Restaurant, Soft Drink & Snack Stall, Post Office, Fire Post, Bank Extension Counter Facility, Post Office Counter Facility.

Cultural and Information Centre (103)

Cultural and Information, Watch & Ward Residence (Upto 20 sqm.), Hostel, Canteen, Bank Extension Counter Facility; Auditorium (Upto 500 seating capacity). Liberty, Exhibition and ART Gallery.

Social and Cultural Institute (104)

Social and Cultural Institute, Watch & Ward Residence (Upto 20 sqm.), Soft Drink & Snack Stall, Restaurant, Canteen; Bank Extension Counter Facility, Auditorium, Library Music: Dance and Drama Training Centre, Museum, Exhibition Centre and Art Gallery.

Reformatory and Orphanage (105 & 106)

Reformatory and Orphanage, Residential Flat (For maintenance staff). Hostel, Personnel Service Shop (Upto 15 sqm.)

Religious Premises/Building (107)

(i) Temple, (ii) Mosque, (iii) Church, (iv) Gurudwara, (v) Synagogue, (vi) Ashram, (vii) Bathing Ghat, (viii) Gaushala, (ix) Dargah & (x) Charitable Dispensary & Library.

Yoga Centre, Meditation, Spiritual and Religious Discourse Centre (108)

Yoga Centre, Meditation, Spiritual and Religious Discourse Centre. Watch & Ward Residence (Upto 20 sqm) Hostel, Soft Drink & Snack Stall.

Police Post (109)

Police Post, essential staff housing.

Police Station (110)

Public Station, essential staff housing

District Police Office and Civil Defence & Home Guard (111 & 112).

District Police Office and Civil Defence & Home Guard. Residential Flat (For maintenance staff). Hostel, Play Ground.

Forensic Science Laboratory (113)

Forensic Science Laboratory.

Jail (114)

Jail

Fire Post (115)

Fire Post

Fire Station (116) :

Five Station, Residential Flat (For maintenance staff). Hostel (For employees), Service Work shop.

Post Office, Post & Telegraph Office and General Post Office (117, 118 & 119).

Post Office, Post & Telegraph Office and General Post Office, Watch & Ward Residence (Upto 20 sqm.), Canteen.

Telephone Exchange (120) :

Telephone Exchange, Watch & Ward Residence (Upto 20 sqm), Canteen.

Radio and Television Station (121)

Radio and Television Station, Watch & Ward Residence (Upto 20 sqm.), Hostel, Canteen, Library.

Transmission Tower (122)

Transmission Tower, Watch & Ward Residence (Upto 20 sqm.)

Satellite and Tele-communication Centre and Observatory & Weather Office (123 & 124)

Satellite and Tele-communication Centre and Observatory & Weather Office, Residential Flat (For maintenance Staff), Canteen, Research Laboratory.

Burial Ground, Cremation Ground, Cemetery and Electric Crematorium (125, 126, 127 & 128).

Burial Ground, Cremation Ground, Cemetery and Electric crematorium, Retail Shops of Wood, Flowers and related materials, Watch & Ward Residence (Upto 20 sqm).

Orchard (129) :

Orchard, Watch & Ward and Maintenance Staff Residence (Upto 20 sqm).

Nurcery (130) :

Nurcery, Watch & Ward Residence (Upto 20 sqm.)

All Structures shall be temporary in nature.

Forest (131) :

Forest

Dairy Farm (132) :

Dairy Farm, Watch & Ward Residence (Upto 20 sqm.)

All Students shall be temporary in nature.

Piggery (134)

Piggery Shed, Watch & Ward Residence (Upto 20 sqm.)

All structures shall be temporary in nature.

Farm House (135)

Farm House, Watch & Ward Residence (Upto 20 sqm.)

Rural Centre (136)

Rural Centre, Retail Shop, Repair Shop, Personal Service Shop, Weekly Market, Bank, Commercial Office, Cinema, Restaurant, Local Government Office, Dispensary, Clinic Clinical Laboratory, Hospital, Senior Secondary School, Library, Community Hall, Police Post, Fire Post, Post Office.

Notes :

- (i) Park, Parking, Public Conveniences, Public Utility are permitted in all premise wherever needed.
- (ii) In case of clubbing of premises uses of all the premises clubbed are allowed.
- (iii) A structure which can be shifted from one place to another or removed as the case may be shall be considered as temporary structure.

8(4) CONTROL, FOR BUILDING/BUILDINGS WITHIN USE PREMISES :

The objective of these regulations is to provide control for building/buildings within use premises excluding the internal arrangement which is covered and controlled by building bye-laws.

General Notes

- (1) The premises for which building regulations have not been given shall be examined by the Authority on the basis of actual requirements and other relevant factors.
- (2) A landscape plan shall be prepared in case of all the premises.
- (3) The mezzanine floor wherever provided shall be considered as a part of the total FAR.
- (4) Whether the building regulations are given as per different categories of plots the area covered and the floor areas need in no case be less than the permissible covered area and floor area, respectively, for the largest size of plot in the lower category.
- (5) Besides the normal drawings which are submitted for the sanction of any building a proper landscape plan, a circulation plan indicating vehicular and pedestrian movement and parking and an urban design scheme where necessary shall be submitted for sanction by the Competent Authority

Minimum Setbacks

The provision of minimum setbacks for different sizes of plots for all categories of plots shall be as per the following table unless otherwise prescribed.

SI No.	Plot Size (in sqm)	Min Setbacks			
		Front	Rear	Side	Side
1.	Upto 60	0	0	0	0
2.	Above 60 & upto 150	3	0	0	0
3.	Above 150 & upto 300	3	3	0	0
4.	Above 300 & upto 500	3	3	3	0
5.	Above 500 & upto 1000	6	3	3	3
6.	Above 1000 & upto 2000	9	3	3	3
7.	Above 2000 & upto 4000	9	6	6	6
8.	Above 4000 & upto 10,000	15	6	6	6
9.	Above 10,000	15	9	9	9

- (i) In case the permissible coverage is not achieved with setbacks the setbacks of the preceding category may be allowed.
- (ii) In case of residential plots upto 150 sqm. rear setbacks shall be 2m X 2m at corner, the open courts of the plots in rear and side to be adjacent.
- (iii) These provisions of setbacks are subject to requirements of height and ventilation as per building bye-laws.
- (iv) In case a layout is sanctioned with more than the minimum prescribed setbacks, the same shall be followed in the sanction of the building plans.
- (v) The authority could relax setbacks in special circumstances.

Parking Standard

Parking space shall be provided for different types of development as per norms given in the following table. The standards given are in equivalent car space (ecs) and it includes parking for all types of vehicles i.e. cars, scooters, cycles and also light and heavy commercial vehicles in-case of wholesale markets and industrial areas etc.

SI. No.	Use/Use Premises	Equivalent Car Spaces (ECS) per 100 sqm. of floor area
A.	(i) Commercial plotted development (ii) Metropolitan City Centre i.e. Cannaught Place & its extension (iii) Asaf Ali Road (iv) Press Area (v) Non-Hierachial Commercial Centres	2.00 ECS
B.	(i) District Centres (ii) Hotel (iii) Cinema	1.67 ECS
C.	(i) Residential Group Housing	1.33 ECS

- (ii) Plotted Housing (Plots above 200 sqm.)
- (iii) Community Centre
- (iv) Local Shopping Centre
- (v) Convenience Shopping Centre
- (vi) Narsing Home, Hospitals (Other than Government)
- (vii) Govt. Office
- (viii) Social & Cultural Institutions
- (ix) Mixed Use

D.	(i) College & University	1.00 ECS
	(ii) Light & Service Industry	
	(iii) Flatted Group Industry	
	(iv) Extensive Industry	
E.	(i) Government Hospitals	067 ECS
F.	(i) Wholesale Trade	2.50 ECS
	(ii) Freight Complex	(including parking for loading and unloading)

Note :

1. For the use/premises for which the parking standards have not been prescribed, the same shall be prescribed by the Authority depending on the merits and requirements of the individual case.
2. For the provision of car parking spaces, the space standards shall be as under :
 - (i) For open parking 23.0 sqm. per equivalent car space.
 - (ii) For grand floor covered parking 28.0 sqm. per equivalent car space.
 - (iii) For basement 32.0 sqm. per equivalent car space.
3. In the use premises, parking on the above standards shall be provided on the Ground Floor or in the basement (where the provision exists). In case or organised centres like District Centre and Community Centre to meet with the above demand of parking, additional underground space (besides the basement) may be provided below the piazzas or pedestrian open spaces but within the setback lines.

SI. No.	Area of the Plot (sqm.)	Max. ground Coverage (Percentage)	FAR.	No.of dwell-units	Maximum height in metre
1	2	3	4	5	6
1.	Below 50	75	150	1	8
2.	50 to 100	66	180	2	11
3.	Above 100 to 250	60	160	3	11
4.	Above 250 to 500	50	140	3(4)	11
5.	Above 500 to 1000	40	100	5(7)	11
6.	Above 1000 to 1500	33.33	83	5(7)	11
7.	Above 1500 to 2250	33.33	83	7(10)	11
8.	Above 2250 to 3000	33.33	83	9(13)	11
9.	Above 3000 to 3750	33.33	83	11(16)	11
10.	Above 3750	33.33	83	13(19)	11

- (i) Minimum size of the residential plot shall be 32 sqm. however in case of Government sponsored economically weaker section schemes, size could be reduced further.

The permissible maximum covered area on ground floor and FAR shall in no case of less than the permissible covered area and FAR for the largest size plot in the lower category

- (ii) In case of residential plots above 250 sqm facing 24 m and above road, and where already 3 storeys and a barasati was permitted, (as per density calculated in the sanctioned layout) ; (a) the FAR shall be increased by the maximum ground floor coverage (b) maximum height shall be 14 m and (c) the number of dwelling shall be as given in the brackets.

- (iii) The mazzaine if constructed shall be counted in the FAR.

- (iv) The basement in case of plotted development shall be under the ground floor and maximum to the extent of ground floor coverage subject to the condition that minimum of 2 m distance shall be kept from the adjoining plot.

- (v) For plots above 250 sqm and upto 500 sqm maximum of 3 servant quarters and for plots above 500 sqm maximum of 6 servant quarters shall be permitted

- (vi) Each servant quarter shall comprise of one habitable room of area not less than 11 sqm floor area, exclusive of cooking verandah, bath room and lavatory. If maximum size of servant quarters shall be 20 sqm.

- (vii) For plots above 250 sqm parking provision shall be provided @ 1.33 car space per 100 sqm of permissible built floor area. The covered parking area shall be included in FAR except when it is provided in the basement.

- (viii) For the purpose of density calculations the dwelling in it shall be considered to accommodate 4.8 persons and the servant quarters to accommodate 2.4 person.

Residential Plot Group Housing (002)

Minimum size of plot	4000 (sqm)
Maximum ground coverage	33.33%
Maximum floor area ratio	133
Maximum height	26m
Other Controls:	

- (i) The net housing density permissible shall be 140 DUs per ha with 15 per cent variation on either side. This should be indicated in the zonal plan/layout plan taking into consideration the gross residential density prescribed for the area. At the premises level the maximum variation of net density shall be 5 per cent.

In case of Bungalow area (part Division D) and Civil Lines Area (Part Division C) the net housing density in group housing pockets shall be prescribed on the basis of detailed schemes.

- (ii) Minimum street in front - 20 m

- (iii) Basement shall be allowed under the ground floor to the maximum extent of ground coverage for provision of parking and services and shall be excluded from FAR. The basement shall be flush with the ground in case of stiles and upto plinth level when without stilts.

Foreign Mission (006)

Maximum ground coverage	25%
Maximum floor area ratio	75
Maximum height	14m

Other Controls :

Basement below the ground floor and to the maximum extent of ground coverage shall be allowed and if used for parking and services should not be counted is FAR.

HOSTEL (007)

Maximum ground coverage	33.33%
Maximum floor area ratio	100
Maximum height	26m

Other Controls.

- (i) Minimum R/W in front -20m.
- (ii) Basement below the ground floor and to the maximum extent of ground coverage shall be allowed and if used for parking and services should not be counted in FAR.

Guest House, Boarding House & Lodging House (008)

Maximum plot size	500sqm.
Maximum ground coverage	33.33%
Maximum height	14m

Other Controls :

Minimum r/w in front	24m.
----------------------	------

Dharamshalal Baratghar and night shelter (009, 010, 011)

Plot size	800 sqm.
Maximum ground coverage	33.33%
Maximum floor area ratio	775
Maximum height	14m

Other Controls.

(i) Minimum r/w in front	__16m
--------------------------	-------

- (ii) Basement below the ground and to the maximum estent of ground coverage shall be allowed and if used for parking and services should not be counted in FAR.

Coveenience Shopping (016)

Maximum ground coverage	40%
Maximum floor area ratio	60
Maximum height	8m

Local Shopping Centre (017)

Maximum ground coverage	30%
Maximum floor area ratio	100
Maximum height	14m

Other Controls

Basement below the ground floor and to the maximum extent of ground coverage shall be allowed if used for parking and services should not be counted in FAR

Community Centre

Maximum ground coverage	25%
Maximum floor area ratio	100
Maximum height	26m

Other Controls

- (i) Socio-cultural activities at community level in urban extension (refer hierarchy table) should be intergrated with the community centre. Wherever possible in case of DUA-81 about 25% of the community centre area should be utilised for socio cultural facilities
- (ii) Basement below the ground floor and to the maximum extent of ground coverage shall be allowed and if used for parking and services should be counted in FAR.

District Centre

Maximum ground coverage	25%
Maximum floor area ratio	125
Maximum height	37m

Design Guidelines

- (i) The District Centre has the following components :
 - Retail Shopping
 - Commercial Offices
 - Service Centre
 - Facilities
 - Cultural Complex
 - Hotel
 - Landscape Component
 - Wholesale (Where provided)

In certain situations it may be possible to prepare an integrated plan for all of above component in other cases because of factors like the time required between the tain design requirements such solution may not be possible. The components like facilities, hotel and wholesale may be required to be demarcated separately for development, Possibly the other group i.e. retail. office, cultural complex and residential could be more easily intergrated in the same building space or area through landscape and circulation. Thus it would be desirable to leave it to the designer to prapare an intergrated plan for all or some of the

components.

The district park area adjoining to the district centre proposed in the master plan division plan should be properly intergrated with the district centre. The area provided for landscape as part of the district centre should weave through the entire district centre to create a pleasant environment.

A district centre should be accessible from the surrounding residential areas through the pedestrian approach or by subways etc.

Sub Central Business District

Same regulations as for the district centre.

CRN ALL BUSSINESS DISTRICT

COMMERCIAL PLOT RETAIN AND COMMERCE

(a) Metropolitan city centre i.e. Connaught Place and its extension.

Maximum ground coverage	25%
Maximum floor area ratio	150
Maximum height	37m

Other Controls :

- (i) The size of the plot shall be as in the layout of commercial area and any sub division of the plot in Connaught Place and its extension should not be permitted.
- (ii) The setbacks shall be in accordance with the comprehensive scheme of the area.
- (iii)
 - (a) The basement shall be below the ground floor to the maximum extent of ground coverage and if used for parking and services, shall not be counted in FAR.
 - (b) No basement shall be permitted in the middle circle of Connaught Place. The building shall be on stilts and the Ground floor; shall be utilised only of parking and should not be counted in FAR.
- (iv) In case of Cannought Place, the existing height shall be maintained and FAR could be achieved by in creasing proportionate ground coverage.

COMMERCIAL COMPLEX AT FIRE BRIGADE LANE AND JANPATH LANE

The areas shall be developed on following building control regulations :

Maximum ground coverage	25%
Maximum floor area ratio	150
Maximum height	37m

(Ground coverage and FAR shall be calculated on the area of presently available plots).

Other Controls :

- (i) The area shall be developed on the basis of a comprehensive scheme.

- (ii) Basement below the ground floor and to the maximum extent of ground coverage shall be allowed and if used for parking and services should not be counted in FAR.

(b) ASAF ALI ROAD

The area shown as commercial strip in Delhi Gate Ajmeri Gate scheme shall have following building control regulations.

Maximum ground coverage	80%
Maximum floor area ratio	200
Maximum height	20m
Setbacks	Nil

Other Controls :

In case of rebuilding the building shall be on stilts and parking shall be provided on the ground floor.

NON HIERARCHY COMMERCIAL CENTRES

(a) I.N.A. MARKET

The single storeyed municipal market at I.N.A. shall be retained. The other shops around the main municipal market may be reorganised in the adjoining land with the following regulations.

Maximum ground coverage	00%
Maximum floor area ratio	100
Maximum height	14m

2060 GI/90 - 21.

A comprehensive scheme for this area shall be prepared.

(c) SAROJANI NAGAR MARKET

This market shall be retained as existing. No additions and alterations shall be permitted and the unauthorised encroachments shall be removed.

(d) STATE EMPORIA ON BABA KHARAK SINGH MARG

This complex as already developed appears to be disjointed. Single storeyed shopping arcade connections should be provided.

(e) PALIKA BAZAR - CANNAUGHT PLACE

This is an underground shopping centre. There shall be no extension of the basement. No super structure shall be created in the park on top of the market.

(f) SEN NURSING HOME - BAHADUR SHAH ZAFAR MARG

The extent of ground coverage and FAR as existing shall be retained.

In case of rebuilding the following building control regulations shall apply :

Maximum ground coverage	25%
Maximum floor area ratio	150
Maximum height	26m

Basement below the ground floor and to the max.. extent of ground coverage shall be allowed and if used for parking and services should be counted in FAR.

(g) KAMLA MARKET

This market is to be relocated.

(h) MODERN SHOPPING CENTRE - SIRI FORT

Maximum ground coverage	25%
Maximum floor area ratio	75
Maximum height	14m

Other Controls :

- (i) Since this is intended to be a modern shopping centre of international standards, the interior may have play of levels, however, generally the number of storey shall be restricted to two.
- (ii) Two basements below the ground floor to the maximum extent of ground floor shall be permitted one for shopping activity to be counted in FAR and another for parking and services like air-conditioning, generators, etc. not be counted in FAR.
- (iii) 50 per cent of the open space shall be landscaped and should be intergratd in a suitable form with interiors and terraces.

(i) COMMERCIAL CENTRE ADJOINING METROPOLITAN PASSENGER TERMINAL, OKHLA

Maximum ground coverage	25%
Maximum floor area ratio	100
Maximum height	26m

Other Controls

- (i) Hotel and Cinema shall be provided in the commercial centre.
- (ii) basement below the ground floor and to the maximum extent of ground coverage shall be allowed and if used for parking and services should not be counted in FAR.

(i) COMMERCIAL CENTRE - LAXMI BAI NAGAR

Maximum ground coverage	25%
Maximum floor area ratio	100
Maximum height	14m

Other Controls :

- (i) The commercial centres shall mainly have commercial office and ancillary shopping activity.
- (ii) Maximum number of storeys allowed - Four Basement below the ground floor and to the maximum extent of ground coverage shall be allowed and if used for parking and services should not be counted in FAR.

(j) COMMERCIAL CENTRE - COPERNICUS MARG :

Maximum ground coverage	25%
Maximum floor area ratio	50
Maximum height	14m

Basement below the ground floor and to the maximum extent of ground coverage shall be allowed and if used for parking and services should not be counted in FAR.

(k) COMMERCIAL CENTRE - NEHRU NAGAR (NEAR RING RAIL)

Maximum ground coverage	25%
Maximum floor area ratio	125
Maximum height	26m

Other Controls :

The commercial centre shall have commercial offices and ancillary shopping activity.

(l) PRESS AREA - BAHADUR SHAH ZAFAR MARG :

The area on the eastern side of Bahadur Shah Zafar Marg where newspaper press and offices are located shall be under Use Zone -CI i.e. General Business and Commerce and shall have the following building control regulations :

Maximum ground coverage	80%
Maximum floor area ratio	200
Maximum height	20m
Setbacks	Nil

Other Controls :

In case of rebuilding the building shall be on stills and parking shall be provided on the ground floor.

Besides the above mentioned commercial centres, because of any special reasons, the Authority may declare any of the commercial centres or part thereof as non hierarchy commercial centre and prescribe such regulations as shall suit the function and the environment.

WHOLESALE TRADE/ WAREHOUSING (019 and 020)**(Intergrated development)**

Maximum ground coverage	20%
Maximum floor area ratio	60
Maximum height	14m

Other Controls :

Basement below the ground floor and to the maximum extent of ground coverage shall be allowed and if used for parking and services should not be counted in FAR.

PETROL PUMPS (030)

The following regulations are recommended for locating the petrol pumps cum service stations.

