

IS THIS THE BEST EVER MASTERPLAN OF DELHI?

By: Kajol Singh
Certes Realty Ltd.

With all our cynicism about the archaic town & country planning in India, the Delhi master plan MPD 2021 is all set to spring a lot of surprises, soon, very soon.

The new blueprint being worked for the Delhi master plan, does surely pack some serious punch, and tectonic shift from the archaic mindset, practiced by the equally old planners in the Delhi development Authority (DDA). For long, the planners have visited foreign shores to learn urbanization trends in developed countries, but back home, masqueraded the same old wine in older bottles. A proof of the same is in the 8000 odd unauthorized colonies in Delhi.

However, things have changed, rather, gained momentum in 2012. Typically, a few Babus would huddle around the table, plan & approve policies, without the public being involved. These led to innumerable delays. That trend was changed when the DDA, under the leadership of the Ministry of Urban development (MuD) invited the public, in every zone, to deliver their comments, expertise and criticism of the zonal plans, which stand notified.

This exercise generated a lot of enthusiasm, and the DDA admits to have more than 3000 suggestions, and the DDA Planning commis-

sioner has announced that each one of them would be considered, thereby, the public being assured of their opinion taken into consideration. (Thereby, leading to fewer litigations)

Mr. Sudhir Krishna, the Secretary Urban development revealed that the "MPD 2021 and its objections are towards the last leg of consultation". The 6 member Management action group (MAG) has met more than 8 times to take critical decisions, which should result in path-breaking decisions like Transfer of development rights (TDR), higher FSI in some zones, no height restrictions etc. Both the land owners, and the intending developers should benefit immensely from these decisions. "Investment into land in Delhi today, could be your best decision for the future" says Ajay Dabas, Director, Certes Realty Ltd.

"If New York, Tokyo & Beijing can have high rises, why does Delhi have to stick to old age town planning & architectural practices"? the Urban development minister, Mr. Kamal Nath had toed while professing the vertical expansion of Delhi. The typical argument against this is from those responsible for providing Infrastructure. With Electricity privatized, with the Delhi Jal Board (DJB) preparing its own master plan for water & Sewerage,



"If New York, Tokyo & Beijing can have high rises, why does Delhi have to stick to old age town planning & architectural

this argument is a failure. **Ajay Dabas says - "Delhi has to grow vertical, to accommodate not just the additional population, but also to allow high density development,** since the land available cannot exceed the total of 1483 sq. Kms. Also, Delhi has been one of the greenest cities, and would continue to reserve 15-18% of the total land assets under Green cover"

Why can't higher FAR be allowed if commiserate infrastructure & amenities are constructed by the private developers? A case in point was highlighted during a review wherein the example of Zone N was perused, which since doesn't fall in any flight zone, the soil is good for high density construction and the topography suited, can be allowed unto an FAR of 400. contd.....

Special Focus:

- Why can't higher FAR be allowed if commiserate infrastructure & amenities are constructed by the private developers
- MPD 2021 and its objections are towards the last leg of consultation

Inside this issue:

- IIT Delhi to help MPD 2021 to prepare the master Plan for Drainage** 2
- Delhi to introduce TDR Concept** 3
- Land pooling policy introduced by Haryana** 4



The potential of village Abadi land (Lal Dora) is not being properly harnessed

Contd...

The entire exercise, which DDA has aggressively taken up of meeting all stakeholders in the respective zones, would be completed by December' 2012. It is understood that the policy makers are convinced that the plan seeks innovative solutions & non restrictive participation by the private developers to make Delhi a world class city. "The same ethos is reflected in the private developers acquiring land, esp. in zones where higher density & FAR would be allowed", says Dabas of Certes Realty Ltd.

'One way to go is vertical. We are thinking that if land is pooled by adding plots, the owners could be given additional FAR as an incentive, provided they address the parking and public space demands,' Krishna, Secretary Urban Development Ministry.

Mr. M.L. Chotani, a member of MAG, who is also the director of the Association for Municipalities and Development Authority reflected the aspirations of the planners & common man when he said 'People want Metro connectivity to the Narela and Bawana industrial corridors. It could be looked at.'

The potential of village Abadi land (Lal Dora) is not being properly harnessed, and that is another source for creation of housing dwelling units in Delhi, specially in villages like Bannoli & Kanjhawala where the plot sizes are large, and the private sector can be encouraged for creation of group housing projects.

Dabas Ajay, who spent many a years in North America, both in USA & Canada admits that the "only difference is the people, who plan, and the people who willingly suffer, else, there's no reason that the defense mechanism adopted by sundry cannot be defeated scientifically".

The will would make a difference, and the Urban development ministry seems set on course, to display that.

Delhi definitely is on course to become a Global megapolis !!!!!

Author can be reached on kajol@certesrealty.com

IIT Delhi to help MPD 2021 to prepare the Drainage Master Plan



By: Ruchika Bhardwaj

After the recent cabinet meeting, the Delhi Chief Minister Sheila Dikshit announced ~ "We have decided to appoint the Indian Institute of Technology as consultant for the capital's Master Plan of drainage".

The prestigious Indian Institute of Technology, Delhi would bring in technical, creative & management inputs to assist the government to create the master plan for drainage in the new areas under MPD 2021.

