

DDA to unleash housing

BONANZA

About 20 lakh residential units to come up on the outskirts of the Capital

MASTER PLAN-2021 ESTIMATES

- 1,380 million gallon per day (MGD) of water will be required against the 650 MGD in 2001
- 1,100 MGD sewerage disposal capacity will be needed against 512 MGD in 2001
- 8,800 MW power supply will be needed against 2,352 MW in 2001
- 55,000 km of roads will be required against 28,000 km roads in 2001

THE WAY AHEAD

- In order to make the development effective, the land owning agency is in the process of appointing two consultants. One to oversee infrastructural development and other to look after the requirement of transport facilities.
- Master Plan 2021 stipulates provision for involvement of the private sector and development of land or infrastructure services instead of large scale land acquisition.
- With Public Private partnership nearly 20 lakh residential units will come up in zones like J, K, L, N, P1 and PII in next 5-15 years.
- Master plan provides for greater floor area ratio paving the way for vertical growth along with other infrastructural development.
- According to the projections, nearly 24 lakh residential units are required for an estimated 23 million people by 2021.
- For each 1,000 Ha of pooled land, the government would provide a housing stock of 50,000 dwelling units for the EWS.

By Kumar Vikram
in New Delhi

GET READY for a housing bonanza that the Delhi Development Authority

(DDA) is set to unleash in the next few years in the Capital. About 20 lakh residential units will come up on the outskirts of the Capital on about 24,000 hectares of land that will be developed, offering world-class infrastructure.

The next two months will see the housing authority implement its ambitious land pooling policy under the close supervision of Union Ministry of Urban Development. It is in the process of appointing two consultants for the same.

A senior DDA official said one consultant will oversee the infrastructural development to facilitate construction of "world-class infrastructure" and the other will look into the requirement of roads and transport facilities in the upcoming colonies.

Objective

The land pooling policy was approved by the UD ministry on September 5, 2013. The main objective is to prohibit sale of land without the owner's consent at the same time enabling private players to create housing pockets in the city.

According to the policy, a number of small holdings will be pooled and a part of land taken from the pool for the provision of infrastructure and public facilities. The DDA will provide basic facilities like education, health, water, sewerage and other amenities, while the rest of the land will be returned to the original owners for development.

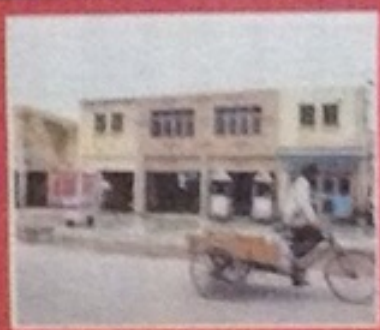
Another bright side of this is that after land has been pooled, the owners will get back around 40-60 per cent of the total land surrendered. So, for every two to 20 hectare land pooled, about 48 per cent will be returned to the owner.

According to DDA officials, the step will give a boost to realty development in Delhi on the lines of Noida, Gurgaon and Faridabad in the National Capital Region. "We can expect construction of five to six lakh new residential units in the



The residential units will come up on about 24,000 hectares of land that will be developed, offering world-class infrastructure.

ZONAL DISTRIBUTION



ZONE N is situated in north-west parts of the city. Areas beyond Rohini comes under this zone. It has the huge urbanised area of 9,063 hectares. Villages of Bawana, Kanjhawala and others come under this zone.

ZONE L which covers a large land bank in villages adjoining Najafgarh in west Delhi is one of the priority zones for residential development. According to MPD 2021, the zone covers an area of 21,933 hectare and about 46 villages fall under this zone. It is surrounded by Dwarka sub-city in east side. Situated alongside the national highway 10, the area has huge developmental potential.

ZONE K is located south of national highway 10 adjoining Dwarka sub-city. Villages beyond Nanjoli like Ramhauza, Bakkarwala, Nilothi and others come under this. It covers area of around 6,515 hectares.

ROHINI (ZONE N)

NAJAFGARH (ZONE L)

DWARKA (ZONE K)

HARYANA

G.T. KARNAL ROAD (ZONE P II)

DELHI

SOUTH DELHI (ZONE J)

ZONE P I & II is situated in northern parts of the city alongside G.T. Karnal road. Having a huge area of around 8,194 hectare, the villages beyond Burari and Sant Nagar come under this zone. Moreover, areas surrounding Narela come under P II.

ZONE J is located in south Delhi and is known for having farmhouses in Mehrauli and Chhattarpur. It is bounded by M.B. road in the North, National Highway No.8 in the West, and National Capital Territory of Delhi boundary in the South and East. The total area of the zone as per MPD-2021 is about 15,178 Hactare.