- (i) Minimum distance from the road intersactions.
 - (a) For minor roads having less than 30 mts. R/W - 50m.
 - (b) for major roads having R/W of 30 m or more 100 m.
- (ii) The minimum distance of the property line of petrol pump from the centre line of the roads should not be less than 15 metres on roads having less than in R/W. In case of roads having 30 m or more R/W the R/W of the road should be protected.
- (iii) Plot Size :--
 - (a) Only filling station 30 m X 17 m
 - (b) Filling-cum-service station minimum size 36 m X 30 m and maximum 45 m X 33 m.
 - (c) Frontage of the plot should not be less than 30 m.
 - (d) Longer side fo the plot should be the frontage.
- (iv) New petrol pump shall not be located on the road R/W less than 30 m.

HOTEL (032)

Maximum ground coverage	30%
Maximum floor area ratio	150
Maximum height	20m

Other Controls :

- (i) 5% of the F.A.R. can be used for the commercial space related to hotel function.
- (ii) Basement below the ground floor and to the maximum extnet of ground coverage shall be allowed and if used for parking and services should not be counted in FAR.

Flatted Group Industry (034)

Minimum plot size	2000 sqm
Maximum ground coverage	30
Maximum floor area ratio	120
Maximum height	14m

Other Controls :

Basement below the ground floor and to the maximum extent of ground coverage shall be allowed and if used for parking and services should not be counted in FAR.

SERVICE CENTRE (035)

Maximum ground coverage	25%
Maximum floor area ratio	75
Maximum height	14m

Other Contrtols :

Basement below the ground floor and to the maximum extent of ground coverage shall be allowed and if used for parking and services should not be counted in FAR.

INDUSTRIAL PLOT LIGHT AND SERVICE INDUSTRY (036)

Minimum plot size		100 Sqm.		
SI. No,	Plot size sqm	Max. ground coverage	Max FAR	Max height
1.	100 to 400	60%	125	9
2.	Above 400 and upto 4000	50%	125	9
3.	Above 4,000 and upto 12,000	45%	125	9
4.	Above 12,000	40%	100	9

Other Controls :

- (i) Maximum floors allowed shall be basement, ground floor and first floor, Basement should be below ground floor and to the maximum extent of ground coverage shall be counted in FAR.
- (ii) Mezzanine shall not be allowed where already constructed shall be included in the FAR. In case of Motia Khan Dump Scheme the following norms shall apply :
 - (a) The maximum ground coverage shall be 75% (60% in case the building is completely re constructed) maximum FAR 150 and maximum height 11 m.
 - (b) Ground floor shall be allowed for light/service industry and retail other. First floor shall be allowed for residence/ office and second floor, if any, shall be allowed only for residence.
 - (c) Mezzanine shall not be allowed.
 - (d) Basement to the maximum extent of ground coverage shall be allowed and shall be counted in FAR.
 - (e) Parking shall be developed in the prescribed standards at the cost of the beneficiaries.

INDUSTRY WORKSHOP

Maximum plot size	30 sqm
Maximum plot size	50 sqm
Maximum ground coverage	100%
Maximum floor area ratio	200

Other Controls :

Basement and mezzanine are not allowed.

SI. No,	Plot size sqm	Max. ground coverage	Max FAR	Max height (inm)
1.	400 to 4,000	50%	100	6
2.	Above 4,000 and upto 12,000	45%	90	6
3.	Above 12,000 and upto 28,000	40%	80	6
4.	Above 28,000	30%	60	6

Other Controls :

(i) Single storey building with basement is allowed. Basement shall be below the ground floor and the maximum extent of ground coverage and shall be counted in FAR.

(ii) Mezzanine floor shall not be allowed :

BUS TERMINAL (063)

Maximum coverage on different floors :

Ground Floor 3% (for passengers facilities)

1st. Floor 3% (for facilities)

2nd. Floor 10% (for terminal offices)

Maximum floor area permissible shall be 500 sqm.

Maximum height 14 m.

Other Controls :

(i) The space on 1st. and 2nd. floors shall be essentially used for public services like Post and Telegraph Office, Police Post and other essential services.

(ii) Bus queue shelters are not to be included in the coverage and FAR.

GOVT. OFFICES INTEGRATED OFFICE COMPLEX (066, 067, 068 and 070)

Maximum ground coverage 25%

Maximum floor area ratio 150

Maximum height 26m

Other Controls :

(i) The intergrated office complex shall include Central Government Office, Local Government Office, Public Undertaking Office and Courts.

(ii) Basement below the ground floor and to the maximum extent of ground coverage shall be allowed and if used for parking and services shall not be counted in FAR.

HOSPITAL (072)

Minimum Plot size	6000 sqm
Maximum ground coverage	25%
Maximum floor area ratio	100
Maximum height	26m

Other Controls :

- (i) Area to be used for housing of essential staff is indicated in the norms for health facilities in such an area the regulations of group housing shall apply.
- (ii) Basement below the ground floor and to the maximum extent of ground coverage shall be allowed and if used for parking and services should not be counted in FAR.

HEALTH CENTRE NURSING HOME (073 & 074)

Maximum ground coverage	33.33%
Maximum floor area ratio	66.66
Maximum height	11m

NURSERY SCHOOL (080)

Maximum ground coverage	33.33%
Maximum floor area ratio	66.66%
Maximum height	11m

PRIMARY SCHOOL (081)

Maximum ground coverage	33%
Maximum floor area ratio	100
Maximum height	14m

Note :

School for the handicapped shall have the same norms as the primary school.

SECONDARY SCHOOL /SENIOR SECONDARY SCHOOL/INTERGRATED SCHOOL/ INTERGRATED RESIDENTIAL SCHOOL (082, 083, 084 AND 085)

Maximum ground coverage	30%
Maximum floor area ratio	120
Maximum height	14m

COLLEGE (036)

Maximum ground coverage	25%
Maximum floor area ratio	100
Maximum height	14m

Note :

In case of premises 081 to 086 the total area of the plot shall be divided in (i) school/college building area (ii) play field area (iii) parking area (iv) residential and hostel area in the proportion of the areas as given for such premises in the section on social infrastructure. The maximum ground coverage and FAR shall be calculated only on the areas meant for building activities, i.e., (i) and (iv).

EDUCATION AND RESEARCH CENTRES (LARGED CAMPUR, i.e, ABOVE & HA.).

Large campuses of Universities, Medical and Engineering Colleges and other education and research institutes shall be covered under these regulations. The campus will be divided into three parts and the regulations shall apply, given as follows :

(a) Academic including administration (45% of the total land area)

Maximum ground coverage	20%
Maximum floor area ratio	80

Basement below the ground floor and to the max. extent of ground coverage shall be allowed and if used for parking and services should not be counted in FAR.

(b) Residential 25% of the total land area.

This will be developed at a density of 400 pph. Gross. The land shall be reserved for residential @ 9.2 sqm. Per person. Sub-division regulations as given for group housing shall apply.

(c) Sports and Cultural activities (15% of the total land area); suitable land scape plan to be prepared for this area.

AUDITORIUM/COMMUNITY HALL (099 AND 101)

Maximum ground coverage	35%
Maximum floor area ratio	100
Maximum height	14m

(i) Basement below ground floor and to the maximum extent of ground shall be allowed and if used for parking and services should not be counted in FAR.

RELIGIOUS PREMISES (107)

Maximum ground coverage	33.33%
Maximum floor area ratio	66.66
Maximum height	8m

(excluding minerattes, shikharas and domes)

POLICE POST (109)

Maximum ground coverage	35%
Maximum floor area ratio	70
Maximum height	14m

POLICE STATION/FIRE POST/FIRE STATION (110,115 AND 116)

Maximum ground coverage	25%
Maximum floor area ratio	100
Maximum height	14m

Other Controls :

- (i) Basement below ground floor and to the maximum extent of ground coverage shall be allowed and if used for parking and services should not be continued in FAR.
- (ii) 25% of the plot area may be used for housing the staff and the regulations of group housing shall be applicable to the area meant for housing.

POST AND TELEGRAPH OFFICE, HEAD OFFICE POST OFFICE (118 &119)

Maximum ground coverage	25%
Maximum floor area ratio	100
Maximum height	14m

Basement below ground floor and to the maximum extent of ground coverage shall be allowed and if used for parking and service should not be counted in FAR.

PUBLIC & SEMI-PUBLIC PREMISES

(for which specific regulations have not been given)

Maximum ground coverage	25%
Maximum floor area ratio	100
Maximum height	26m

Other Controls :

- (i) 15% of the total floor shall be allowed for residential purpose.
- (ii) Basement below ground floor and to the maximum extent of ground coverage shall be allowed and if used for parking and services should not be counted in FAR.

FARM HOUSES (135)

Sl. No.	Size of Farm	Maximum floor area of welling units	Maximum height of welling units
a.	1.0 ha. and above but less than.	100 sqm. (including Mizzanine floor)	Single storeyed maximum height 6 m.
b.	2.0 ha and above	150 sqm. (including mezzanine floor)	Single storeyed maximum height 6 m.

Other Controls :

- (i) Setback in dwelling house should be 15m away from any boundary line of the property.
- (ii) Where the property abuts on urban road, the dwelling house building should be setback from the centre line of that road by 60m. Where the property abuts a village road, the building setback from the centre line of that road should be 30m.

- (iii) No dwelling unit should be built within 400m of the right of way of any National Highway.

CLAUSE 9.0 SPECIAL AREA REGULATIONS

The special area as defined on the plan measures about 2600 hectares. The special area has been divided into 4 separate parts namely (i) Urban Renewal Area (Walled City) (ii) Urban Renewal Area (Karol Bagh) (iii) Other Urban Renewal Areas (iv) Specific Use Zone Areas. These 4 parts have been distinctly shown on the special area plan.

(a) URBAN RENEWAL AREA – WALLED CITY

Permission of uses/use activities in use premises.

1. The predominant land use of this area is residential.
2. The noxious industries and hazardous trades (list given at Annexure V) shall be shifted from the walled city immediately within a maximum period of five years, to be replaced by other compatible use.
3. The Public and Semi-Public use and services like hospitals, dispensaries, college, schools; police station; fire stations; post office; local government offices, parking etc. shall be retained in their present locations and also additional sites could be indicated in the Urban Renewal and Zonal Plans. Any change or addition thereof shall be in accordance with the overall policy frame prescribed in the plan.
4. Control for building/buildings within the use premises :
 - (i) Maximum ground coverage and FAR shall be same as for residential plot in plotted development.
 - (ii) The street width in front of the plot shall be left on the basis of Urban Renewal Scheme of the area.
 - (iii) The building shall be permitted to be constructed practically in same form and style as existing as far as possible.
5. Within Walled City the building control regulations for special areas shall be as under :
 - (i) Lajpat Rai Market : The single storeyed market on either side of Chandni Chowk shall be retained.
 - (ii) The isolated use premises like School adjoining Jama Masjid, presentation Convert School and use Church at Kashmera Gate, Municipal Office at Old Hindu College Building Complex shall be retained with existing building volumes. Any additions or alterations shall be examined by the Authority within the overall policy frame of conservation.

(b) KAROL BAGH

1. Predominant land use of this area is residential
2. (i) In the area bounded by Faiz Road, Desh Bandhu Gupta Road, Swami Dayanand Saraswati Marg (Road No. 4), Arya Samaj Road, Guru Nanak Road (Road No. 5), Tank Road; Guru Ravidas Marg (New Pusa Road), Road Going upto Ramjas Road Bankin Chandra Chatterji Marg, Road Going upto Pusa Lane, PUSA lane, Gurdwara Road Arya Samaj Road and back to Faiz Road the uses other than commercial offices, bank and local government offices are permitted

on ground floor of all plots facing roads are not less than 18m/w. These uses with similar conditions shall also be permitted on other side of Desh Bandhu Gupta Road upto one plot depth. The Public and Semi-public uses and services like hospitals, dispensaries, colleges, schools, police station; fire stations; post offices, local Government offices, parking etc. shall be retained in their present location and also additional sites could be indicated in the zonal/divisional development plans. Any change or addition thereof shall be in accordance with the over all policies prescribed in the plan.

(ii) In the area bounded by Desh Bandhu Gupta Road, Gurudwara Road, Tank Road and Saraswati Marg, the aforesaid uses are permitted on all plots provided adequate space is left for street widening as and when required in accordance with the detained urban design project to be prepared for the area.

3. Control for building/buildings within use premises :
The regulations shall be the same as given for residential plotted development.

(c) OTHER URBAN RENEWAL AREAS.

Other urban renewal areas other than (a) Walled City (b) Karol Bagh, The development in these areas shall be in accordance with the respective comprehensive re-development schemes to be prepared within the overall policy frame of the Master Plan. These schemes shall have conservative surgery as a planning tool, as far as possible. In the special area plan, use zones have been marked in different pockets of the 'Other Urban Renewal Areas'. These pockets shall be planned for the respective use zones assigned. The redevelopment schemes prescribed in the development code. However, the Authority may adopt suitable regulations in case where either it is not feasible or it is not advisable to adopt the general regulations prescribed.

(d) SPECIFIC USE ZONE AREAS

The development in areas marked as specific use zone shall be governed by respective use zone shall be governed by respective use zone regulations in the manner as is prescribed in the relevant clauses for Sub-Division and Building Control Regulations.

GUIDELINES FOR THE PREPARATION OF URBAN RENEWAL SCHEME

The urban renewal plans shall be prepared for the Walled City, Karol Bagh and other urban renewal areas indicated in the special area plan. The basic objective of the urban renewal plans are to upgrade the living and working environment by implementing schemes taking into consideration the existing physical and socio-economic conditions of the area. The schemes for the urban renewal would be prepared after a comprehensive study which should be in the form of a project report and a number of maps and plans. The following set of plans are considered to be essential. The plans to be prepared for existing conditions.

- (i) Land use
- (ii) Physical conditions of structures
- (iii) Facilities and services
- (iv) Circulation pattern
- (v) Open spaces, park and playgrounds
- (vi) Special feature (if any).

The plans to be prepared for the urban renewal proposals indicating :

- (i) Clearance areas and areas to be acquired (This would include subsequent plans for redevelopment of these pockets.
- (ii) Population distribution (in relation to holding capacity).
- (iii) Proposed land use.
- (iv) Proposed circulation system/pattern (indicating widening of streets, pedestrian streets, parking areas cycle tracks etc.
- (v) Location upgradation of facilities and services as per prescribed standards.
- (vi) Recreational areas (indication totlots, parks, play-grounds and other recreational facilities)

The land use of the area would be as indicated the special area plan. In case of residential areas, the possibilities of mixed use (on ground floor), street commercial etc. the area would be kept in view, in preparation of the plan. As far as possible, the urban tenewal should be self-financing.

CLAUSE 10.0 MIXED USE REGULATIONS:

(Non-Residential Activity on Residential Premisses)

Mixed Use here, essentially means permission of non-residential activity on residential plot or residential first. Specific provision for mixed use have been given for walled city, Karol Bagh and other parts of the Special Area in the relevant section in the Master Plan.

At the time of preparation of Zonal (divisional) plans, in residentila plotted development in area other than the Walled City and Karol Bagh and other urban renewal areas, streets of mixed use activity shall be identified by (i) conducting a traffic study in each individual case to see whether after permission of mixed use activity, there will be no adverse effect in traffic circulation in that area/ steet and it would be built to take additional traffic which is likely to be generated because of the mixed use. (ii) by evaluation its impact on the municipal services and environmental needs of the area.

As part of the traffic study, the traffic management souldions like traffic free pedestrianised streets/ areas and one way traffic etc. could also be considered for introduction as a solution to the traffic/parking problem of the area.

In case it is found feasible to permit mixed use in a street/area, the same would be subject to the following conditions :

- (i) The commercila activity allowed shall be only on the ground floor to the extent of 25% or 50 sqm whichever is less.
- (ii) The establishment shall be run only by the resident of the dwelling unit.
- (iii) The following activities shall not be allowed :
 - (a) Retail Shops
 - building matorials (timber, timber products, marble, irobn and steel and send)
 - firewool, coal
 - (b) Repair Shops
 - Automobiles repair and workshops
 - Cycle resorting and retreading

- Tyre resorting and retreading
- battery charging
- (c) Service Shops
 - floor mills (more than 3 kw power load)
 - fabrication and welding
- (d) Nursing home
- (e) Guest House, Boarding House and Lodging House.
- (f) Storage, godown and warehousing
- (g) Manufacturing units (excluding household industry).
- (h) Junk Shop

The front setbacks for these plots shall be surrendered without compensation unconditional to the local body for use as part of the right of way, parking etc.

A layout plan of the area shall be prepared indicating (a) parking as per standard (b) public convenience (c) landscaping (d) road carriage ways as prescribed, for approval of the competent authority.

Because of conversion of use/activity the conversion fee shall be charged from the beneficiary. This would be based on :

- (i) the cost of provision of parking and physical and social infrastructure.
- (ii) differential price of space of the residential and non-residential activity/use.

PROFESSIONAL ACTIVITY

The professional activity shall be allowed in residential plots and flats on any floor on the following conditions :

The resident of the premises shall be permitted to use part of this residential to the maximum of 25% or 50 sqm whichever is less for a non-residential but non-nuisance activity which is for rendering services based on his professional skills.

The trade and industrial activity (excluding household industry on ground floor to the maximum extent of 30 sqm) shall not be permitted.

INTENDED MIXED LANDUSE

At the time of preparation of lay out of residential area, at suitable locations, clusters of plots shall be specially reserved for intended, mixed use for shops and household industries at the ground floor and the residence on first floor and above. The buildings shall be permitted on the plot as per residential plotted regulations.

3. PLAN MONITORING AND REVIEW PLAN MONITORING

Plan monitoring has two main objectives.

(i) The socio-economic and functional efficiency of the performance of human settlement has to be monitored and evaluated so that changes required to improve the quality of life could be identified and put into action through the appropriate measures.

(ii) The Plan should be continuously made responsive to the emerging socio-economic forces.

To achieve this object there should be monitoring system in the plan implementation frame work. There is reasonable possibility of arresting the unintended developments taking place in the city through effective monitoring. This is based on the following proposition:

- (i) No long range urban development plan can be implemented as it is.
- (ii) The Plan should be responsive to the happenings and emerging socio-economic and other forces during the plan implementation period.
- (iii) Time lags between the happenings and the emerging socio-economic forces and the plan responses create accentuating conditions of unintended growth.
- (iv) The responsive plan to check the unintended growth needs a scientific monitoring frame.

Monitoring frame is required for : (i) to evaluate the achievement of physical targets prescribed in the plan and (ii) identification of physical and socio-economic change in the city to review the plan policies.

There could be very large number of aspects in case of physical targets to judge the performance of various sectors. For systematic and precise working, physical targets for some selected aspects have been given in the following table. The physical targets are to be monitored yearly, 5 yearly or in the midterm (1994) as indicated against each.

This table is not a programme of development but it provides a scale to assess the achievements in different sectors for the city development.