The last master plan for drainage was created in 1981, since then, the city

has undergone massive changes in Demographics & the social infrastructure. "Since then (1981) a sea-change has taken place in the scenario of Delhi, as population and habitation has reached a level of saturation" Dikshit said.

Many unauthorized colonies have mushroomed since then, and the proposed development of Delhi with private participation seeks a forward looking strategy, rather than a reactionary plan.

Delhi to introduce TDR concept

The most simplistic solution to be absorbed, Transfer of development rights (TDR) is finally being adopted by the Delhi development Authority (DDA).

Real estate experts have long been advocating the concept, if the words in the Delhi Master plan MPD 2021 on transforming "Delhi into a world class Megapolis" have to see fruition. The facts of Delhi cry for this, coupled with the immense difficulty in acquiring land for expansion of roads & other infrastructure.

For the uninitiated, TDR is the award of Extra floor area ratio (FAR) given to the land owner against the surrender of parts of their land holding for the development of roads, building, parks, other infrastructure. The land owner can wither construct the additional area on his balance land, OR, sell it to another developer. The DDA is mulling over a policy to allow land owners to construct one additional floor on their own land holding.

"We have been told by DDA that in the new plan it is set to expand the TDR and promote its use for redevelopment of various residential, industrial and commercial areas," said a senior Delhi government officer.

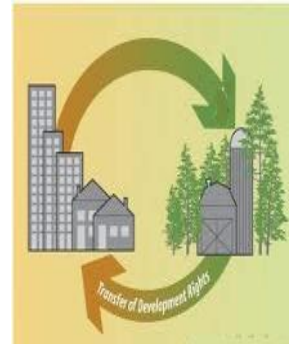
Reacting to this news, Mr. Ajay Dabas of Certes Realty Ltd averred "With more than

50% of Delhi existing as unauthorized developments, and the imminent need to provide infrastructure & elevate the standards of living, land acquisition, esp. in the clusters of unauthorized developments strewn across Delhi would be extremely difficult. TDR is the only way to motivate people to redevelop their colonies, as well as draw private sector participation in the 'incentivized redevelopment scheme'.

Cities like Mumbai, Chennai, Hyderabad, Bengaluru etc. have successfully experimented with the concept of TDR.

As per the provisions, the DDA (or any designate agency) would undertake planning of the local area with a view to plan the needs for widening of the roads, expansion on the water, sewerage, other necessary amenities. Land, either alongside existing roads OR fresh per the master plan would be required. The land owner, instead of being paid a measly sum can be eligible for the Development rights certificate (DRC) which he can either use himself, OR sell/ transfer to another entity.

"Though, the grant of TDR is not an open license for a sketchy development" said Dabas. "It has to conform to the Local area plans which would take into account the Aesthetic as well as functional needs".



**Cities like
Mumbai,
Chennai,
Hyderabad,
Bengaluru etc.
have
successfully
experimented
with the
concept of
TDR.**



**FSI @ Rs.300 per Sq. Ft
In DELHI?**

Can't believe?

It's time you met the experts !!!

Let's Talk LAND

certes
let's talk land

CERTES REALTY LIMITED
Tel : 99100 54949 , 98109 50411,
0124- 4034549
www.delhi-masterplan.com

Land pooling policy introduced by Haryana

Avantika Pandey

22. July' 2012

Furthering the long standing argument of giving the land owning farmers a legal & valid stake in their land, which most often is "acquired" nor "Purchased", the Haryana government seems to have taken a good step forward. The Haryana government has approved the 'Land pooling scheme' wherein the land owner / Farmer partners the development agency / Government in the planned development of Industrial as well as residential projects.

Announcing the scheme, the Chief Minister Mr. Bhupinder Hooda mentioned that the scheme provides for the landowners / Farmers to get back developed land, in lieu of their acquired land. With the decision taken today, the state government has scaled up its land acquisition policy to a new dimension with the land owner-farmers being given an option to become partners in the whole process, he said. He also mentioned that this would enable the governments vision towards inclusion & financial empowerment of the farmers.

When quizzed, Ajay Dabas of Certes Realty Ltd averred that **"even MPD 2021 is planning on these lines, and this should effectively reduce the total resistance on acquisition, by delivering a fair value of the property, to the land owner"**.



Under the Haryana plan, it is proposed that 'against every acre acquired from the landowner, one commercial plot of 100 sq. yard, and one residential plot of 1000 sq. yards be given to the landowner. When the allotment is in a development by the HUDA or any such authority, the landowner gets a much fairer, and better valuation, says Dabas

Also, this is not mandatory, rather optional. If a farmer doesn't opt for the land pooling scheme, he would still be eligible for the compensation against land, as per the land acquisition collector, or as per the Relief & Rehabilitation scheme announced by the government, including the annuity.

Of course, there would be caveats on the minimum size of land that would be eligible (most probably 0.5 acres). Wherever the acquired land is less than one acre or in excess thereof, the developed land will be given in proportion to the land acquired. The landowner would be free to self use the land, or sell it in the open market, subject to conditions.

In our Next Issue, Look out for Insights on-

- ⇒ Harnessing the potential of Lal Dora in Delhi
- ⇒ Delhi to involve New York city experts for MPD 2021
- ⇒ Would MPD 2021 enhance FAR to 300-400% ?

Corporate Office:
Plot # 678, Second Floor,
Udyog Vihar Phase-V,
Gurgaon-122016

Phone:0124-4034549
E-mail: newsletters@certesrealty.com