WHAT THE POLICY STATES

A number of small holdings will be pooled together. A part will be taken from the pooled land for the provision of infrastructure and public facilities. In this part, DDA will provide basic facilities like education, health, water, sewerage and others. The rest of the land is returned to the original owners for development purpose. After the land has been pooled, landowners will get back around 40-60% of the total land surrendered, as developable land.

next six to seven years and will continue for the next 15 years," said a senior DDA official.

According to the Master Plan of Delhi (MPD) 2021, the Capital has still about 27,000 hectares which can be developed as sub-cities. MPD-2021 has divided the Capital into 15 planning zones (divisions) designated from 'A' to 'P'.

Officials said the authority has earmarked land at many zones, including zones J, K, L, N, P1 and PII for development. According to the projections in the master plan,

nearly 24 lakh residential units are required for an estimated 23 million people by 2021.

A senior DDA official admitted that the large-scale acquisition policy as per the earlier version of the Delhi Master Plan adopted in 1961 had failed to keep pace with the rapid pace of urbanisation witnessed in Delhi.

"The land pooling policy was proposed in the new master plan only to fill the huge gap of residential requirements. This will replace the present model of acquiring and disposal of land by

the DDA," the official said.

In the last 50 years, DDA has acquired 75,000.94 hectare land and developed it for residential, recreational, commercial and institutional purposes. Now, with better and holistic planning, the housing authority intends to set new records and provide more amenities to people.

A DDA official said the authority now envisages wider public participation to bring in more transparency by inviting objections and suggestions.

Moreover, for each 1,000 Ha of the pooled land, the government would be able to provide a housing stock of 50,000 dwelling units for the economically weaker sections.

THOSE who have not applied for the Delhi Development Authority's mega housing scheme will have to hurry as only a few days are left for it to end. The scheme, launched on September 1 will close on October 9.

"People are coming in large numbers to banks for application forms. Navratras is considered auspicious and a number of people have shown interest in the scheme," an official said.

"Moreover, most of the banks have started financing the application fee and this has made it easy for people to

Maximum takers of DDA scheme during Navratras

apply for the scheme. Any decision to extend the date will be taken after assessing the actual position on October 9."

Though there was ample time for applicants to fill the forms, DDA witnessed a slump for nearly a fortnight during the recent Shradh period, which most Hindus believe to be inaus-

picious for buying property.

As part of the DDA 2014 housing scheme, more than 25,000 flats are being offered — most of them single-bedroom units known as LIG flats. These flats, to be built using green technology, will be located in areas like Rohini, Dwarka and Narela.

Mail Today/New Delhi

DDA to unleash housing

BONANZA

About 20 lakh residential units to come up on the outskirts of the Capital

MASTER PLAN-2021 ESTIMATES

- 1,380 million gallon per day (MGD) of water will be required against the 650 MGD in 2001
- 1,100 MGD sewerage disposal capacity will be needed against 512 MGD in 2001
- 8,800 MW power supply will be needed against 2,352 MW in 2001
- 55,000 km of roads will be required against 28,000 km roads in 2001

THE WAY AHEAD

- In order to make the development effective, the land owning agency is in the process of appointing two consultants. One to oversee infrastructural development and other to look after the requirement of transport facilities.
- Master Plan 2021 stipulates provision for involvement of the private sector and development of land or infrastructure services instead of large scale land acquisition.
- With Public Private partnership nearly 20 lakh residential units will come up in zones like J, K, L, N, P1 and PII in next 5-15 years.
- Master plan provides for greater floor area ratio paving the way for vertical growth along with other infrastructural development.
- According to the projections, nearly 24 lakh residential units are required for an estimated 23 million people by 2021.
- For each 1,000 Ha of pooled land, the government would provide a housing stock of 50,000 dwelling units for the EWS.

By Kumar Vikram
in New Delhi

GET READY for a housing bonanza that the Delhi Development Authority

(DDA) is set to unleash in the next few years in the Capital. About 20 lakh residential units will come up on the outskirts of the Capital on about 24,000 hectares of land that will be developed, offering world-class infrastructure.

The next two months will see the housing authority implement its ambitious land pooling policy under the close supervision of Union Ministry of Urban Development. It is in the process of appointing two consultants for the same.

A senior DDA official said one consultant will oversee the infrastructural development to facilitate construction of "world-class infrastructure" and the other will look into the requirement of roads and transport facilities in the upcoming colonies.

Objective

The land pooling policy was approved by the UD ministry on September 5, 2013. The main objective is to prohibit sale of land without the owner's consent at the same time enabling private players to create housing pockets in the city.