Monitoring frame for physical development:

	Physical Sectors	Unit	Target upto 2001	Period of Monitoring
	1	2	3	4
I.	LAND ACQUISITION	ha	24,000	1 Year
II	LAND DEVELOPMENT			
	(a) Residential	ha	12,000	1 Year
	(b) Industrial	ha	1,600	1 Year
III.	NEW HOUSING			
	(a) Site & Services	No. of sites	4.0 lakh	1 Year
	(b) Partially/Fully built Agency Housing	Dwelling Unit (du)	—	1 Year
	(c) Partially/Fully built Co-operative Housing	du	697,000	1 Year
	(d) Slum Housing	du	49,000	1 Year
	(e) Employer Housing	du	65,000	1 Year
	(f) Housing of Individual Plots	du	275,000	1 Year
	(g) Unauthorised in-fill	du	130,000	

IV COMMUNITY FACILITIES

(1) General Hospital	nos	21	5 Years
(2) Intermediate Hospital-B	nos	98	1 Year
(3) Intermediate Hospital - B	nos	80	1 Year
(4) Polyclinics	nos	45	1 Year
(5) Maternity & Child Welfare Centre	nos	112	1 Year
(6) Nursing Homes	nos	74	1 Year
(7) Dispensaries	nos	450	1 Year
(8) Primary Schools	nos	1060	1 Year
(9) Senior Secondary Schools	nos	725	1 Year
(10) Intergrated Schools	nos	143	1 Year
(11) Colleges	nos	60	1 Year
(12) University Campus	nos	3	10 Years
(13) Engineering Colleges	nos	1	10 Years
(14) Medical College	nos	2	10 Years
(15) University	nos	1	10 Years
(16) Police Station	nos	79	1 Year
(17) Police Station	nos	135	1 Year
(18) Work-shop for police vehicles	nos	2	5 Years
(19) Civil Defence Divisional office	nos	75	1 Year
(20) Major Police Battalion	nos	4	5 Years
(21) Home Guards Zonal Office	nos	9	5 Years
(22) Home Guards District Office	nos	9	5 Years
(23) Fire Stations/Sub Fire Station	nos	39	1 Year
(24) Milk Dairies	nos	2	10 Years
(25) Milk Booth	nos	1340	1 Year
(26) Petroleum & Gass Filling Stations	nos	2	10 Years
(27) Gas Godowns	nos	149	1 Year
(28) Telephone Exchange	nos	15	5 Years
(29) Head Post Office + Delivery Office	nos	26	1 Year
(30) Head Post Office Administrative Office	nos	11	5 Years
(31) Department Telegraph Office	nos	14	5 Years
(32) Work-shop for P & T	nos	2	10 Years
(33) P & T Equipment Store	nos	1	10 Years
(34) Institute of Nations Importance for Research and Advance Studies	nos	3	10 Years
(35) Socio-Cultural Institutions	nos	10	10 Years

V. CONVERSATION AND UPGRADING

(I) Walled City :

(a) Mass Transport	Line Length (Km)	Rolling Stock in Passenger Capacity	
(b) Shifting of hazardous Industries	nos	8	5 Years
(c) Goods Terminal	nos	700	1 Year
(d) D.T.C. Bus Terminal	nos	2	5 Years
(e) Underground Parking	nos	4	5 Years
(f) Redevelopment of residential katras	no of Katras no of families	9	5 Years

(g) Improvement of physical and social infrastructure in areas	no. of families	60,000	1 Year
(h) Conservation of City Wall	m.	—	1
Conversion	nos	7	1 Year
Walled City Gates		4	
(2) Urban renewal with conservative Surgery for areas other than the Walled City in special areas		528 ha.	1 Year
(3) Physical infrastructure in the resettlement of Colonies	no of families	200,000	1 Year
(4) Physical infrastructure in the regularised colonies	no of families	200,000	1 Year
(5) Physical infrastructure in the Urban Villages	no of Villages	120	1 Year
VI. PUBLIC UTILITIES			
(a) Augmentation of Water treatment plants	mgd	771	1 Year
(b) Construction of new water treatment plants	mgd	300	10 Years
(c) Augmentation of Sewerage treatment plants	mgd	782	1 Year
(d) Construction of new sewerage treatment plants	mgd	1250	10 Years
(e) Augmentation of power distribution system	mgd	33000	1 Year
(f) Development of sanitary land fill sites	ha	200	5 Years
(g) Construction of repair work-shop site for Solid Waste vehicles	nos	3	5 Years
(h) Channelisation of River Yamuna Development	ha	3000	5 Years
(i) Re-modelling of existing drains for flood protection measures	Addi, Cuses		5 Years
VII. TRANSPORT			
(a) Light	Rail length (km) Rolling Stock (in passenger capacity)	237	5 Years
(b) Construction of cycle tracks	km	120	1 Year
(c) Construction of Bus Terminal	nos	26	5 Years

(d)	Construction of Railway Terminals	nos	9	5 Years
(e)	Construction of Inter-State Bus Terminus	nos	5	5 Years
(f)	Construction of fly-overs /under bridges	nos	13	1 Year
(g)	Rolling stocks on Roads i.e. D.T.C. buses	nos	—	1 Year
(h)	Employment Custers along the Ring Railway	nos	—	5 Years

VIII. RECREATION

(a)	Divisional Sport Centres	nos	7	5 Years
(b)	District Sport Centres	nos	84	1 Years
(c)	Neighbourhood Parks	ha		1 Year
(d)	Neighbourhood Play Areas	ha	720	1 Year
(e)	District Level Children Parks	nos	11	5 Years
(f)	Traffic Training Parks	nos	10	5 Years
(g)	Picnic Huts	nos	9	5 Years
(h)	Development of Lokes	ha	2	5 Years
(i)	Conservation of Monuments		—	6 Years
(j)	River Front Development	ha	—	5 Years
(k)	Conservation of Ridge			1 Year

IX GOVERNMENT OFFICES

(a)	Government Offices Complex	ha	84	5 Years
-----	----------------------------	----	----	---------

X INDUSTRY

(a)	Extensive Industrial Area	ha	265	1 Year
(b)	Light Industrial Area	no. of Units Indi. Estate	70	1 Year
(c)	Specific Industries			
	(i) electricals & Electroonics	no. of UIE's		1 Year
	(ii) Rubber, Plastic and Petroleum Products	no of UIE's		1 Year
	(iii) Metal and motal products (machines tools, transports equipment and Parks)	no. of UIE's		1 Year
	(iv) Furniture, Fixtures other wood and paper products	no of UIE's		1 Year
	(v) Cotton & Fibre Textile products	no of UIE's		1 Year
	(vi) Food and Beverages	no of UIE's		1 Year
	(vii) Chemical products	no of UIE's		1 Year
	(viii) Miscellaneous Products	no. of UIE's		1 Year

XI TRADE & COMMERCE

(a)	Sub CBD's	nos	2	5 Years
(b)	District Centres	nos	28	5 Years
(c)	Community Centres	nos	103	1 Year
(d)	Local Shopping Centres	nos	537	1 Year
(e)	Covenience shopping Centres	nos	1616	1 Year
(f)	Wholesale & Freight Complex	nos	4	5 Years
(g)	Regional & local Wholsale Market	nos	11	5 Years

XII ENVIRONMENTAL IMPROVEMENT OF VILLAGES AND DEVELOPMENT OF CENTRAL VILLAGES

(a)	Environment improvement of Villages	nos	120	1 Year
(b)	Development of Central Villages	nos	11	5 Years

XIII CITY PERSONALITY - SPECIAL, PROJECTS

(a)	Retail Shopping Complex	nos	1	10 Years
(b)	Modern Wholesale Shopping Complex	nos	4	5 Years
(c)	Convention Centre	nos	1	10 Years
(d)	International Centre for Hisher Liarning	nos	1	10 Years
(e)	City and Regional Level Recreational Area	nos		5 Years
(f)	Centre for International Sports	nos		10 Years

INDICATORS OF PHYSICAL AND SOCIOECONOMIC CHANGES

The following would be the indicators of physical and socio-economic changes to be monitored periodically at 5 years interval.

(1) DEMOGRAPHIC

- (a) Population Size - urban and rural.
Population distribution in relation to holding capacity.
- (b) Age Sex Structure
- (c) Density Pattern
- (d) Household size
- (e) Rate of Migration
- (f) Indentification of areas causing migration.

(2) LAND USE

Wind-shield survey and Land use survey.

(3) HOUSING

Households in different types of housing-squatters, unauthorised, resettlement, general group housing, employee housing, slum rehousing, individual plotted housing, villages and traditional areas.

With socio-economic characteristics of Slum and Squarter settlements

Persons per room and rooms per household

Households with essential services

(4) TRANSPORT

Percentage trips by public transport (Modal split) Cost of using and operating different modes.
Passenger capacity and distance travelled by public transport per year in relation to population.

(5) ENVIRONMENT NUISANCES

- (a) Air pollution
- (b) Water pollution
- (c) Noise.

(6) ECONOMIC ASPECTS

Distribution of households by income
Distribution of households by consumption expenditure
Employment
Participation rate
Employment in different sectors
Average number of employees per industrial unit Industry Growth of different types of industrial units
Constructions
Value added by construction sector to G.N.P. Building materials availability
By type- Residential, commercial and public buildings Land Tenure and Costs
Land values, prices rents, taxes
Land cost as per cent of total housing cost.

(7) SOCIAL INERSTRUCTURE

Health
Mortality rate and infant mortality rate
Access of population to safe drinking water
Health services availability in beds per 1,000
Population
Geographical balance
Access to regular sewerage
Access to low cost sanitation, removal of solid waste per capita
Education
Number and capacity of education Institutions at different levels
Police and Fire
Distribution of police and fire services
Recreational and socio-cultural facilities
Number and capacity of various facilities :
(i) Play fields
(ii) Stadium
(iii) Swimming pools
(iv) Theatres
(v) Museum
(vi) Libraries

(8) NATURAL DISATERS

Floods intensity, areas affected population, any other natural disaster.

MONITORING UNIT AND PLAN REVIEW

MONITORING UNIT

A monitoring unit with the modern data processing facilities should be created which would be responsible for collection of primary and secondary data, its analysis and bringing the important changes to the notice of the authority comprehensively once in a year. Standard formats shall have to be worked out by this unit for the purpose of meaningful comparison and to monitor change.

PLAN REVIEW

The plan monitoring would provide sufficient material for any modification required in the plan.

Any other aspects because of emerging socio-economic and physical forces could be taken for study and to review the plan proposals. A comprehensive review encompassing all aspects should be taken up during 1994.

Policies indicate direction; it is the detailed development projects which ultimately create environment-good or bad. During the plan implementation, all aspects of development i.e. housing, transport, work centres, recreation, infrastructure, effective in providing high quality living environment. DDA should be constantly doing these studies, research and development of this 'Great city'

EXPLANATORY NOTES

[No. K-12011/19/84-DDIIA/VA/IBI
P.P. SHRIVASTAV, Addl. Secy.

- (i) All data unless otherwise mentioned relates to the year 1981 which has been taken as the base year for the Master plan for Delhi Perspective 2001.
- (ii) The expressions 'person' and 'existing' with its grammatical variations unless the context requires a different or another meaning shall connote 1981.
- (iii) DUA-81 unless the context requires a different or another meaning includes the area within the urbanisable limits prescribed in the Master Plan for Delhi 1962. For purpose of computing holding capacity), the Patpar Ganj Complex in East Delhi. Sultan Puri in West Delhi and part of Rohini have also been included.
- (iv) Urban Extension (UE) is the area required outside the urbanisable limits of the Master Plan for Delhi-1962 to accommodate additional 3 to 4 million population by the year 2001.

DEVELOPMENT CODE SCHEDULE AND ANNEXURE

SCHEDULE TO THE DEVELOPMENT CODE

DEFINITION OF USE PREMISES

001 Residential Plot - Plotted Housing

A premises for the one or more than one dwelling unit and may have on it one main building block and one accessory block for garages and servant quarters.

002 Residential Plot - Group Housing

A premises of size not less than 4.000 sqm comprising of residential flats with basic amenities like parking, park, convenience shops, public utility etc.

003 Residential Flat

Residential accommodation for one family (one household) which may occur as part of group housing or independently.

004 Residential Flat

A premises providing accommodation for one family (one household) and its workspace restricted to ground floor. These premises are allowed only in public housing schemes .

005 Residential Premises- Special Area

A Premises providing residential accommodation in special area with or without mixed use as given in special area regulations.

006 Foreign Mission

A premises for the office and other uses of a foreign mission as per the regulations in this regard.

007 Hostel

A premises in which rooms attached to 'Institutions or otherwise are let out on a long term basis.

008 Guest House, Boarding House and Lodging House

Guest House is a premises in which rooms are let out on a long term basis as compared to hotels.

Lodging house is a premises used for lodging of less than 15 persons.

009 Dharamshala and its Equivalent

A premises providing temporary accommodation for short duration on no profit basis.

010 Night Shelter

A premises used for marriage and other social functions and run by public agency.

011 Night Shelter

A premises providing night accommodation to individuals without any charges. It may be run by Local Government or voluntary agencies.

012 Retail Shop

A premises for sale of commodities directly to consumer with necessary storage.

013 Repair Shop

A premises equivalent of a retail shop for carrying out repair of household goods, electronic gadgets, automobiles, cycles etc.

014 Personal Service Shop

A premises equivalent of a retail shop providing personal services like tailor, barber etc.

015 Vending Booth

A premises in the form of booth for sale of commodities of daily needs either through a mechanical installation or otherwise.

016 Convenience Shopping Centre

A Group of shops not exceeding 75 in number in residential area serving a population of 15,000 persons.

017 Local Shopping Centre

A group of shops not exceeding 75 in number in residential area serving a population of 15,000 persons.

018 Weekly Market / Informal Sector Unit

An area used once in a week by group of informal shop establishments in the form of market. These markets shift from one area to another on different days of the week.

Informal Unit : Petail/service unit, stationary or mobile, working without roof including small khokhas on road side.

019 Wholesale Trade

A premises from where goods and commodities are sold delivered to retailers. The premises includes storage and godown and loading and unloading facilities.

020 Storage, Godown and Warehousing

A Premises for exclusive use of storage of goods and commodities in a manner as per the requirements of respective commodities. The premises includes the related loading and unloading facilities by Road Transport or Rail Transport as the case may be.

021 Cold Storage

A premises where perishable commodities are stored in covered space using mechanical and electrical device to maintain the required temperature etc.

022 Gas Godown

A premises where cylinders of cooking gas or other gas are stored.

023 1 Depot

A premises for storage of petroleum products with all related facilities.

024 Junk Yard

A premises for covered, semi-covered or open storage including sale and purchase of waste goods, commodities and materials.

025 Commercial Office

A premises used for offices of profit making organisations.

026 Bank

A premises for offices to perform banking function and operation.

027 Motor Garage and Workshop

A premises for servicing and repair of automobiles.

028 Cinema

A premises with facilities for projection of movies and stills with a covered space to seat audience.

029 Drive-in-Cinema

A cinema with facilities for projection of movies and stills for car audience including an auditorium for other audience.

030 Petrol Pump

A premises for sale of petroleum products to consumers. It may include servicing of automobiles.

031 Restaurant

A premises used of lodging of 15 persons or more on payment with or without meals.

032 Hotel

A premises located near main highways and outside urbanisable limits for catering to the convenience of persons travelling by road.

033 Motel

A premises located near main highways and outside urbanisable limits for catering to the convenience of persons travelling by road.

034 Flatted Group Industry

A premises having a group of small industrial units as given in annexure III having upto 50 workers with non-hazardous performance. These units may be located in multi-storeyed buildings.

035 Service Centre

A premises essentially having repair shops for automobiles, electrical appliances, building material etc. to provide essential services to neighbouring residential areas.

036 Industrial Plot - Light Industry

A premises for industrial unit as per the list given in annexure III having upto 50 workers with non-hazardous performance.

037 Industrial Plot - Extensive Industry

A premises for industrial unit as per the list given in the annexure III having upto 50 workers in case of new extensive industrial units and 500 workers for existing units.

038 Industrial Premises - Extractive Industry

A premises for carrying out quarrying or extraction of stone and sub-soil material respectively.

039 Industrial Plot - Industry Specific Type

A premises for an industrial unit within a group of suchg units for manufacturing of specific products like electronic goods etc.

040 Park

A premises used for recreational leisure activities. It may have on it related landscaping, parking facilities, public toilet, fencing etc. It will include synonyms like lawn, open space, green etc.

041 Play Ground

A premises used for outdoor games. It may have on it landscaping, parking facilities, public toilet, etc.

042 Outdoor Games Stadium

A premises for outdoor games with pavilion building and stadium structure to seat spectators including related facilities for players.

043 Indoor Games Stadium

A premises for indoor stadium with play area and spectators seating including related facilities for players.

044 Indoor Games Hall

A premises providing curclosed space for indoor games including related facilities for players.

045 Shooting Range

A premises with related facilities for shooting practice and or sports.

046 Swimming Pool

047 Recreational Club

A premises used for gathering of group of persons for social and recreational purposes with all related facilities.

048 Historical Monuments

A premises having structures or ruins thereof, belonging to an age gone past.

049 National Memorial

A premises having the tomb, samadhi or memorial dedicated to an important personality including all related facilities for visitors.

050 Zoological Garden Aquarium

A premises in the form of a garden with plantation for research and exhibition.

051 Bird Sanctuary

A premises in the form of large park or forest for preservation and breeding of birds with all related facilities.

052 Botanical Garden

A premises in the form of a garden with planation for research and exhibition.

053 Specialised Park / Ground

A premises having a park or ground for a designated use like public meeting grounds, fun park, wonder land etc.

054 Planetarium

A premises with necessary facilities and equipments for studying planets.

055 Picnic Hut/Camping Site

A premises for short duration stay, for recreational or leisure purpose, of a family located within a tourist and/or recreational centre.

056 Flying Club

A premises used of training and fun rides on gliders and other small aircrafts. It may include other activities like recreational club and indoor games.

057 Gargo and Booking Office

A premises used for booking offices and storage of goods by an airline.

058 Railway Freight Godown

A premises for storage of goods transported by the railway.s

059 Railway Booking Office

A premises used for the offices of railways for purpose of booking for passengers travels.

060 Road Transport Booking Office

A premises used for the offices of a road transport agency. It may or may not include godown.

061 Parking

A premises used for parking of vehicles. The public parking lots may be run on commercial or non-commercial basis.

062 Taxi and Three Wheeler Stand

A premises to be used for parking of intermediate public transport vehicles run on commercial basis. The parking lots may be run on commercial or non-commercial basis.

063 Bus Terminal

A premises used by public transport agency to park the buses for short duration to serve the population. It may include the related facilities for passengers.

064 Bus Depot

A premises used by a public transport agency or any other such agency for parking, maintenance and repair of buses. This may or may not include a workshop.

065 Public Utility Premises

(i) Overhead Tank

A premises having a overhead tank of storage and supply of water to its neighbouring areas. It may or may not include a pump house.

(ii) Underground Tank

A premises having an underground tank for storage and supply of water to its neighbouring areas. It may or may not include a pump house.

(iii) Oxidation Pond

A premises having a tank used for the oxidation process for sewerage and other house.

(iv) Septic Tank

A premises having an underground tank for collection of sewerage and its consequent disposal.

(v) Sewerage Pumping Station

A premises with a pumping station used for pumping sewerage on to a higher gradient.

(vi) Public Toilet and Urinal

A premises having laterine and urinals for use of public. It may or may not include drinking water facility.

(vii) Electric Sub-station

A premises having electrical installation and transformer for distribution of power.

(viii) Dhallao and Dustbin

A premises used for collection of garbage for its onwards transportation to sanitary land-fill.

(ix) Dhobi Ghat

A premises used for cleaning and drying of cloths/linen by washerman.

066 Central Government Office

A premises used for the offices of Union Government.

067 Local Government Office

A premises used for offices of Local Government and Local Bodies.

068 Public Undertaking Office

A premises used for the offices of a company established under the Act of public enterprises bureau.

069 International Conference Centre

A premises having all facilities for a conference. meeting symposium etc., where a number of different countries will be participating.

070 Courts

Premises used for the offices of judiciary.

071 Government Land

(Use undetermined)

A premises of Government land for which the use is undetermined.

072 Hospital

A premises providing medical facilities of general or specialised nature for treatment of indoor and outdoor patients.

073 Health Centre

A premises having facilities for treatment of indoor and outdoor patients having upto 30 beds. The health centre may be managed by a public or a charitable institution on non-commercial basis. It includes family welfare centre.

074 Nursing Home

A premises having medical facilities for indoor and outdoor patients having upto 30 beds. It shall be managed by a doctor or a group of doctors on commercial basis.

075 Dispensary

A premises having facilities for medical advice and provision of medicines managed by public or charitable institutions.

076 Clinic

A premises with facilities for treatment of outdoor patients by a doctor. In case of a polyclinic, it shall be managed by a group of doctors.

077 Clinical Laboratory

A premises with facilities for carrying out various tests for confirming of symptoms of a disease.

078 Voluntary Health Service

A premises having medical facilities for treatment of outdoor patients and other like blood bank etc. by voluntary institutions. This service may also take the form of temporary camp with charitable motive.

079 Creche and Day Care Centre

A premises having nursery facilities for infants during day time. The centre may be managed by an individual or an institution on commercial or non-commercial basis.

080 Nursery and Kindergarten School

A premises with facilities for training and playing for children preparatory to the school.

081 Primary School

A premises having educational and playing facilities for students upto V standard.

082 Secondary School

A premises having educational and playing facilities for students from VI to X standard. It shall include existing cases of middle school which are upto VIII standard for the purpose of this code.

083 Senior Secondary School

A premises having educational and playing facilities for students from VIth to XIIth standard

084 Intergrated School

A premises having educational and playing facilities for students upto XII standard.

085 Intergrated Residential School

A premises having educational and playing facilities for students upto XII standard. It shall have boarding facilities for students and may have residence for faculty memebers.

086 College

A premises with educational and playing facilities for students of under-graduate & post graduate courses under a university. It includes all professional disciplines.

087 Vocational Training Institute

A premises with training facilities for short-term courses for discipline, preparatory to the employment in certain profession and trade. It shall be run by public or charitable institution on non-commercial basis. It includes training-cum-work centre

088 Social Welfare Centre

A premises with facilities for welfare and promotion of community development. It shall be run by a public or charitable institution.

089 Research and Development Centre

A premises providing facilities for research and development for any specific field.

090 Library

A premises having a large collection of books for reading and reference for general public or specific class.

091 Technical Training Centre

A premises with facilities for training in discipline of technical nature. It includes technical schools, industrial training institute etc.

092 Commecial and Secretarial Training Centre

A premises having training facilities for stenography, correspondence, record keeping etc.

093 Music, Dance and Drama Training Centre

A premises having facilities for imparting training and coaching for music, dance and dramatics.

094 Sports Training Centre

A premises having facilities for training and coaching for different indoor and outdoor games including swimming. It shall also include centre for physical education.

095 Motor Driving Training Centre

A premises having facilities for training of driving automobiles.

096 Children Traffic Park

A premises in the form of a park with facilities for introducing and educating children about traffic and signalling.

097 Museum

A premises with facilities for storage and exhibition of objects illustrating antiques, natural history, art etc.

098 Exhibition Centre and ART Gallery

A premises with facilities for exhibition and display of paintings, photograph, sculptures, murals, ceramics, handicrafts or products of a specific class.

099 Auditorium

A premises having an enclosed space to seat audience and stage for various performances like concerts, play, music, recitals, functions etc.

100 Open Air Theatre

A premises having facilities for audience seating and a stage for performance and open to sky.

101 Community Hall

A premises having an enclosed space for various social and cultural activities of neighbourhood of 15,000 population.

102 Fair Grounds

A premises having facilities for exhibition and display and other cultural activities for a group of participants.

103 Cultural and Information Centre

A premises with facilities for cultural and information services for an institution, state and country.

104 Social and Cultural Institute

A premises with facilities for activities of sociocultural nature run by a public, voluntary or individual on primarily non-commercial basis.

105 Reformatory

A premises with facilities for confinement and reform of offenders.

106 Orphanage

A premises with facilities for boarding of children who are bereaved of parents. It may or may not have educational facilities.

107 Religious

A premises dedicated to accommodation and service of God or other objects of religious nature. It may have different nomenclature in different religion like temple (all faiths), mosque, church, gurudwara, syangoue, ashram, bathing ghat, gaushala.

108 Yoga Meditation, Spiritual and Religious Discourse Centre

A premises having facilities for self attainment, achieving higher quality of mind and body, spiritual and religious discourse etc.

109 Police Post

A premises having facilities for a local police post of a temporary nature or on smaller scale as compared to a police station.

110 Police Station

A premises having facilities for the offices of local police post.

111 District Police Office

A premises having facilities for the offices of paramilitary forces

112 Civil Defence and Home Guard

A premises having facilities for offices and other functions of civilian organisation for internal defence.

113 Forensic Science Laboratory

A premises having facilities for offices and other functions of civilian organisation for internal defence.

114 Jail

A premises with facilities for detension, confinement and reform of criminals under the law.

115 Fire Post

A premises with lesser degree of facilities for fire fighting. The post may be attached to a specific premises with fire prone activities.

116 Fire Station

A premises with facilities for fire fighting for a catchement area assigned to it. It may include residence of essential staff.

117 Post Office

A premises with facilities for postal communication for use by the public.

118 Post and Telegraph office

A premises with facilities for postal and telecommunication for use by the public.

119 General and Head Post Office

A premises with facilities for postal and telecommunication to and from a number of post office attached to it.

120 Telephone Exchange

A premises having facilities for central operation of telephone system for a designated area.

121 Radio and Television Station

A premises with facilities for recording, broadcast and transmission of news and other programmes through the respective medium. It may include some hostel accommodation for guest artist, transmission facilities like towers.

122 Transmission Tower and Wireless Station

A premises used for installation of a tower for communication cation purposes.

123 Satellite and Tele-Communication Centre

A premises with facilities for research and development of satellite and tele-communication technology.

124 Observatory and Weather Office

A premises with facilities for research and development of data relating to weather and forecasting thereof.

125 Burial Ground

A premises with facilities for burying of dead bodies.

126 Cremation Ground

A premises with facilities of performing last rites of dead bodies by burning.

127 Cemetery

A premises with facilities for burying of dead bodies by Christian community.

128 Electric Crematorium

A premises with facilities for disposing off the dead body in an electric furnace.

129 Orchard

A premises with a thick growth of fruit trees. It may also include garden with fruit trees.

130 Plant Nursery

A premises with facilities for rearing and sale of young plants.

131 Forest

A premises with thick natural flora. In case of Union Territory of Delhi, it shall include city forest which may have part natural flora and part man-made flora.

132 Dairy Farm

A premises with facilities for rearing and processing of dairy products. It may have temporary structure of sheds of animals and birds.

133 Poultry Farm

A premises with facilities for rearing and processing of dairy products. It may have temporary structure for sheds of birds.

134 Piggery

A premises with facilities for rearing and processing of piggery products. It may have temporary structure for sheds pigs.

135 Farm House

A dwelling house on a farm.

136 Rural Centre

A premises having facilities for different functions for a certain number of villages it caters to.

ANNEXURE 1

FACILITY CENTRES AND SERVICE CENTRES

(a) FACILITY CENTRES

Details of Facilities	No. of	Area
-----------------------	--------	------

Facility	in ha.	Centre
PLANNING DIVISION 'B'		
Socio Cultural Institutions, Intermediate Hospital 'A', Head Post Office and Administration Office, Head Post Office and Delivery Office.		FC 1 10.50
Planning Division 'C'		
Intermediate Hospital 'A', Intermediate Hospital 'B', Nursing Home, Head Post Office, Telegraph Office		FC 2 5.00
General College, Intermediate Hospital 'B', Police Station, Head Post Office		FC 3 7.50
'Intermediate Hospital 'A', Nursing Home,		FC 4 7.00
Socio-Cultural Facilities		FC 5 9.00
Intermediate Hospital 'A', Nursing Home,		FC 6 9.50
Fire Station		FC 7 4.50
Planning Division 'E'		
College, Intermediate Hospital 'A', Intermediate Hospital 'B', General Hospital, Nursing Home (2 nos.) Telegraph Office, Police Station, Head Post Office		FC 8 16.00
ITI		FC 9 2.20
Intermediate Hospital 'A' (2 nos) Intermediate Hospital 'B' (2) Tech- Nical Scho 1 B Nursing Home (2 nos) Fire Station, Head P ost Office.		FC 10 13.50
Intermediate Hospital 'A' (2 nos.) Intermediate Hospital 'B' (2 nos.) Fire Station, Head Post Office, Nursing Home (2 nos), Police Station, College.		FC 11 14.50

College, Technical Education Centre 'A', Intermediate Hospital 'A', Intermediate Hospital 'B' (2 nos.), Nursing Home (2nos), Fire Station, Police Station, Telegraph office, Head Post Office	FC 12	16.00
University Campus, Telephone Ex- Change, Nursing Home (2 nos), Police Station Fire Station, Socio- Cultural Facilities.	FC 13	23.55
Intermediate Hospital 'B' (2nos).	FC 14	2.10
Intermediate Hospital 'A', Nursing Home	FC 15	3.00
College, Intermediate Hospital 'A', Intermediate Hospital 'B' (2 nos), Nursing Home (2 nos), Police Station, Fire Station	FC 16	11.50
Intermediate Hospital 'A', Intermediate Hospital 'B', Police Station, Fire Station, Nursing Home (2 nos.)	FC 17	6.75
College, General Hospital, Inter- mediate Hospital 'B' (2 nos.) Police Station, Nursing Homes (3 nos.)	FC 19	12.50
Police Station, Head Post Office	FC 20	1.60
Intermediate Hospital 'B',	FC 21	1.00
College, Nursing Homes (2nos)	FC 22	5.25
Intermediate Hospital 'A' Intermediate Hospital 'B'.	FC 23	3.75
College, Intermediate Hospital 'A', Nursing Homes (2 nos.), Police Station	FC 24	8.50
College, General Hospital, Nursing Nursing Homes (3 nos.), Police Station, Telephone Exchange, Fire Station	FC 25	14.40
Source - DDA College, Intermediate Hospital 'A', Nursing Home.	FC 26	7.30

Planning Division 'F'		
Intermediate Hospital 'A', Intermediate Hospital 'B', Fire Station, Telegraph Office, Head Post Office, Nursing Home	FC 27	6.50
Intermediate Hospital 'A', Intermediate Hospital 'B', Nursing Home (2nos.)	FC 28	4.25
ITI- Technical School + Coaching Centres, Intermediate Hospital 'A' (3 nos.) Intermediate Hospital 'B' (2 nos.), Police Station, Fire Station, Telephone Exchange , Telegraph Office, Head Post Office, Nursing Home (4 nos.)	FC 29	20.00
Intermediate Hospital 'A', Intermediate Hospital 'B' (2nos.), Nursing Homes (2 nos.)	FC 30	5.20
Intermediate Hospital 'A', Intermediate Hospital 'B', Fire Station	FC 31	4.80
Intermediate Hospital 'A' (2 nos.), Intermediate Hospital 'B', Police Station, Head Post Office	FC 32	18.70
Socio-Cultural, Intermediate Hospital 'A' (2nos.), Intermediate Hospital 'B' Head Post Office, Nursing Homes (3 nos.), Fire Station, Telephone Exchange	FC 33	12.00

PLANNING DIVISION 'G'

General Hospital, Intermediate Hospital 'A', Intermediate Hospital 'B', Nursing Home, Police Station, Fire Station, Head Post Office	FC 34	11.65
Intermediate Hospital 'A' Intermediate Hospital 'B', Police, Station, Nursing Homes (3 nos.)	FC 35	6.00
Intermediate Hospital 'A', Nursing Home (4 nos.)	FC 36	4.00
Intermediate Hospital 'A', Nursing Home (3 nos.)	FC 37	4.00

Police Station, Forensic Science Laboratory, Head Post Office	FC 38	4.00
Police Station, Forensic Science Laboratory, Head Post Office	FC 39	2.40
College, ITI + Polytechnic, Fire Station	FC 40	9.00
Socio-Cultural, College, Telephone Exchange, Department of Telegraph, Police Station, General Hospital Fire Station	FC 41	18.50
College, ITI – Technical School, General Hospital Intermediate Hospital ‘B’ Nursing Home (2nos.)	FC 42	15.50
College, ITI, Fire Station, University Campus, Intermediate Hospital ‘B’, (2 nos.) Telegraph Office, Head Post Office	FC 43	13.20
College, Intermediate Hospital ‘B’ Nursing Home (2 nos.)	FC 44	6.00
College, Police Station, Fire Station Nursing Home (2nos.)	FC 45	6.95
College	FC 46	4.00
Police Station, Fire, Station, Nursing Home (3 nos.)	FC 47	3.20

PLANING DIVISION ‘IT’ + Rohini

College, Police Station	FC 48	5.75
Socio-Cultural Facilities	FC 49	10.00
General Hospital Intermediate Hospital ‘A’, Intermediate Hospital ‘B’ (2 nos.) Nursing Home (3 nos), Police Station. Telephone Exchange, Telegraph Office, Head Post Office, Collge	FC 50	20.00
College, Police Station	FC 51	15.04
General Hospital, College, Police Station, Fire Station, Intermediate, Hospital ‘A’ (2 nos.), Intermediate,		

Hospital 'B' (2 nos.), Telephone Exchange. Department of Telegraph Head Post Office, Nursing Homes (5 nos.),	FC 52	22.35
ITI + Polytechnic, Police Station Intermediate Hospital 'A', Nursing Home, Head Post Office	FC 53	18.50
General Hospital, College, Police Station, Fire Station, Intermediate Hospital 'A'; (2 nos.), Intermediate Hospital 'B', Technical Education Centre, Head Post Office, Nursing Home (4 nos.)	FC 54	55.42
General Hospital, College, Police Station, Fire Station, Intermediate Hospital, Fire Station, Intermediate Hospital 'B' (2 nos.) Nursing Home (4 nos.)	FC 55	16.68
College, Police Station, Fire Station Intermediate Hospital 'A' (2 nos.), Intermediate Hospital 'B' (3 nos.), Telephone Exchange, Technical Education Centre, Telegraph Office Head Post Office + Administrative Office, Nursing Home (4 nos).	FC 56	24.42
Police Station, Intermediate Hospital 'A' (2 nos.), Intermediate Hospital 'B' (2 nos.), Nursing Home (4 nos.), College, Telephone Exchange, Fire Station, Head Post Office	FC 57	35.00
College Intermediate Hospital 'A' (2 nos.), Intermediate Hospital 'B' Nursing Homes (2 nos.), Police Station	FC 58	12.00
College Intermediate Hospital 'A' (2 nos.), Intermediate Hospital 'B' (2 nos.), Nursig Homes (5 nos.) Police Station, Fire Training Institute, Fire Station, Head Post Office.	FC 59	43.00

Police Station, Intermediate Hospital 'A', Nursing Home (2 nos.)	FC 60	4.75
---	-------	------

Intermediate Hospital 'A', Intermediate Hospital 'B'	FC 61	4.00
---	-------	------

(B) SERVICE CENTRES

No. of Service Centres	No. of LPG Godowns	Area in ha.
DIVISION 'B'		
S 1	4	3.75
DIVISION 'D'		
S 2	2	2.20
DIVISION 'E'		
S 3	4	4.00
S 4	4	8.00
S 5	2	1.50
S 6	4	3.00
S 7	4	2.25
S 8	2	2.50
S 9	4	3.50
S 10	4	3.20
S 11	4	3.15
DIVISION 'F'		
S 12	4	1.80
DIVISION 'G'		
S 13	2	1.08
S 14	4	5.00
S 15	4	7.55
S 16	4	16.00
S 17	4	7.00
DIVISION 'H'		
S 18	6	5.50
S 19	6	5.00

ANNEXURE –II

RECOMMENDED TREE PLANTATION

(a) East Zone

The following trees are recommended for Group Plantation in lowlying area.

1. Bamboo in clusters

2. Casurina equistifolia
3. Eucalyptus
4. Salyx

The Following trees are recommended for the purpose of Colour and Aesthetics.

1. Callistemon lenceolatus
2. Lagerstroemia-flos-reginil
3. Poltophorum ferru-genum.

The following trees are recommended in Woodland and Road Side Plantation.

1. Dalbergia sissoo
2. Ficus religiosa
3. Ficu retusa
4. Peltophorum ferrugeneum
5. Terminalia arjuna.

(b) South Zone

The following trees are recommended in Woodland and Road Side Plantation.

1. Ailanthus excelsa
2. Alstonia scholaris
3. Anthocephalus cadamba
4. Azadirecta indica
5. Bassia litafolia
6. Cassia fistula
7. Cassia siamea
8. Dalbergia sissoo
9. Ficus infectoria
10. Ficus tsieal
11. Polyalthia longifolia
12. Putranijiva rox-bourghii
13. Schleichera trijuga
14. Tamrindus indica
15. Terminalia arjuna.

The following trees are recommended in Parks and Gardens.

1. Acacia auriulformis
2. Bauhinia sp.
3. Bombax malabaricum
4. Cassia sp.
5. Chorisia speciosa
6. Colvillea recemosa
7. Crataeva religiosa
8. Delonix regia
9. Erythrina Indica

10. Jacranda mimissifoha
 11. Largestreomia sp.
 12. Mimusoups elegii
 13. Pellophorum ferrugenum
 14. Plumaria alba var
15. Saraca indica
 16. Tecoma argentia.

(c) **West Zone**

1. Alstonia scholaris
2. Azadirecta Indica
3. Butea frondosa
4. Cassia fistula
5. Dalbergia sissoo
6. Diospyroos Montana
7. Ficus in-fectoria glumerata
8. Pongamia glabra
9. Ptospurmum aceri folium
10. Tam-rindus indica
11. Terminalia arjuna

The following trees are recommended in Parks and Gardens.

1. Acacia auriculiformts
2. Bauhinia var
3. Cassia fistula
4. Cretavea religious
5. Delonix regia
6. Erythrina indica
7. Jacranda mimosifolla
8. Largerstroemia-flos reginl
9. Mimusops elegil
10. Peltophorum forreugenum
11. Plumeria alba var
12. Petrosplnum aserifolium
13. Saraca Indica
14. Tecoma argentia
15. Schelichera figuga

(d) North East Zone : As per East Zone

(e) North West Zone : As per West Zone

ANNEXURE III CLASSIFICATION OF INDUSTRIES

Group A

1. Agarbati and Similar Products
2. Assembly and repair of electrical gadgets.
3. Assembly and repair of electronic goods.
4. Assembly and repair of sewing machines.
5. Batic works.
6. Block making and photo enlarging.
7. Biscuit, papey, cakes and cookies making.
8. Button making, fixing of button and hooks.
9. Calico and Textile products.
10. Cane and bamboo products.
11. Clay and modeling.
12. Coir and jute products.
13. Cardboard boxes.
14. Candles.
15. Copper and brass art wares.
16. cordage, rope and twine making.
17. Carpentry.
18. contact lens.
19. Canvas bags and holdails making.
20. Candles, sweets, rasmalai etc. (when not canned).
21. Cotton silk printing (by hand)
22. Dari and carpet weaving.
23. Detergent (without dyeing and bleaching).
24. Embroidery.
25. Framing of pictures and mirrors
26. Fountain pens, ball pens and felt pens.
27. Gold and Silver thread, kalabattu.
28. Hosiery products (withut dyeing and bleaching.).
29. Hats, caps, turbans including embroideries.
30. Ivory carving
31. Ink making for fountain pens.
32. Jewellery items.
33. Khadi and handloom.
34. Lace products.
35. Leather footwear.
36. Leather and rexine made ups.
37. Production of following items.

- (i) Blanco cakes
 - (ii) Brushes
 - (iii) Kulfi and confectionery
 - (iv) Crayons.
 - (v) Jam, jellies and fruit preserves
 - (vi) Musical instruments (incudig repairs)

- (vii) Lace work and like.
- (viii) Ornamental leather goods like purses, hand bags.
- (ix) Small electronic components.

- 38. Name plate making.
- 39. Paper stationery items and book binding.
- 40. Pita hat, garlands of flowers and pith.
- 41. P.V.C. products (with one moulding machine).
- 42. Paper machine.
- 43. Perfumery and cosmetics.
- 44. Photosetting.
- 45. Photostat and Cyclostyling.
- 46. Preparation of Vadi, Papad etc.
- 47. Processing of condiments, spices, groundnuts and dal etc.
- 48. Pan masala.
- 49. Repair of watches and clocks.
- 50. Rakhee making.
- 51. Stone engraving.
- 52. Sports goods.
- 53. Surgical bandage rolling and cutting.
- 54. Stove pipe, safety pins and aluminium buttons (by hand press).
- 55. Silver foil making.
- 56. Saree fall making.
- 57. Tailoring.
- 58. Thread balls and cotton fillings.
- 59. Toys and dolls.
- 60. Umbrella and macaroni.
- 61. Velvet embroidered shoes/shawls.
- 62. Vermicelli and macaroni.
- 63. Wood carving and decorative wood wares.
- 64. Wool balling and lachee making.
- 65. Wooden cardboard jewellery boxes (subject to no objection certificate from the department).
- 66. Wool knitting (with machine).
- 67. Zari Zardozi.

Group A-1

- 68. Black smithy.
- 69. Village pottery industry (without bhatti).
- 70. Village oil ghani.

Group B

- 71. Air conditioner's parts
- 72. Aluminium doors windows fittings furniture
- 73. Assembly and repair of cycles
- 74. Atta Chakki, spices (except chillies)
- 75. Auto parts.
- 76. Belts and buckles
- 77. Bulbs (battery)

78. Bread and bakeries
79. Cloth dying
80. Cotton gining
81. Cotton and silk screen printing
82. Cycle chain
83. Cycle locks
84. Dal mills
85. Diamond cutting and polishing work
86. Electric fittings (switch, plug, pin, etc.)
87. electroplating minapiating, engraving.
88. Elastic products.
89. Electric motor and parts.
90. Electric press assembling
91. Engineering works.
92. Foundry (small job works)
93. Ice-Cream
94. Ice boxes and body of the coolers
95. Iron grils and door making.
96. Jute products.
97. Key rings
98. Knife making
99. Marbles stone items.
100. Metal leeter cutting.
101. Motor winding works.
102. Oil Industry.
103. Powerlooms.
104. Photographs, printing (including sign-board painting)
105. Printing Press (provided not creating problem)
106. Repair of small domestic appliances and gadgets (like room heater, room coolers, hot plates etc.
107. Rubber stamps.
108. Sanitary goods.
109. Screw and nails.
110. Screen printing.
111. Scissors making.
112. Shoe-laces
113. Soap making.
114. Spectacles and optical frames
115. Steel furniture
116. Steel lockers
117. Steel springs.
118. Steel almirahs
119. Stamp pads
120. Surgical instruments and equipments.
121. Table lamps and shades.
122. Tin box making.
123. Transformer covers.
124. T.V. radio, cassette recorders etc.
125. T.V. radio transister cabinets.
126. Typerwriter parts manufacturing and assembling.

- 127. Water meters repairing
- 128. Water tanks.
- 129. Welding works.
- 130. Wire knitting
- 131. Wooden furniture works.

Group C

- 132. Brass fittings
- 133. Copper metal parts
- 134. Dies for plastic mouldings
- 135. Glass work (assembly type)
- 136. Hinges and hardwares
- 137. Locks
- 138. Lamps and burners
- 139. Milk creams separators and mixers.
- 140. Polishing of plastic parts.
- 141. Utensils

Group D

- 142. Brief cases and bags
- 143. Decorative goods
- 144. Denting and painting of vehicle.
- 145. Ice-factory
- 146. Metal containers
- 147. Rolling shutters
- 148. Tyre retreading

Group E

- 149. Aerated water and fruit beverages
- 150. Agriculture equipments repairing
- 151. Arms parts
- 152. Aluminium-wares, moulds of cakes and pastry.
- 153. Attachee, suitcases, brief case.
- 154. Automobile service and repair workshop
- 155. Battery Charging
- 156. Blower fans
- 157. Brushes and brooms
- 158. Brass work (pipes)
- 159. Builders hardwares
- 160. Button clips and hooks.
- 161. Buckets
- 162. Cold storage and refrigeration and ice
- 163. Cement products.
- 164. Copper-ware and utensils
- 165. Cutlery
- 166. Conduit pipes
- 167. Drugs and medicines
- 168. Door shutters and windows.
- 169. Electrical appliances (room heaters, lamps etc.)

170. Electrical appliances (room heaters, lamps etc.)
171. Fabrication (like trusses and frames)
172. Fluorescent light fitting (including neon-signs)
173. Fruit canning
174. Grinding works.
175. Household utensils (Welding, soldering, patching and polishing)
176. Household/kitchen appliances.
177. Hand tools
178. Helmets
179. Iron foundries.
180. Industrial fasteners
181. Interlocking and buttoning
182. Ink making
183. Laboratory porcelain, dental porcelain wares.
184. Laundry, drycleaning and dyeing
185. Lantern, torches and flash lights.
186. Manufacturing of trunks and metal boxes.
187. Metal polishing
188. Milkcream machines
189. Milk testing equipments
190. Miscellaneous machine parts.
191. Nuts, bolts, pulleys, chains and gears
192. Optical instruments
193. Oil stoves, pressure lamps and accessories.
194. Printing, book binding, embossing and photographs etc.
195. Padlock and pressed locks.
196. Precision instruments of all kinds.
197. Plastic jigs, fixtures and metal embossing.
198. Photography goods.
199. Paper cutting machines
200. Pressure cookers
201. Rings and eyelets.
202. Razor blades.
203. Stationery items (including educational and school drawing instruments)
204. Steel wire products.
205. Sheet metal works.
206. Shoe making and repairing
207. Show grinding
208. Safety pins
209. Shoe making and repairing
210. Tobacco products (cigarette and bidies)
211. Tin products
212. Tailoring materials.
213. Trucks and bus (body buildings)
214. Telephone parts.
215. Thermometers
216. Upholstery springs and other springs
217. Wax polishing
218. Watch and clock parts
219. Washing soap

- 220. Water meters
- 221. Zip fasteners

Group

- 222. Automobile parts and casting
- 223. Acides and Chemicals Smalls-scale.
- 224. Agriculture appliances and implements
- 225. Aluminium products.
- 226. Aluminium anodising
- 227. Ancillary industries of the daughter house
- 228. Auto electroplated accessories.
- 229. Auto electroplated accessories.
- 230. Battery boxes.
- 231. Batteries and accessories.
- 232. Cattle feed
- 233. Centrifugal pumps and small turbines.
- 234. Concrete and mosaic products.
- 235. Collapsible gates, railing and grills
- 236. Cotton ginning (large scale)
- 237. Duree and carpets (large scale)
- 238. Dyeing, bleaching, finishing processing cloth (iscluding mercerising, calendering, glazing etc.)
- 239. Electrical motors, transformers and generators.
- 240. Electroplating (large scale)
- 241. Enamel ware
- 242. Expanded metals
- 243. Fire fighting equipments
- 244. Fluorescence lights
- 245. Flour mills.
- 246. Footwears
- 247. Foam piles
- 248. Fuel gases (including by-products.)
- 249. Galvanised buckets
- 250. Glass products.
- 251. Grease, oil etc.
- 252. C.I.malleable pipe (small scales).
- 253. Hand press
- 254. Reinforced cement concrete pipes (small scale).
- 255. Hydraulic press.
- 256. Iron foundaries
- 257. Iron pipes
- 258. Iron hammers
- 259. Lathe machines.
- 260. Leather upholstery and other leather goods.
- 261. Nickle polishing
- 262. Paints and varnishe
- 263. Plastic products.
- 264. Plastic dye
- 265. Polish work.
- 266. Paper Products.

- 267. Processing of clay and other earths
- 268. P.V.C. Compounds
- 269. Polythene gas
- 270. Refrigerators and airconditioner
- 271. Rail coupling parts
- 272. Rubber products.
- 273. electric fans.
- 274. Saw mills and wood work.
- 275. Small machine and machine tools.
- 276. Sprayers (hand and foot)
- 277. Structural steel fabrications.
- 278. Sheet bending press
- 279. Speedometers
- 280. Steel re-rolling mills (small scale)
- 281. Steel casting
- 282. Steel wire drawings
- 283. Stone crusher parts
- 284. Scissors making
- 285. Spice factory
- 286. Surgical goods
- 287. Tarpaulin & tent cloth
- 288. Textiles mills (medium scale)
- 289. Toilet soap
- 290. Tractor parts
- 291. Typewriters
- 292. Umbrella ribs
- 293. Utensils
- 294. Vacium flasks
- 295. Veneer of plywood
- 296. Water proof textile products
- 297. Wire drawing, coating and electric cables
- 298. Wire netting
- 299. Wooden structural goods
- 300. Writing and making ink
- 301. X-ray machines
- 302. Zinc polishing

GROUP G

- 1. Activated carbon
- 2. Barley malt and extract
- 3. Bar candy and guava fruit bar.
- 4. Cattle feed
- 5. Cirtus fruit concentrate
- 6. Confectionery
- 7. Dal milling
- 8. Dehydrated vegetables
- 9. Eucalyptus oil
- 10. Floor milling
- 11. Fuel briguettes

12. Grading, Waxing and polishing of malta
13. Grape vinger and juice
14. Ground nut oil
15. Gaur split
16. Gur and Khandsari
17. Handmade paper
18. Ice-cream
19. Lactic and oxalic acids
20. Milling pulses
21. Mustard oil and powder
22. Pasturised milk and its products
23. Pickles, Chutneys and Murabba
24. Poultry feed
25. Processed fruit and vegetables products
26. Pycolysed glucose and starch
27. Rapeseed oil
28. Red Chillis oleresin
29. Rice milling
30. Sesame oil
31. Spice grinding
32. Sugarcane wax
33. Straw boards
34. Surgical bandage
35. Tomato ketchup and vegetable sauce
36. Weaning food
37. The industrial units given in serial numbers 1 to 70 shall also be permitted.

Group G-1

1. Biscuit, pappey, cakes and cookies making
2. Candies, sweets, rasmalai etc.
3. Agarbatti and similar products.
4. Assembly and repair of electrical gadgets
5. Assembly and repair of electric goods.
6. Batic works.
7. Embroidery.
8. Gold and Silver thhread, kalabattu.
9. Hats, caps, turbans including embroideries.
10. Production of following items :
 - (i) Blanco cakes
 - (ii) Brushes
 - (iii) Crayons
 - (iv) Kulfi and confectionery
 - (v) Jam, jellies and fruits preserves
 - (vi) Musical instruments (including repairs)
 - (vii) Lace work and like
 - (viii) Ornamental leather goods like purses, hand bags
 - (ix) Small electronic components.
11. Name plate making.
12. Pith hat, garlands of flowers and pith.
13. Perfumery and cosmetics.

14. Photosetting
15. Photostate and cyclostyling
16. Preparation of Vadi, papad, etc.
17. Processing of condiments, spices, groundnuts and dal etc.
18. Pan masala.
19. Repair of watches and clocks.
20. Rakkee making
21. Sari Fall making
22. Tailoring
23. Vermicelli and macaroni.
24. Wool balling and lachee making
25. Wool knitting.
26. Zari Zardozi.
27. Atta Chakki and spices and dal grinding.
28. Bread and bakeries.
29. Dal mills.
30. Electronic goods manufacturing.
31. Ice-cream
32. Screen printing
33. Water meters repairing.
34. Milk cream separators.
35. Decorative goods.
36. Ice-factory
37. Aerated water and fruit beverage.
38. Confectionery candies and sweets.
39. Cold storage and refrigeration.
40. Electric lamp shades, fixtures.
41. Fruit canning.
42. Grinding works.
43. Laundry, drycleaning and dyeing.
44. Milkcream machines.
45. Milk testing equipments.
46. Printing book binding, embossing and photograms etc.
47. Tobacco products (cigarette and bidies).
48. Cattle feed.
49. Flour Mill.
50. Paper products.
51. Polythene bags.
52. Spice factory.
53. Barley malt and extract.
54. Ber candy and guava fruit bar.
55. Citrus fruit concentrate.
56. Dehydrated vegetables.
57. Vingeger and Juice.
58. Ground nut oil.
59. Guar split.
60. Gur and Khandsari.
61. Lactic and oxalic acids.
62. Pasturised milk and its products.
63. Pickles, Chutneys and Murabba.

64. Poultry feed.
65. Processed fruit and vegetables products.
66. Tamato Ketchup and vegetable sauce.
67. Containers' lids.
68. Juicer (only assembling).
69. Readymade garments.
70. Lebel/stickers.

GROUP - H

INDUSTRIES PROHIBITED WITHIN UNION TERRITORY OF DELHI

(a) HAZARDOUS/NOXIOUS INUDSTRIAL UNITS CELLULOSIC PRODUCTS.

	Characteristics
1. Carbon black and carbon blacks of all kind	Fire Hazard
2. Crude oil refining, processing and cracking, petroleum jelly, neptha Cracking including gas packing etc.	Inflammable fumes and noise
3. Fuel oils, illuminating oils and other oils such as sthetic oil , shole oil lubricants.	Fire hazard
4. Industrial alcohol	Unpleasant smell
5. Matches	Fire hazard
6. Newsprint	Unpleasant smell, contaminated waste water, fire hazard
7. Paints, enamels, colours, varnish (other than litho varnish) varnish removers, turpentine and turpentine substituthes.	Fire hazard
8. Petroleum-coke, graphite production	Fire hazard
9. Printing ink	Fire hazard
10. Rayon fibre, waste products, mayophane paper etc. cellulose nitrate, celluloid articles, scraps and solution.	Fire hazard

CEMENT AND REFRACTORIES

1. Enamelling vitreous	Smoke
2. Glass furneces (more than 3 ton capacity)	Fire hazard
3. Heavy metal forging (using steam and power hammer)	Noise, smoke vibration
4. Mechanical store crushing	Dust, Slurry noise
5. Portland cement	Dust
6. Refractories	Smoke

EXPLOSIVE AMMUNITION

- | | | |
|----|---|-------------|
| 1. | Explosives, or their ingredients such as fire-works, gunpowder, gun cotton etc. | Fire hazard |
| 2. | Industrial gelatine nitro glycerine and fulminate | Fire hazard |

FERTILISERS

- | | | |
|----|--|------------------------------------|
| 1. | Nitrogeneors and phosphative fertilisers, except mixing of fertilisers for compounding (large scale) | Fire, noise noxious gases and dust |
|----|--|------------------------------------|

FRUITS

- | | | |
|----|---|---------------------------------|
| 1. | Abattoirs | Obnoxious smell
waste water |
| 2. | Alcohol distillery, breveries and potable spittis | Unpleasant smell
fire hazard |
| 3. | Sewer refining | Unplesant smell fire hazard |
| 4. | Vegetable oil | Noise, unpleasant smell |

IN ORGANIC CHEMICAL INDUSTRIES

- | | | |
|----|---|---|
| 1. | Acit-sulphuric acid, nitric acid, acetic bicric acid, rochloric acid, phosphoric acid, battery acid, bengeic acid, carbohic acid, chloro sulphric acid etc. | Fire hazard,
offensive fumes and smoke |
| 2. | Alkalies- caustic soda, caustic potash, soda-ash etc. | Fire hazard,
corrosive |
| 3. | Carbon-disulphide, ultramarine blue, chlorine-hydrogen etc. | Fire hazard, drst, & fumes |
| 4. | Mineral salts (which involves use of acids) | Fire hazard fumes and smoke |

LEATHER AND OTHER ANMAL PRODUCTS

- | | | |
|----|---|-----------------|
| 1. | Animal and fish oils | Fire hazard |
| 2. | Bone-grist, bone-meal, bone powder or storages of bones in open | Obnoxious smell |
| 3. | Glandular extraction | |
| 4. | Glue and gelatine from bones and flash | Obnoxious |
| 5. | Leather tanning | Obnoxiors smell |

METALLURGICAL INDUSTRIES

- | | | |
|----|-----------------------------------|----------------------------------|
| 1. | Blast furnaces oxides of mixtures | Noise dust smoke and fire hazard |
|----|-----------------------------------|----------------------------------|

- | | | |
|----|--|-----------------------------------|
| 2. | Roasting of one sulphide, oxides of mixtures | Noise dust smoke and fire hazard |
| 3. | Sintering, smelting | Noise dust smoke and fire hazard. |

Organic Chemical Industries

- | | | |
|----|--|--------------------------------------|
| 1. | Acetylides, phridines iodofarm, chlorofom, E-nepthol etc. | Fire hazard Smell |
| 2. | Compressed permanent liquified and dissolved industrial passes | Fire hazard |
| 3. | Dyes and dye-stuff intermediate's | Acidic liquid effluent |
| 4. | Insecticides, pesticides, fungicides | Unpleasant smell, dusty and fire |
| 5. | Organic solvent, chlorinated minerals, methanol, aldehydes, methylated spirits | Fire hazard
unpleasant smell |
| 6. | Phenols and related industries based on coalta distillation | Fire hazard |
| 7. | Polythylene, P.V.C., resine, nylon. | Fire hazard |
| 8. | Synthetic detergents | |
| 9. | Synthetic rubber | Liquid effluent with unplesant smell |

Paper and Paper Products Mfg. of paper pulp, paper board and traw boards (large scale)

Poisons

Ammonium-sulphoajanide, arsenic and its compounds, barium carbonate, barium cyanide, barium ethyle sulphate, barium accetate cinabar, copper sulphocyanide, ferrocyanide, hydro-cyamide, hydro-cyanic acid, potassium biocatate, potassium-cyanide, prasslate of potash, pynogallic acid silver cyanide.

Radioactive Elements

Thorium, radium and similar isotopes and recovery of rare-earth

Rubber Industries

Reclamation of rubber and Production of tyres, rubber solutions containing mineral neptha, rubber waste

Wood and Wood Products

Distillation of wood, seasoning and curing

contamination of food if stored on same floor or on floors above, fire hazard

Radiation hazard

Unplesant smell, dust fire

Fire hazard, obnoxious gases readily ignitable

Miscellaneous

Calcium carbide, phosphorous, aluminium dust paste and powder, copper, zinc etc. (electrothermal industries)

Fire hazard

(b) Heavy and Large Industries

1. Agricultural implements (large scale)
2. Air and gas compressor
3. Aircraft building
4. Automobiles and coach building
5. Bicycles (large scale)
6. Conveyors and conveying equipments.
7. Cotton textile (large scale)
8. Cranes and hoists
9. Diesel engines
10. Earth moving machinery
11. Electric steel sheets and stampings
12. Electric wires and cables (large scale)
13. Foundaries (heavy)
14. Central industrial machinery (such as hydraulic equipments, drilling equipments boilers etc.)
15. Heavy iron and steel forcing
16. Reinforced cement concrete pipes (large scale)
17. Industrial trucks, trailers, stakers etc.
18. Lifts
19. Locomotives and wagons
20. Motor cycles and scooters
21. Optical glass
22. Other primary metal industries (e.g. cold rolled sheet, alloy sheet etc.)
23. Power driven pump and pumping equipments
24. Sewing machines (large scale)
25. Sluice gates and gearings
26. Special industrial machinery
27. Steam engines
28. Steel pipes and tubes
29. Steel chains
30. Steel works, rolling and re-rolling mills
31. Structural steel fabrication (large-scale)
32. Sugar
33. Telephone equipments
34. Tractors and agricultural machinery (power driven)
35. Under frames and chasis
36. Water turbines
37. Wire ropes
38. Woollen textiles (large scale)

ANNEXURE IV

- (a) Manufacturing Units (types) to be shifted immediately from Walled City.
1. Electric cable and wire
 2. Plastic, P.V.C. and rubber goods
 3. Electroplating including different types of metal polishing
 4. Paint

5. Dye
6. Acid and chemicals
7. Spice grinding
8. Grease
9. Card Box (large size)
10. Battery box
11. Tabbaco processing
12. Metal box (large size)
13. Any other noxious, hazardous and nuisance manufacturing and processing unit.

(b) The following trades shall be shifted to the areas specifically marked for respective trades.

1. P.V.C. wholesale marked (may be shifted to Patparganj, subject to a detailed study).
2. Trade dealing with hazardous chemicals
3. Dairies.
4. Large godowns warehouses (to be shifted in a phased manner).
5. Fruit and vegetable market (Phool Mandi)
6. Poultry and Fish Market.

ANNEXURE V

SUMMARY

1. REGIONAL AND SUB-REGIONAL FRAME

Delhi's population is growing at a very rapid pace, creating complex problems of urban development and management, if part of this growth could be channelised into other cities the smaller ones, it could provide relief to the core city and will prove to be a source of strength to the smaller settlements. In this context, for the balanced regional development. The National Capital Region Planning Board is co-ordinating, includes some parts of Haryana, U.P. and Rajasthan besides the Union Territory of Delhi.

At sub-regional level Delhi Metropolitan Area (DMA), including the Union Territory of Delhi, should be considered as one urban agglomeration for the purpose of planning. Thus in the regional context the DMA & NCR concepts and plans have become more important today than they were in 1962. In the plan the policies for the balanced development of the NCR have been stated and the Delhi Metropolitan Area has been re-defined, taking into consideration the urban settlement at the doorsteps of Delhi and the ridge in the South Which extends to Haryana.

2. POPULATION AND EMPLOYMENT

At the present rate of growth Delhi's population by the year 2001 would be 144.26 lakhs in urban areas and 5.27 lakhs in rural areas. Though regional development has lagged behind, but considering the positive actions which would be taken in this respect. Population for the Union Territory of Delhi has been assigned as 121.73 lakhs in urban areas and 6.37 lakhs in rural areas. During the course of the implementation of the plan an attempt should be made to restrict the solution of the Union Territory at the lower level of 112 lakhs.

The present employment of about 19 lakhs would increase to about 49 lakhs by the year 2001.

Land and infrastructural provision would be required to accommodate this employment, rapid growth of population. Only essential Central Government Offices which serve the Ministries of the Government of India and only the liaison offices of the Undertakings should be located in Delhi.

The Quasi-Government employment needs to be judiciously distributed in the regional towns and the counter magnets which are part of the National Capital Region.

Also to contain the trend of increasing employment in industrial sector, only non-polluting industries employing not more than 50 workers should be allowed in Delhi Urban Area.

To accommodate the assigned urban population by the year 2001 a two-pronged strategy has been recommended.

- (i) To increase the population holding capacity of DUA-81.
- (ii) Extension of urbansable limits to accommodate additional population.

SHELTER

Emphasis should be both on the development of new housing areas as well as on conservation, improvement and revitalisation of the existing residential areas. About 16.2 lakh new housing units are required in the next two decades, as given in the main text.

Housing cooperative in Delhi, which are an overlapping sector between public and private, have been a reasonable success and should be further encouraged.

Earlier the plan had proposed general public housing in the form of two family development along with multi-family (Group Housing). Recently the two family plotted development has been permitted a third family unit on the Barsati floor. Surveys and studies have indicated that plotted development for a long time remain only single storey built and also that group housing in the overall study design has a very marginal intensive use of land. Further relating housing to (i) Affordability, (ii) Efficiency of land utilisation (Land use intensity), (iii) Equity (Social distribution of Land) the most appropriate type of general housing would be partially built plotted housing on individual plots of 70 to 80 sqm. Part of housing could be provided in the form of three family plots developed into work up dwelling units, generally varying from 150 sqm to 250 sqm. and multi-family housing Cooperatives for general housing should be given a bigger role and small cooperatives with individual housing on plotted basis should also be introduced.

3A. Resettlement Colonies Immediate need of resettlement colonies is provision of individual services i.e. water sewerage & electricity. Non-Govt. organisations should supplement social action of Govt. departments and income supplementation programmes specially for women should also be undertaken. Regular sewerage may not be possible immediately in many areas because of non-availability of connecting line or financial constraints. In such case the low cost sanitation through two pit method on individual or collective basis should be adopted. For construction of dwelling resettlement colonies by individual families, system of institutional financing for this category is needed.

3B Unauthorised Colonies- Unauthorised colonies are generally the result of lack of discipline and serious shortage of housing. The house owners or such colonies which have been considered for regularisation could be asked to form societies and come forward with plans for improvement of the target group.

3C Urban Village- These old settlements should be provided with basic services and amenities while preserving to the extent possible their traditional life style.

4. CONSERVATION, REVITALISATION AND ENVIRONMENTAL IMPROVEMENT.

Conservation and revitalisation is required in case of traditional areas like the walled city. This requires - (i) spiting or noxious and hazardous industries and trades and delimitation of non-residential activities. (ii) Upgrading of physical and social infrastructure, (iii) Introduction of transport modes of medium capacity and medium, speed and management and regulation to traffic (iv) Conservation and restoration of historical buildings. (v) Revitalisation of organic residential areas.

5. INDUSTRY

According to the existing regulations, a large number of existing industrial units are non-conforming located as these are in the residential and commercial use zones. Thus the overall question of conforming, non-conforming and overall compatibility of industries has been studied and recommendations have been made for different types of industries in this regard.

6. TRADE & COMMERCE

6A RETAIL TRADE

To accommodate requirements of shopping-cum-commercial offices and other related activities like cinemas, hotels and ancillary facilities, the five tier system of commercial areas ranging from CBD to Convenience Shopping Centre with some modifications has been retained. Besides the CBD in the Old City, Connaught Place and Karol Bagh two sub-CBD's one in the Trans Yamuna area and other in the urban extension are proposed. Besides 5 district centres already in different stages of development, 2 new district centres have been envisaged, 14 in the existing urban limits and 8 in the urban extension.

6B INFORMAL SECTOR

The significant role of informal sector in commercial activity has been recognised and guidelines have been provided for planned development.

6C WHOLESALE TRADE

For wholesale trade, four regional wholesale markets in different directions have been proposed. The wholesale markets have to be integrated with freight complexes, so that whole-sale business could be operated more efficiently and in a better environment. To effectuate decentralisation 11 regional cum-local wholesale markets as secondary wholesale markets are recommended to be developed in different planning divisions.

7. Transportation

Keeping in view the physical forms obtainable in the existing urban areas like Old Delhi, New Delhi and contemporary development, as also the projected rate of trip generation, a multimode transportation system consisting of electrified ring rail, light rail and bus transport inter-linking various parts is proposed.

New modes proposed for the intracity passenger movement is the light railway. In the existing urban area and in the urban extension about 200 km. of light rail would be required by the year 2001.

The Central congested areas of the Walled City, reintroduction of moderate capacity medium speed transport system along select number of routes is recommended. However, this should be supported by a restraint on the use of private modes of transport and provision of parking at interchange points.

To provide safe environment for bicycle movement in certain corridors, fully segregated cycle tracks need to be provided by adjusting existing road sections and making use of land available by the side of nullah.

For inter-city passenger movement four metropolitan passenger terminals on major rail linkages have been recommended. All these Metropolitan Passenger Terminals would have one inter-state bus terminus each and would be linked with different parts of the city through MRTS and bus transportation. Another bus terminus has been proposed near Dhaula Kuan/junction of Ring Road and National Highway No. 24.

7A Goods Movement : For the Intergration of goods movement through road and rail, freight complexes consisting of wholesale markets warehousing, tracks and rail transport terminals have been recommended on four major rail road links close to the proposed Metroplitan Passenger Terminals.

7B. Metropolitan Transport Authority : To run a multimodel complex transportation system for Delhi on rational lines, Delhi needs a unified single transport Policy Committee.

8. Physical Infrastructure :

8A Water Supply : Delhi would need additional water supply to the extent of 671 million gallons per day (MGD) by the year 2001. This is expected from Tehri Dam in U.P., Kishan and Lakhwar and Giri Dams in Himachal Pradesh and through exchange of water with Haryana. The supply system would require enhancement of the existing four water treatment plants and construction of a new treatment plant.

8B Sewerage : To serve entire population with sewerage the existing sewerage capacity of 118 MGD would be required to be augmented to 900 MGD with the availability of water. This would require enhancement of the capacity of our existing sewerage treatment plants and construction of three new sewerage treatment plants including Rithala plant which is in the process. the areas where immediate regular sewerage is not possible intermediate low cost sanitation system should be adopted as a short range provision.

8C Power : Delhi's requirement of power by the year 2001 is estimated to be 4000 MW. For additional requirement it would have to bank upon the northern power grid. To meet the targeted demand of 4000 MW by the year 2001 the power distribution network would be required to be taken over to 400 K V grid from existing 220 K V grid.

8D Solid Waste Management : Solid waster generated in different parts of Delhi would increase from 2300 tons per day in 1981 to 6735 tons per day in 2001. Considering the nature of solid waste and the economy of its disposal major part of solid waste has been proposed to be disposed of in sanitary land fill. No new site for compost plant has been proposed. It is recommended that the experience of the existing two compost plants with MCD and NDMC be reviewed in 1994 and if necessary policy could be modified.

9. Social Infrastructure

9A. Health : Two-tier system in the for of general hospital and health centre earlier proposed did not

satisfy the full requirements of health centre earlier proposed did not satisfy the full requirements of health needs thus a six-tier system has been evolved consisting of (i) general hospital (500 beds), (ii) Intermediate Hospital category 'A' (200 beds), (iii) Intermediate Hospital category 'B' (80 beds), (iv) Poly-clinic with some observation beds. (v) Nursing home and child welfare and meternity centre and (vi) Dispensary.

9B. Education : Besides land reservation for normal education facilities land would also be reserved for technical and professional education institutions and also for central and integrated schools and for the schools of handicapped to overcome the present shortcomings.

9C. Telecommunications : Reservations of land for telephone exchanges has been proposed so as to increase the telephones per hundred population from 3.37 in 1987 to 10 in the year 2001. Revised standards have been worked out for infrastructure (social) including postal facilities police, milk distribution etc.

9D. Facilities and Service Centres : To accommodate facilities in groups in the existing urban area facility centres have been proposed. Similarly, to accommodate the additional need of repair and service shops, service centre concept has been evolved.

10. Environment :

10A. Natural Features : Two major natural features in Delhi area the Ridge and River Yamuna. Though part of Ridge in Delhi has been erased the total Ridge area since available is about 7777 ha. This should be conserved with utmost care and should be afforested with indigenous species with minimum of artificial landscape.

River Yamuna now has a high level of pollution, which is mainly from the untreated sewerage and waste from industrial areas. Strict enforcement of Water Pollution Act is needed to keep the river clean. Channelisation of the river as proposed shall provide scope for a major river front development scheme.

10B. Lung Spaces : Areas reserved for parks are recommended to be developed for intensive recreational activities. At least 30 per cent of the district parks area should be developed as woodland for ecological stability. Due emphasis is groups in the form of neighbourhood play area, district and divisional sports centres.

10C. Replantation : There are large number of trees in parks, which have completed their full span of life. This is specially true of the trees in New Delhi area. Replantation as a cyclic process is recommended.

10D. Urban aesthetics and conservation of city's past Delhi has tradition of Urban Design, which has been lost in recent past, Four-pronged policy- (i) identification of areas of significant natural and built environment for special treatment (ii) visual intergration of various parts of the city (iii) conservation of city's past (iv) policy for tall buildings and major urban projects has been worked out to revive the same.

The central part of Delhi has well developed social and cultural institutions, for the city's expansion. With the increasing population additional areas for social and culture activities have been earmarked. Areas along Central Vista from Janpath to National Stadium needs to be continued to be reserved for social and cultural institutions.

10E. Water and Air Pollution : Water and air pollution based on available studies, is increasing. In case of water pollution, diversion of discharge of waste water from major drains into the sewerage system to be followed by adequate waste water treatment has been recommended. Six areas have been identified as 'Pollution Control Areas'.

11. Special Area

The walled city and its extension and Karol Bagh and the area in between has been earmarked as special area for the purpose of development. This area cannot be developed on the basis of normal regulations. Special regulations have been worked out for this area and incorporated into the Development Code.

12. Rural Area

The rural area of Delhi being in the periphery of major metropolis has a special significance.

This area is also attracting migrants : 26 per cent of rural Delhi households are migrant households mainly from Haryana and U.P. The area needs to be provided with a reasonably high level of infrastructure and good road linkages with the city. Based on the population, linkages and growth rate, certain villages have been identified for the location of major health facilities, markets, schools and rural industries.

13. Modernisation and City's Personality

A city belonging to this age should have (i) efficient transportation and communication system (ii) convention and exhibition centres (iii) shopping arcades, amusement parks and (iv) places for comfortable living for the visitors. The city should provide all these and should also reflect its traditions and heritage, its culture and its warmth to the visitors and its inhabitants.

14. Land use Plan

The existing land use plan has been modified on the basis of the following : (i) Policies, enunciated for different sectors, (ii) Requirements of additional physical and social infrastructure transportation and employment centres, (iii) Restructuring of land uses along the ring rail, (iv) Modifications in the land uses already approved, (v) Restructuring in land use required based on the studies for the Perspective -2001 and considering inter-relationship of urban activities and their effect on the environment and image of the city.

15. Mixed Land Use

Concept of mixed land use has been introduced in the plan by (i) providing special regulations for the central old built-up areas, (ii) by permitting non-residential activities on residential premises, taking into consideration its community need, traffic and parking provisions and (iii) as an intended mixed use in new developments by permitting non-residential activities on the ground floor and residential activities on the floors above.

16. Zonal (Divisional) Plans

The Union Territory of Delhi is divided into 15 zones (divisions). The zonal (divisional) plans would provide further detailed policy of the plan as necessary and act as a link between the layout plan and the Master Plan.

17. Development Code

It is a systematic code to decide the use activities (uses) in two levels (i) Conversion of use zone into use premises (Layout); and (ii) Permission of use activities in the use premises. It also gives regulations

for sub-divisions of use zone into use premises and control of buildings within use premises.

18. Plan Monitoring and Review

18A. Plan Monitoring : No. long range urban development plan can be implemented unless it is responsive to the happenings and emergings socio-economic and other forces during the plan implementation period. Time lags between the happenings and emerging socio-economic forces and the happenings and emerging socio-economic forces and the plan responses creates accentuating conditions of unintended growth. The respective plan to check the unintended growth needs a scientific monitoring frame. Monitoring frame is required for (i) evaluating the achievement of physical targets prescribed in the plan and (ii) identification of physical and socio-economic changes to review the plan policies.

18B. Plan Review : The plan monitoring would provide sufficient material for any modification required in the plan. Any other aspects out of emerging socio-economic and physical forces could be taken up for study to review the plan proposals. A comprehensive review encompassing all aspects should be taken up in 1994.

18C. Constant Study and Research : Policies indicate directions: detailed development projects ultimately create environment- good or bad. During the plan implementation all the aspects of development i.e. housing, transport, work centres, recreation, infrastructure, etc. need constant study and research to make the plan effective in providing high quality living environment. The DDA should constantly do the studies, research and monitoring work to make planning a firm instrument for the development of this city.

ANNEXURE VI REVIEW OF MASTER PLAN FOR DELHI 1962 (MPD-62)

The MPD, 62 shall always remain a unique document, being the first attempt on comprehensive urban planning for the Union Territory of Delhi. But there are issues of central importance in which the Master Plan has been overwhelmed by the socio-economic conditions and the fast pace of change. These given below have been reviewed to provide an insight and direction for planning for the future.

- (a) Rapid population growth.
- (b) Land use permissibility.
- (c) Land use intensity.
- (d) Informal sector in retail trade.
- (e) Non-conforming industrial units.
- (f) Implementation monitoring.

Rapid Population Growth

The MPD 62 made low, medium and high projections for the population for Perspective - 1981 ranging from 4.4 to 6.1 million. The average of these projections, i.e. 5.5 million was accepted, for the plan. This projection was based on 3.7 per cent annual growth. The idea of accepting average projection was based on the premises that the formation of National Capital Region and developments envisaged by the Plan shall restrict the population. However, actions and non-actions during the implementation period of the Master Plan and the figures of 1981 census have belied the projections. During the period 1961 to 1981 all along the population growth has been at the rate of about 4.3 per cent per annum.

Land Use Permissibility

The land use control and land use permissibility was one of the major stipulations of MPD, 1962. However, it underwent very serious aberrations during implementation. For the purpose of regulation, MPD 62 divided the Union Territory of Delhi into 24 use zones and each use zone give a list of permitted uses. uses permissible if allowed by Competent Authority after special appeal, and prohibited uses. Also, as per MPD 62, all non-conforming uses were to be shifted in stages to the conforming areas, earmarked in the Master Plan. Establishment of new uses in any case was to be allowed only in conforming areas.

Study of the mixed land use has indicates that there is appreciable occurrence of mixed use units in the residential areas requiring attention.

Land Use Intensity

Land use intensity is one important planning tools related to the allocation of per capita land for any land use for the control of physical development. It depends on a number of socio-economic and other factors. The land use intensities prescribed in the MPD 62 in case of residential, industrial and commercial areas have been reviewed in the following paragraphs :

In the Master Plan residential densities range from 62.5 persons per hectare (pph) to 625 (pph). In the areas which were to be newly developed, the densities normally range from 125 pph to 312 pph. The average gross residential density prescribed was 187 pph. For this density, land available per family was 192 sq. mts. and thus the size of the average plot recommended with two dwellings for two families was 284 sq. mts. Most of the families are not able to afford such a plot because of economic limitations. Thus during the plan implementation. the residential areas have been developed at gross residential densities which are very much different from those proposed in the Plan. In the resettlement colonies. the residential densities which are very much different from those proposed in the Plan. In the resettlement colonies. The residential density achieved is more than 600 pph. In case of DDA's general housing schemes consisting of partly plotted and partly group housing the gross residential density is about 375 pph. In case of land allotted to co-operative plotted housing societies. on an average the density achieved is varying from 250 to 300 pph and in case case of some of the unauthorised development. there is a density as high as 700 pph though in most of the unauthorised. Honies, the density would be of the order of 400 pph. Thus the would be seen that the density as achieved was much different compared to as envisaged in the Master Plan. For Delhi Urban Area the MPD 62 proposed a population of 46 lakh which was modified to 53 lakhs in 1973 through a redensification exercise. Now on the basis of a holding capacity exercise, it has been inferred that it would be possible to accommodate about 82 lakh population in the same area by the year 2001.

MPD 62 proposed industrial areas mainly of the following types :

- (i) Flatted factories work-cum-industrial centres.
- (ii) Light industries.
- (iii) Extensive Industries.

The flatted factories were proposed at a density of about 500 to 625 workers per hect. Light and service industries, 100 workers per hect. and extensive industries, 70 workers per hect (wph)

No flatted factory areas could be fully developed in the implementation period, the only area developed for flatted factories being at Jhandewalan which too is not occupied yet. But the studies have been conducted of light and extensive industrial areas as proposed and as developed. In case of light industrial areas and extensive industrial areas because of need of small plots and lower order of mechanisation, the space per worker has been comparatively less than envisaged as in MPD 62 and the densities as existing at present in the planned industrial districts are about 180 wph in extensive industrial areas compared to 70 proposed in the plan and 230 wph in light industrila areas compared to 100 wph proposed

in MPD 62.

Informal Sector in Retail Trade :

The phenomenon of informal sector is part of rapid urbanisation experienced by all the developing countries. The average annual rate of growth of urban population throughout the past three decades for the developing world has been in the range of 2.5 to 4.0 per cent. The present average doubling time for city population in developing regions is 15 years. Structural transformation have taken place as a result of it: and unlike the developed countries where urbanisation was slow and permitted a gradual emergence of institutions to take care of socio-economic problems, the same is not true of developing cities, thus incapacitating them to effectively tackle concomitant problem.

MPD 62 surveys indicated 61 per cent of the total workers in unorganised sector and 39 per cent in the organised sector. In case of retail trade it was reported that which was vaguely defined. The MPD 62 estimated that there would be about 20,000 informal sector units by 1981 in trade and commerce which is found to be less than 15 per cent of the informal sector units as existing at present. The Plan did not contain any specific proposal for the integration of unorganised sector or the informal sector in the Development Schemes.

The Census of retail and service shops with and without roof has been carried out in the latter part of 1981 for the Delhi Urban Area. For the purpose of this survey, the informal sector units were defined with those working without a roof, including small khokha on road side.

Informal sector study of trade and services reveals that about :- 1,39,000 informal sector units in trade and services excluding weekly markets working in different parts of the city. This is more than six times estimated in MPD 62. Division-wise comparison reveals that there is highest concentration of informal sector activity in Division 'A' and which besides serving the division population, serves the other parts of the city as well.

Considering the stage of development of the country and the economic level of the migrants for next two decades, we may assume that the informal sector would continue and thus it is of utmost importance that sector which is providing employment to the large unemployed sector should 2060GI/90 - 24 be fully incorporated in the Plan. This sector though with lower productivity needs full consideration as it provides the much needed employment to the unskilled and the semi-skilled. The persons working in the informal sector mostly belong to economically weaker section and low income group, thus it is of utmost importance that economic development of this sector is intergrated in the physical planning process.

Non-Conforming Industrial Units

The MPD 62 recommended that major part of the industrial units should be located in the areas earmarked for flatted factories, service, light and extensive industries. The industrial units existing at the time of preparation of Master Plan in other than industrial use zones were to be shifted to the industrial areas. Only very small units were permissible to remain in non-industrial use zones, if allowed by a Competent Authority after special appeal. In case of retail shopping area only industries with employment upto 4 persons and in case of higher order commercial areas like Central Business District and District Centres, industries employing upto 10 workers were permitted. At the time of preparation of Master Plan there were 8,000 industrial units in the non-confirming areas which were to be shifted during the plan implementation period and a detailed time schedule for such shifting was given in the plan document. The recent study for the industrial units indicate that as per MPD stipulation about 24,000 industrial units would require shifting which may not be immediately practicable or desirable.

Implementation and Monitoring

It must be stated that no monitoring system to register the changing socio-economic profile of the community as well as the physical structure of the city was proposed in the Master Plan nor any such frame is available at present.

In the absence of such a frame there was no possibility for quick reaction and adjustments in the planning policies. Thus during the plan implementation process in the last two decades there has been large areas of un-intended growth.

A well monitored and analysed responses could check or at least reduce the unintended developments. The developments like unauthorised colonies, squatter settlements. The informal sector, the non-conforming industry need regular and systematic monitoring.

SECTORAL REVIEW :

Housing

Prior to Master Plan for Delhi 1962 there was no institutional arrangement for public housing-built or plotted. Major Govt. housing activity was by the Central Public Works Department for Central Govt. employees or by local bodies for their own employees. Ministry of Rehabilitation was responsible for providing housing to displaced persons who came to Delhi after partition. In 1961 there was housing shortage to the tune of 1,40,000.

The Master Plan for Delhi envisaged construction of about 7.47 lakh dwelling units the two decades period of 1961-81 with be break up as under :

1.	Govt. housing (for employees)	1,50,000
2.	Squatter and low cost housing	1,10,000
3.	Private housing	4,87,500

Compared to 7.47 lakh target, 5.43 lakh housing become available during the two decades 1961-81 indicating a achievement of 72.8 per cent. The details are given as under :

1.	Govt. housing (for employees) Target : 1,50,000 dus Achievement : 30,600 dus (approx.)	20.4 per cent
2.	Squatter and low cost housing Target : 1,10,000 Achievement : 1,98,000	180 per cent
3.	Private Housing Target : 4,87,7000	

The Master Plan did not conceive built housing by public agency which in fact became the major housing programme of the Delhi Development Authority. Thus inclusive of this and housing in regularised colonies the performance is 315,000 dus (approx.) which is 64.7 per cent of the target :-

1.	Housing on private plots	1,21,000 dus
2.	Multi-family housing by D.D.A.	78,000 dus
3.	Regularised colonies	1,16,000 dus

It is estimated that in 1981 the housing shortage is about 3.5 lakh dwelling units.

Impact of the D.D.A. Housing Schemes.

The DDA has been providing housing to the general public in the following manner :

1. Housing plots in resettlement colonies - the houses are constructed by the individual families.
2. Housing plots in general residential scheme and housing plots in the land allotted to co-operative plotted housing societies- the houses are constructed by the individual families.
3. Multi-family or group housing flats constructed under various schemes.
4. Multi-family or group housing by the co-operative group housing societies.

During the period 1961-71 the above schemes provide housing to 35.6 per cent of the households added during the decade but during the 1971-81 there schemes provided for 72.2 per cent of the households added during the decade. scheme wise impact could be seen as given below :

Scheme	% of household added during the year	
	1961-71	1971-81
Resettlement	13.6	38.7
Individual plotted	18.0	17.5
Multi-family group housing	4.0	16.0
Total	35.6%	72.3%

Individual plotted includes housing on the left over plots of pre master plan schemes.

Land Development

Master Plan for Delhi envisaged development of about 62,000 acres of land for residential, commercial, industrial, recreational and other areas. Besides the DDA, land developments is also carried out by CPWD and other local bodies though at lower scale. Uptil (1984) the DDA has been handed over about of land which has been utilised by the DDA as follows :

1.	Residential schemes	13.513 acres
2.	Industrial scheme	2.581 acres
3.	General development around villages	562 acres
4.	Slum & J.J. res. scheme	5.860 acres
5.	Horticulture scheme	7.262 acres
6.	Comm. Institutional	
	Govt. semi Govt. Private agencies	8.822 acres
7.	Co-operative societies (C.H.B.S.)	4.564 acres
8.	Balance in the process of development	1.607 acres.

Commercial Centres to affect decentralisation

The MPD-62 had proposed 15 District Centres. out of which only 3 namely Nehru Place. Rejendra

Place and Bhikaji Cama Place have been almost fully developed are three others namely Janak Puri, Laxmi Nagar and Shivaji Place are in the process of development. It has been observed that the District Centres developed so far are more functioning as office complex than as Centre of a District to provide shopping and other facilities. In addition about 35 community Centres, 53 Local Shopping Centres and 108 Convenience Shopping Centres have been either developed or are in the process of development.

During the plan implementation period two wholesale markets namely Fruit & Vegetable, Iron & Steel, are fully developed. Most of other markets, which were existing, in 1962 have continued to grow further and as a result there is more congestion in the Walled City than was in 1962. The employment and number of establishments in business and commerce in Walled City have increased by 148 per cent and 11 per cent respectively during 1961-62. Though there has been some effort for decentralisation but in overall the centralisation in the central part of the city has increased.

Transportation

The table below gives the modal split of Urban Delhi in 1957, 1969 & 1981

MODEL DISTRIBUTION OF TRIPS IN DELHI (1957, 1969 & 1981)

Mode	% of persontrips			Percentage annual change in modal split 1969-1981
	1957*	1969*	1981*	
Bicycles	36.00	28.00	17.30	-3.18
Personalised fast modes	11.10	23.30	16.60	-2.39
Hired slow modes	12.20	5.23	3.60	-22.59
Hired fast modes	16.40	2.20	2.80	+2.27
Mass transport Subscription bus	22.90	40.80	50.70	+2.02
	1.40	—	9.00	+22.62 (1957-81)

*Paper No. 300, IRC Journal, Volume 36, Part.

**Socio-economic Survey 1931, Perspective Planning Wing (PPW). The statistical data in these sets, as above have been adjusted for comparison.

The above table indicates that after public transport facility, the most important mode is cycle. The mode contributes 17.30 per cent trips based on the PPW home interview survey. Prior to MPD-62 the Delhi Transport Corporation (DTC) had only 485 buses, in 1981 these increased to 2326 including 564 private buses.

Infrastructure :

Water : Prior to the MPD-62 total supply of filtered water was 60 mgd. The plan envisaged addition of 160 mgd during the period 1961-81. The standard adopted by the Master Plan 50 gallons per

capita per day in the Master Plan for Delhi. As per this standard the 1981 requirement of water has worked out to be 496 mgd against the supply of 253 mgd.

Sewerage : Prior to Master Plan the three sewerage treatment at Okhla, Coronation Pillar and Keshopur had combined capacity of about 68 mgd. The Master Plan envisaged an additional capacity of about 142 mgd. During the two decades 50 mgd capacity could be added thus make a total of 118 mgd in 1981.

Electricity : In 1961 approximate availability of power was about 100 MW Power Plan envisaged 453 raw additional i.e. total 558 mw power requirement by 1981. In 1981 the peak demand has been nearing this which was met from the local sources and the northern grid.

The following table gives in brief the targets and achievements of the infrastructure.

Particulars	Water	Sewerage	Power
Additional provision targetted in the Master Plan	160 mgd	142 mgd	457 mw
Actual added during 1961-81	193 mgd	50 mgd	almost the same
Achievement in percentage	121%	35%	100%

Observation : Some central issues of MPD-62 and achievement of sectoral physical targets have been reviewed. In some aspects the Master Plan could not cope up with the strong socio-economic forces which brought out aberrations in the plan implementation and thus in the process of planning and plan implementations the foremost objective of MPD-62 i.e. to check the haphazard growth of the city could not be achieved fully. But this is not a deterrent to the plan preparation and plan implementation process as there is no doubt much worse would have happened in the absence of any plan. The process of review is to learn from the past as an input into the future.

P. P. SHRIVASTAV, Addl. Secy.

MEMBERS OF THE DELHI DEVELOPMENT AUTHORITY

1. ACM (Retd.) Arjan Singh
Lt. Governor, Delhi.
2. Shri Cecil Noronha
Vice-Chairman, DDA.
3. Shri M. G. Gupta
Finance Member, DDA.
4. Shri V. S. Murti,
Engineer Member, DDA.
5. Shri S. P. Singal,
Director (DD),
Ministry of Urban Development
Government of India.
6. Shri D. S. Meshram, Chief
Planner, T.C.P.O.
7. Shri Ranbir Singh,
Secretary, DDA.

TEAM

Vice-Chairman*
Cecil Noronha,

Commissioner (Planning)**

J. C. Gambhir, Sh. E.F.N. Rebeiro (upto 1986). Perspective Planning Wing

Director (Planning)

J. C. Gambhir (upto March, 89) Shri V. V. Bodas (upto May, 1983).

Jt. Director Planning

C. P. Rastogi, Shri Prakash Narayan, Shri R. K. Jhingan (SLA), Shri A. K. Gupta.

Dy. Director (Planning)

Surendra Shrivastava, S. P. Bansal, B. K. Jain H. S. Tanwar (Physical Survey) Kuldeep Raj, P. V. Mahashabdey, P. M. Parate, R. K. Jain, J. S. Sodhi, R. M. Lal, Sanjay Pathak, Ashok Kumar, P. S. Uttarwar.

Ass Director (Planning)

Vinod Sale, M. Z. Singh, K. Sadasivam, Mrs. Archana Mahaptra, Tapen Mandal, S. Das, Mrs. I. P. Parate, P. K. Behra, H. S. Dhillon.

The following Officers also worked on the project at different times.

R. D. Gohar, Jt. Dir. (Ping), V. N. Sharma Jt. Dir. (Plng), V. D. Risbud, Jt. Dir. (Plug.), I. Mohan Dy. dir (Ping), Mrs. Veena Garella Dy. Dir. (Ping), S.S. Mathur, Dy. Dir. (Ping.) D. S. Chauhan, Dy, Dir. (Ping), P. V. Thomas (Urban Economist), Anil Barai, Dy. Dir. (Ping) P. V. Thomas, (Urban Economist), Anil Barai, Dy. Dir. (Ping), S. P. Bhardwaj (Sr. Research Officer), Miss K. Idrani (Economic), V. K. Singhal (Sr. Programmer) V. K. Datta (Sr. Programmer).

Mrs. Neeraja Tikky, Asstt. Dir. (Ping) Ashol Bhattachatjee, Asst. Dir. (Ping), J. B. Kshirsagar, Asstt. Dir. (Ping) B.S. sokhi, Asstt. Dir. (Ping), J. N. Sinha (Statistician), Mrs. Savita Bhandari, (Landscape Arch), V. V. Soni, Mrs. Anjali Sahni. N. Pantham, Pradeep Kulkarni, Mrs. Niru Mittal. Shri M. N. Buch, 1979, Shri M.A.K. Tayab, 1979-80. Shri V. S. Ailawadi, 1980-82, Sh. Harish Khanna 1982-84, Shri Prem Kumar 1984-86, Shri Om Kumar, 1986-88, Sh. K.S. Bains, 1988-89, Shri M. G. Gupta, 1989-90.

** Shri E. F. N. Rebeiro, 1979-86, Shri G. D. Mathur, 1988.

CONSULTANTS TO THE PERSPECTIVE DEVELOPMENT PLAN DELHI 2001.

Transportation :

Prof. J. K. Mittu

Drainage and Channelisation :

Shri Gurharan Singh

Solid Waste Management :

National Environmental Engineering Research Institute Nagpur.

Financial Aspects :

Indian Insitute of Public Administration.

Other Associated Officers of the Planning Cell. DDA :

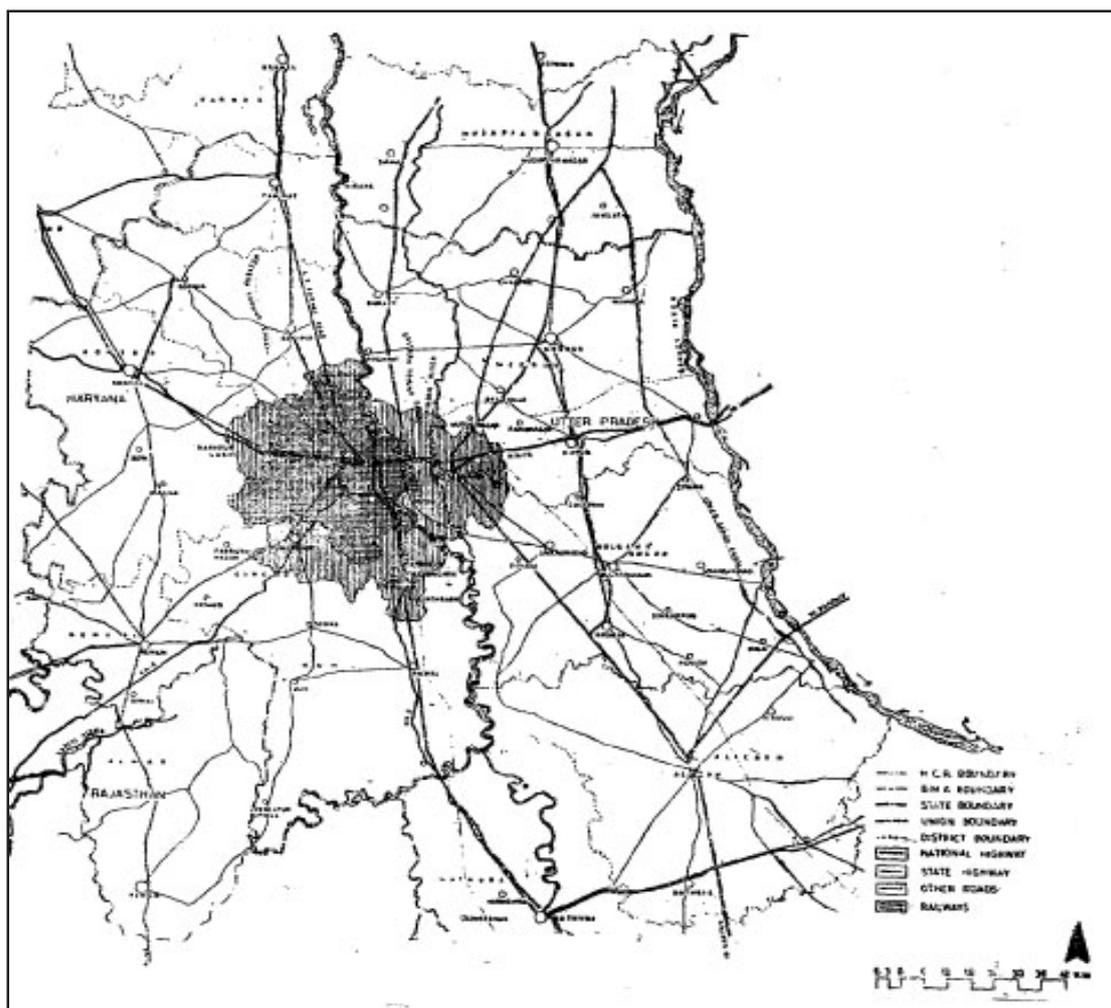
1. Director (DC & P) - Shri S. C. Gupta
2. Director (TYS) - Shri R. G. Gupta.
3. Chief Architect - Shri S. Auluck.
(Shri T. S. Punn upto March, 1990) & (Shri Rattan Singh, upto July, 1990)

NATIONAL CAPITAL REGION

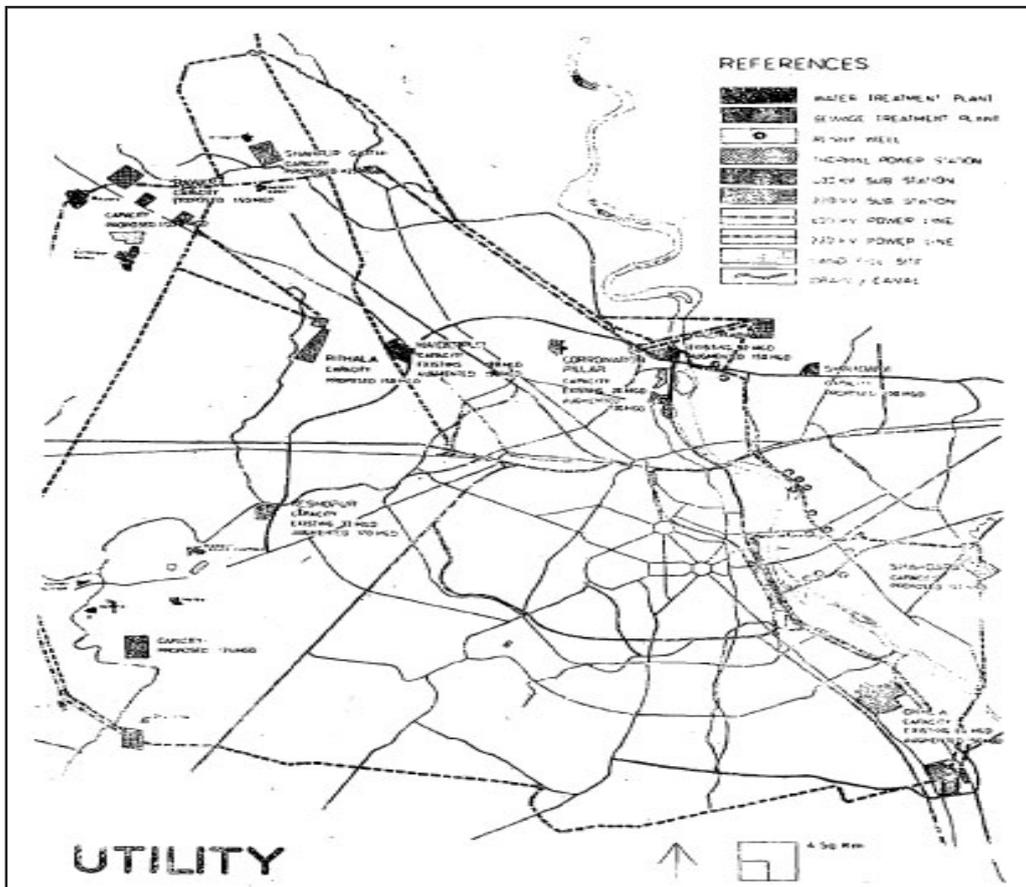
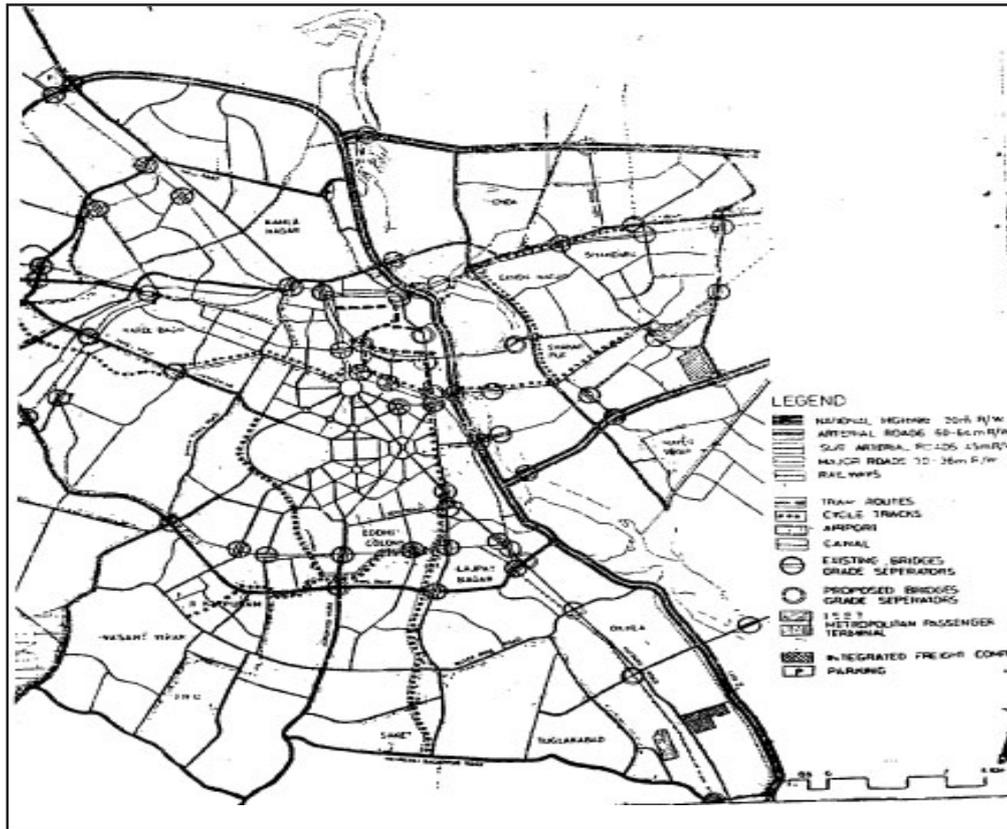
URBAN CENTRES (1981 CENSUS POPULATION)

100,000 & ABOVE
50,000 TO 100,000
70,000 TO 50,000
5,000 TO 70,000

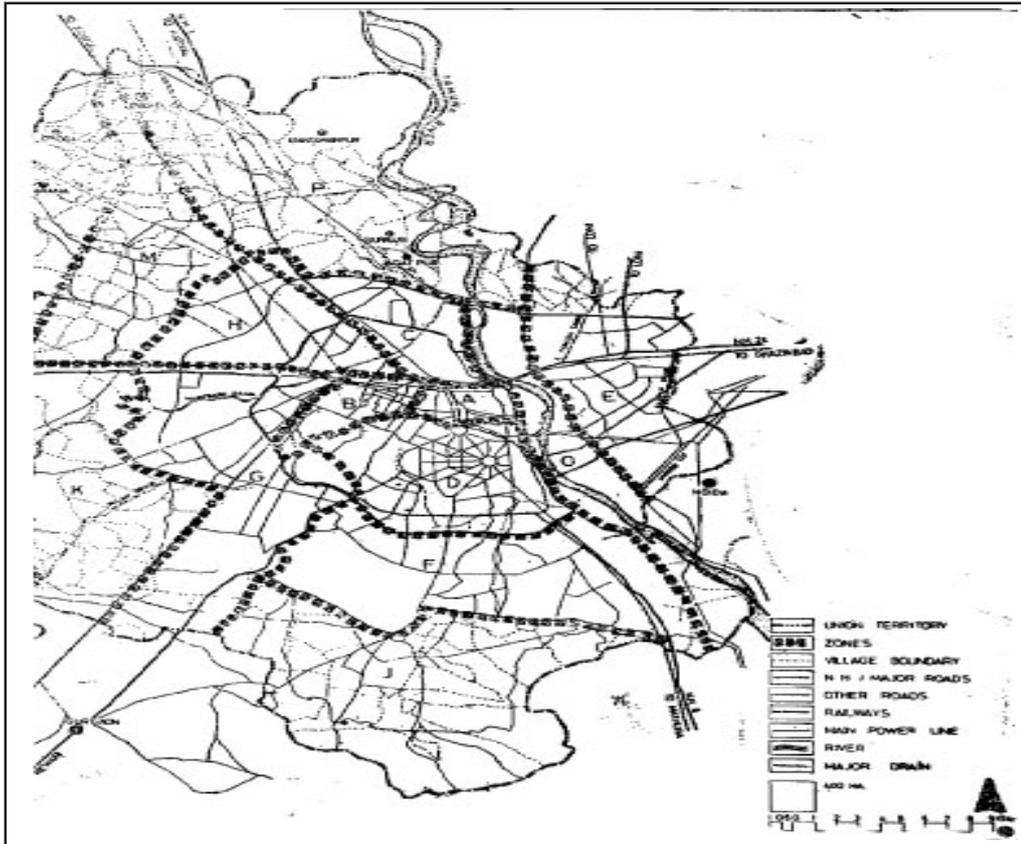
The N.C.R covers an area of approximately 30,241.00 sq. kms. and consists of the Union Territory of Delhi (1486.00 sq. kms.), the districts of Faridabad, Rohtak, Sonapat and Panipat tehsil of district Karnal and Rewari, tehsil of district Mahendgarh in Haryana (13,412.48 sq. kms.), districts of Bhandshahr, Meerut and Ghaziabad in U.P. (10,853.00 sq. kms.) and tehsils of Alwar district in Rajasthan (4,492.90 sq. kms.) namely Behror, Mandawar, Tijara, Kishangarh and part of Alwar tehsil.



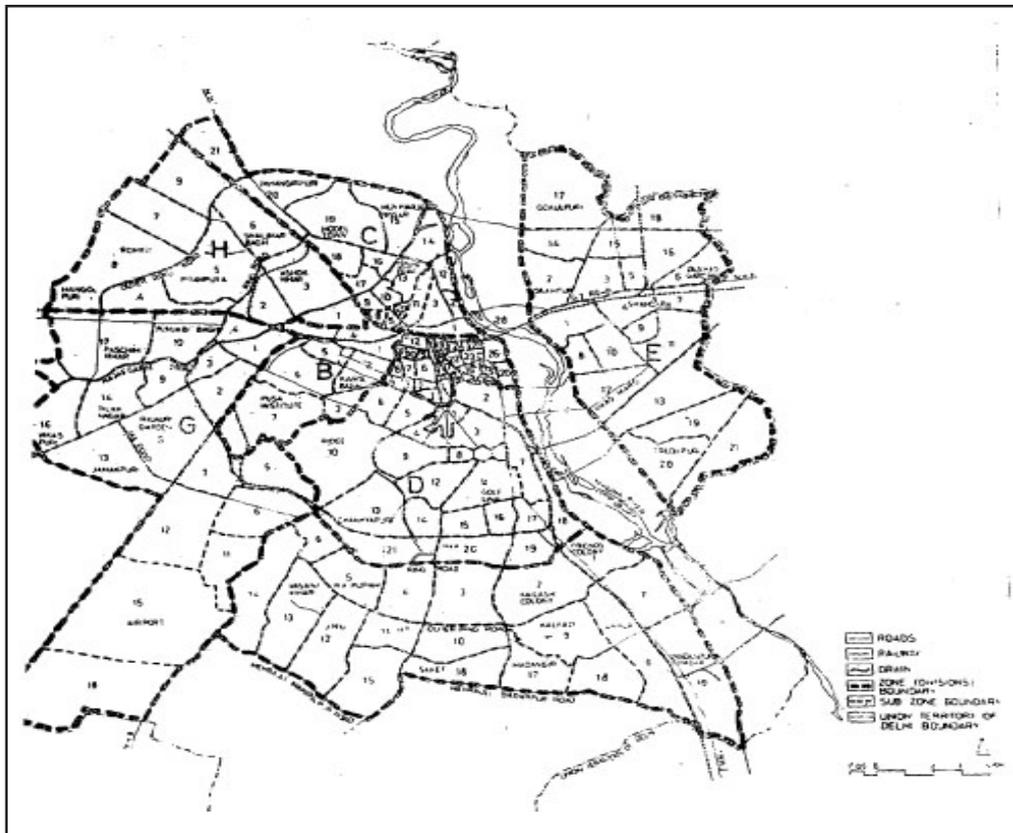
TRANSPORTATION



**TGN TERRITORY OF DELHI
NEW (DIVISIONS)**



**SUB DIVISIONS FOR ZONES
(DIVISIONS) A TO H**



BE PUBLISHED IN THE GAZETTE OF INDIA PART - II SECTIONS (II)

No. K-12015/5/79- DDIIVA/VA/IB
Government of India
Ministry of Urban Affairs & Employment
(Delhi Division)

New Delhi, Dated 15th. May, 1995

NOTIFICATION

WHEREAS the Hon'ble High Court of Delhi directed the Central Government to re-frame the Unified building Bye-laws in consultation with Town Planners and amend the Master Plan as well while framing the new Building Bye-laws vide their order dated 27-5-92 in CW 3461/09.

WHEREAS Unified Building Bye-laws and consequential modifications to MPD-2001. were considered by Delhi Development Authority in the light of the suggestions made by the High Powered Committee and the deliberations of Delhi Development Authority.

WHEREAS public notices dated 19-9-92 and 17-10-92 were issued by Delhi Development Authority inviting objections/suggestions from the public with respect to the proposed modification in MPD - 2001.

WHEREAS such notices were also issued by MCD, NDMC on 27/31.0.92 and 3-9-92 for draft Building Bye-laws inviting objection/suggestions from the public.

WHEREAS 2 objections/suggestions were received in response to public dated 19-9-92 and 7 objections/suggestions were received in response to public notified dated 17-10-92 and 63 objections/suggestions were received in respect of Building Bye-laws pertaining to MPD-2001 provisions.

WHEREAS all these objections/suggestions were considered by the Sub-Committee under the chairmanship of Secretary (LSG) Govt. of National Capital Territory of Delhi and were further considered by High Powered Committee under the chairmanship of secretary, Ministry of Urban Development.

WHEREAS keeping in view the decisions of the High Powered Committee, draft Building Bye-laws were further amended and submitted to the Hon'ble High Court in August, 1993 by the Government.

WHEREAS as per the directions of High Court, the final Bye-laws were to be published by the Central Government following the statutory procedure and provisions and prior to final notification of draft Building Bye-laws, corresponding modifications were to be notified.

AND WHEREAS the Central Government have, after carefully considering all aspects of the matter, decided to modify the Master plan for Delhi/Zonal Development Plans.

NOW, THEREFORE, in exercise of the powers conferred by Sub-Section (2) of Section 11-A

of the Delhi Development Act, the Central Government hereby makes the modification, as per Annexure, in the said master plan for Delhi with effect from the date of publication of this Notification in the Gazette of India.

(R. VISHWANATHAN)
UNDER SECRETARY TO THE GOVT. OF INDIA

To,

The Manager
Govt. of India press
Ring Road, Mayapuri,
New Delhi.

1. On page 150 (right hand side) under section (4) Control for Building/Buildings within use premises, under fremises, the following in addes :

“Wherever there is a need for relaxees height for achieving urban from the some may be permitted with the recommondation of the Delhi Urban Ar Commission and apprevate of Delhi Development Authority/Govt. of India”

2. (i) On page 159 (laft hand side), under Building Standard at SI. No. C (ii) “Cluster Court Housing is dated after Residential Group Housi.
- (ii) On page 159 (UIS), under Parking Standard at SI. No. D(i) & “Public Schools” is added after College & University”
- (iii) On page 159 (UIS) after footnote areas, the following is added : -
- (i) Plots forming part of any commarcial development such as Central Business District, Direction Centre, Community Contres, etc., basement (s) upto the onvelope line maximum equivalent to the plot area, could be poriened for parking and services such as electric sub-station with specifications and approval of DESU, installation of electrification for fire fighting ‘ quipment with the approval of Delhi fire Services and any other services/ required for the building with appropriate approval, However, any other use in the basement including storage, if provided, shall be counted in permissible FAR.

- (ii) The basement beyond the ground coverage shall be kept flushed with the ground and shall be ventilated with mechanical means of ventilation; and
- (iii) Basement shall be designed to take full load of the fire tender, wherever required.
3. On page 159 (RHS) & page 160 (LHS), the table and footnotes of residential plot-plotted development (001) are replaced by the following :

SI. No.	Area of the plot (Sq. Mt.)	Max Ground Coverage percentage	FAR	No. of dwelling call	Maximum height in water
1.	Below 32	75	150	1	8
2.	Above 32 to 50	75	150	2	8
3.	Above 50 to 100	66	180	3	12.5
4.	Above 100 to 250	60	160	3	12.5
5.	Above 250 to 500	50	140	3(4)	12.5
6.	Above 500 to 1000	40	100	5(7)	12.5
7.	Above 1000 to 1500	33.33	83	5(7)	12.5
8.	Above 1500 to 2250	33.33	83	7(10)	12.5
9.	Above 2250 to 3000	33.33	83	9(13)	12.5
10.	Above 3000 to 3750	33.33	83	11(16)	12.5
11.	Above 3750	33.33	83	13(19)	12.5

EDUCATION

1. On page 150 (right hand side) under clause 8(4) Central for Building/Buildings within use promises, under footnotes, the following is added :

“Wherever there is a need for relaxation in height for achieving urban form the same may be permitted with the recommendation of the Delhi Urban Area Commission and approval of Delhi Development Authority/Govt. of India”.

2. (i) On page 159 (Left hand side), under Parking Standard at SI. No. C(ii) “Cluster Court Housing” is added after Residential Group Housing.
- (ii) On page 159 (LHS), under Parking Standard at SI. No. D(i) & “Public Schools” is added after “College & University”.
- (iii) On page 159 (LHS) after footnote no. 3, the following is added :-
- (i) Plots forming part of any commercial development such as Central Business District, District Centre, Community Centres, etc., basement (s) upto the envelope line maximum equivalent to the plot area, could be permitted for parking and services such as electric sub-section with specifications and approval of DESU, installation of electrification for fire fighting “equipment with the approval of Delhi Fire Services and any other services/required for the building with appropriate approval. However, any other use in the basement including storage, if provided, shall be counted in permissible FAR.
- (ii) The basement beyond the ground coverage shall be kept flushed with the ground and shall be ventilated with mechanical means of ventilation; and
- (iii) Basement shall be designed to take full load of the fire tender, wherever required.

3. On page 159 (RHS) & page 160 (LHS), the table and footnotes of Residential plot plotted development (001) are replaced by the following.

SI. No.	Area of the plot (Sq. Mt.)	Max, Ground Coverage percentage	FAR	No. of dwelling Units	Maximum height in meter
1.	Below 32	75	150	1	8
2.	Above 32 to 50	75	150	2	8
3.	Above 50 to 100	66	180	3	12.5
4.	Above 100 to 250	60	160	3	12.5
5.	Above 250 to 500	50	140	3(4)	12.5
6.	Above 500 to 1000	40	100	5(7)	12.5
7.	Above 1000 to 1500	33.33	83	5(7)	12.5
8.	Above 1500 to 2250	33.33	83	7(10)	12.5
9.	Above 2250 to 3000	33.33	83	9(13)	12.5
10.	Above 3000 to 3750	33.33	83	11(16)	12.5
11.	Above 3750	33.33	83	13(19)	12.5

- (ix) In the , which pedot to the establishment of MCD were included within the jurisdiction of Delhi Muncipal Committoo, permmissible plot coverage for plots not oxecoding 167, 2 sqm. (200 sq. yda.) shall be as under :

- (a) Hot excoeding 83.6 sq. mt. (100 sq. yd.) - maximum coverage 75%.
- (b) Above 83.6 sq. mtr. (100 sq. yd.) and not oxceeding 167.2 sq. mt. (200 sq. yd.) maximum coverage 66.66%.

However in both cases subject to that FAR and haight as prescribed in MFD-2001 are not violated.

- (x) a) Standard Plans : There area number of standard building plans designed and approved by the authority. Such plane shall continue to operate whenever applicable.
- b) Shop-cum-residential plots: Where there is no approved standard plan and individual building plans on such plots were being sanctioned with 80% ground coverage for above and coverage as for residential development on first and upper floors, building plane shall continue tobe sanctioned with maximum 80% ground coverage for shops without a mazzaninc floor and with residential coverage on the upper floors subject to the condition that while calculating the FAR the provisions in both (a) and (b) above maximum FAR as prescribed in NPD 2001 are not to be violated.

- (xi) **Stilts :**

If a building on a residential plot is constructed on stilts, the same shall be counted in the permisible FAR, irrespective or whether it is used for replaced as under :

4. On page 160(IHS), under RESIDENTIAL PLOT-GROUP HOUSING (002), the footnote (iii) is replaced as under :

Basement :

- a) Easement (s) in the Group Housing Schemes shall be permitted upto the building envelope line subject to that the maximum area, shall not exceed the building envelope area and with subject to the restriction that at one level the basement area is not to exceed equivalent to permissible ground coverage and the remaining would be taken in the lower level of the basement.
- b) There the basement area outside the ground coverage and below the stilts is to be flushed with the ground and is to be ventilated with mechanical means of ventilation.
- c) The basement area to be used for parking and for services suches location of electric sub-station with specifications and approval of DESU, installation of electrification for fire fighting with the approval of Delhi Fire Services and any other services required for the building with appropriate approval, shall not be counted in FAR Calculations. However, if used for any other purpose including storage the squic shall be counted in FAR calculations.
- (d) If the building is constructed with stilt area of non-habitable height and is proposed to be used for parking, landscaping, etc. the stilt floor need to be included in FAR. a document in provided below the utilt floor for purposed of parking, servicing etc., the same shall be flushed with ground level and provided with a designed to take the load of fire tender, etc.

5. On plot 160 (UIS), after the footnote/norms of RESIDENTIAL PLOT - GROUP Housing (002), the following provisions are added :

Cluster Court Housing (002-B) :

- | | | |
|-------|--------------------------------------|--|
| (i) | Minimum size of plot | 4000 sqm. |
| (ii) | Maximum FAR | 100 |
| (iii) | Maximum height for plot upto 45 sqm. | B intrs. (2 storey) with maximum coverage 100% subject to light and ventilation condition. |
| (iv) | For plots above 45 sqm. upto 45 sqm. | 11 mtrs. (3 storey) with maximum coverage 100% subject to light and ventilation condition. |

6. Other Controls :

- i) The not housing density permissible 140 Dus per hect. with a 15% variation on either side and could be averaged for more then one pocket.
- ii) Manimum street front of the pocket : 20 Mtrs.
- iii) No basement is allowed.
- iv) No porjection outside the building envelope.
- v) Each cluater court house is for one dwelling for a single family (maximum 6 persons).
- vi) Setbacks for the pocket would be the same as below :

SI No.	Plot size (in sq. mtr.)	Front	Min. Roar	Setbacks	Side (1)	Side (2)
1.	Plot size from 4000 upto 10000 sq. mers.	9		3	3	3
2.	Above 10000 sq. mtrs.	9		6	6	6

Resettlement and Jhuggi Jhopri (JJ) insitu upgradation (002-G) :

- i) Maximum not density 250 tonsments per hect.
- ii) Plot size- minimum 25 sq. mtr. however, it may be raduced to 18 squater, with 100% coverage provided on area @ 7 sq. mtr. per plot/tenoment in ciubbed with the cluster open spaces.
- iii) Path ways :
 - a) Hin. 2 mtra. wide upto 30 mtrs. in length.
 - b) Min. 3 mtrs. wide upto 50 mtrs. in length.

LON INCOME HOUSING :-

The norms of ISS - 8888 formulated by the BIS shall be applicable for low Incole Housing which provide a maximum not donsity upto 300 Dus/ha.

6. On page 160 (IHS), under Foreign Mission (006), other controls is replaced as under :

Other Controls :

“Basement upto the building envelope line to the maximum extent of 50% of plot area shall be allowed and if used for periding and services should not be counted in FAR”.

7. On page 160 (LHS), under HOSTEL (007), ‘Other controls’ are replaced as under :

- i) Minmum R/W in front 12 m.
- ii) Resament upto the building envelope line to the maximum extent of 50% of plot area shall be allowed and if used for parking and services should not be counted in FAR.

8. On page 160 (LHS) under Guest Houses, Boarding House & Lodgin House (008), the following replaces the existing provisions :

Minimum Plot size	500 sqm.
Maximum ground coverage	33.33%
Maximum FAR	100
Maximum height	26 m.
Other Controls	

- i) Minimum R/W in front 20m.
- ii) Basement upto the building envelope line to the maximum oxtent of 50% of plot area shall be allowed and if used for pariding and services should not be counted in FAR.

9. On page 160 (IHS), under DHARMSHALA, BARATGHAR & NIGHT SHELLTER (009, 010 & 011), the following emondments are made :

Maximum height	15 m.
----------------	-------

Ground floor shall be allowed for light/service industry and retail outlet. First floor shall be allowed for residence/offices and second floor, if any, shall be allowed only for residence.

- c) Mezzanine shall not be allowed.
- d) Basement to the maximum extent of ground coverage shall be allowed and shall be counted in FAR.
- c) Parking shall be developed on the prescribed standards at the cost of the beneficiaries.
- d) Parking shall be developed on the prescribed standards at the cost of the beneficiaries.

23. On page 163 (LHS), under EXTENSIVE INDUSTRY (037), the maximum height of 6 m. at SI. No. 1 to 4 is replaced by 9 m and other controls are replaced by the following :

Other Control :

- i) Single storey building with basement is allowed, Basement shall be below the ground floor and the maximum extent of ground coverage shall be counted in FAR.
- ii) Mezzanine floor shall not be allowed.
- iii) In case of roof trusses height of buildings could be adjusted / relaxed.

24. On page 163, under GOVT. OFFICES, INTERCRATED OFFICE COMPLEX (066, 067, 068, 070), the max. ht. of 26 m is replaced by 37 m. and other controls ' (ii) is replaced as under:

- ii) Basement upto the building envelope line to the maximum extent of plot area shall be allowed and if used for parking and services should not be counted in FAR.

25. On page 163 (RHS), under HEALTH CENTRE/NURSHING HOME (073, 074), The max. ht. of 14 m is replaced by 15 m. and the provision of Basement is added as under :

“Basement 163 (RHS), under NURSERY SCHOOL, max. ht. of 11 m. is replaced by 8 m and provision of basement is added as under :

27. On page 168 (RHS), under NURSERY SCHOOL, max. ht. of 11 m. is replaced by 8 m and provision of basement is added as under :

“Basement below the ground floor and to the maximum extent of ground coverage, and if constructed, shall be counted in FAR”

28. On page 163 (RHS), under PRIMARY SCHOOL (081), the max. ht. of 14 m. is replaced by 15 m.

29. On page 163 (RHS), under SECONDARY SCHOOL/SENIOR SECONDARY SCHOOL/ INTERGRATED SCHOOL/INTEGRATED RESIDENTIAL SCHOOL, (082, 083, 084, & 085), the max. ht. of 14. is replaced by 15 m.

30. On page 163 (RHS), under COLLEGE (086), the max. ht. of 14 m. is replaced by 15 m and Not is replaced as under :

Note : i) In case of premises 081 to 086 the total area of the plot shall be divided in (a) school/ college building area (b) play field area (c) parking area (d) residential and hostel area in the proportion

of the areas as given for such premises in the section on social infrastructure. The maximum ground coverage and FAR shall be calculated only on the area meant for building activities i.e. (a) & (d).

ii) And if basement is provided the same is to be counted in FAR calculations.

31. On page 163 (RHS) under EDUCATION AND RESEARCH CENTRE, the following is added, after max, floor area ratio.

Maximum height 26 m.

32. On page 164 (LHS), under AUDITORIUM/COMMUNITY HALL (099 & 101), the max. ht. of 14 m. is replaced by 20m. and other controls is replaced as under :

Other Controls :

i) Basement upto building overlope line to the maximum extent of 50% of plot area shall be allowed and if used for parking and services should not be counted in FAR.

33. On page 164, (LHS), under RELIGIOUS PREMISE (107), max. ht. of 8 m. is replaced by 11m. and the following note is added :

Basement below the ground floor and to the maximum extent of ground coverage, if constructed, shall be counted in FAR.

34. On page 164 (LHS), under POLICE POST, the following is added after max. height.

Basement below ground floor and to the maximum extent of ground coverage shall be allowed and if used for parking and services should not be counted in FAR.

35. On page 164 (LHS), under POLICE STATION/FIRE POST/FIRE STATION (110, 115 & 116) max. ht. of 14 m. is replaced by 15 m. and other controls (i) is replaced as under :

Other Controls :

i) Basement upto envelope line and to the maximum extent of 50% of the plot area shall be allowed and if used for parking & services should not be counted in FAR.

36. On page 164 (LHS), under POST & TELEGRAPH OFFICE/HPO (118 & 119), ht. of 14m. is replaced by 15 m. and other controls is replaced. in following.

Other controls :

Basement upto envelope line and to the maximum extent of 10% of the plot plan shall be allowed and if used for parking and services should not be

37. On page 164, under PUBLIC AND SEMI PUBLIC PREMISES other controls.

ii) is reshaped by the following. :

Basement upto envelope line and to the maximum extent of 50% of the plot area shall be allowed and if used for parking and services should not be counted in FAR.

38. On page- 166 (LHS) under PROFESSIONAL ACTIVITY, the provision is replaced by the following. :

The professional activity shall be allowed in residential plots / flats on any floor on the following condition :

“The resident of the premises shall be permitted to use part of his residence to the maximum of 25% or 50 sqm. whichever is less for a non-residential but non- nuisance activity which is for rendering services based on his professional skills. In case of residential plots any one floor may be used provided the whole premises is occupied by the same professional.

The trade and industrial activity (excluding household industry on ground floor to the maximum extent of 30sq. mt.) shall not be permitted.

39. On page 149 (LHS) of the Gazettee after clause 3(6), the following is added :

“3(7) Authority/Local Body (s) shall be empowered after levying penalty to compound deviations from limits of coverage/FAR to the extent of 5% of the permissible coverage/FAR, subject to maximum of 13.5 sqm. in building (s)/premises at the time of considering the completion/occupancy certificate. This would not apply to buildings where 100% ground coverage and fixed height are allowed as per architectural controls, forming part of comprehensive schemes, like District Centres, Community Centres, etc.”