According to the policy, a number of small holdings will be pooled and a part of land taken from the pool for the provision of infrastructure and public facilities. The DDA will provide basic facilities like education, health, water, sewerage and other amenities, while the rest of the land will be returned to the original owners for development.

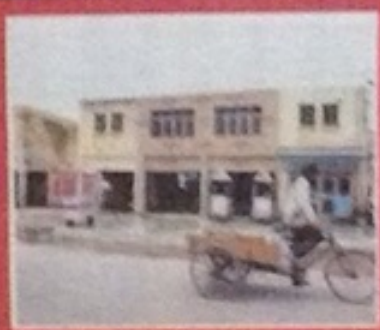
Another bright side of this is that after land has been pooled, the owners will get back around 40-60 per cent of the total land surrendered. So, for every two to 20 hectare land pooled, about 48 per cent will be returned to the owner.

According to DDA officials, the step will give a boost to realty development in Delhi on the lines of Noida, Gurgaon and Faridabad in the National Capital Region. "We can expect construction of five to six lakh new residential units in the



The residential units will come up on about 24,000 hectares of land that will be developed, offering world-class infrastructure.

ZONAL DISTRIBUTION



ZONE N is situated in north-west parts of the city. Areas beyond Rohini comes under this zone. It has the huge urbanised area of 9,063 hectares. Villages of Bawana, Kanjhawala and others come under this zone.

ZONE L which covers a large land bank in villages adjoining Najafgarh in west Delhi is one of the priority for residential development. According to MPD 2021, the zone covers an area of 21,933 hectare and about 46 villages fall under this zone. It is surrounded by Dwarka sub-city in east side. Situated alongside the national highway 10, the area has huge developmental potential.

ZONE K is located south of national highway 10 adjoining Dwarka sub-city. Villages beyond Nanjoli like Ramhauza, Bakkarwala, Niloti and others come under this. It covers area of around 6,515 hectares.

ROHINI (ZONE N)

NAJAFGARH (ZONE L)

DWARKA (ZONE K)

HARYANA

G.T. KARNAL ROAD (ZONE P II)

DELHI

SOUTH DELHI (ZONE J)

ZONE P I & II is situated in northern parts of the city alongside G.T. Karnal road. Having a huge area of around 8,194 hectare, the villages beyond Burari and Sant Nagar come under this zone. Moreover, areas surrounding Narela come under P II.

ZONE J is located in south Delhi and is known for having farmhouses in Mehrauli and Chhattarpur. It is bounded by M.B. road in the North, National Highway No.8 in the West, and National Capital Territory of Delhi boundary in the South and East. The total area of the zone as per MPD-2021 is about 15,178 Hactare.



WHAT THE POLICY STATES

A number of small holdings will be pooled together. A part will be taken from the pooled land for the provision of infrastructure and public facilities. In this part, DDA will provide basic facilities like education, health, water, sewerage and others. The rest of the land is returned to the original owners for development purpose. After the land has been pooled, landowners will get back around 40-60% of the total land surrendered, as developable land.

next six to seven years and will continue for the next 15 years," said a senior DDA official.

According to the Master Plan of Delhi (MPD) 2021, the Capital has still about 27,000 hectares which can be developed as sub-cities. MPD-2021 has divided the Capital into 15 planning zones (divisions) designated from 'A' to 'P'.

Officials said the authority has earmarked land at many zones, including zones J, K, L, N, P1 and PII for development. According to the projections in the master plan,

nearly 24 lakh residential units are required for an estimated 23 million people by 2021.

A senior DDA official admitted that the large-scale acquisition policy as per the earlier version of the Delhi Master Plan adopted in 1961 had failed to keep pace with the rapid pace of urbanisation witnessed in Delhi.

"The land pooling policy was proposed in the new master plan only to fill the huge gap of residential requirements. This will replace the present model of acquiring and disposal of land by

the DDA," the official said.

In the last 50 years, DDA has acquired 75,000.94 hectare land and developed it for residential, recreational, commercial and institutional purposes. Now, with better and holistic planning, the housing authority intends to set new records and provide more amenities to people.

A DDA official said the authority now envisages wider public participation to bring in more transparency by inviting objections and suggestions. Moreover, for each 1,000 Ha of the pooled land, the government would be able to provide a housing stock of 50,000 dwelling units for the economically weaker sections.

The next two months will see the housing authority implement its ambitious land pooling policy

THOSE who have not applied for the Delhi Development Authority's mega housing scheme will have to hurry as only a few days are left for it to end. The scheme, launched on September 1 will close on October 9.

"People are coming in large numbers to banks for application forms. Navratras is considered auspicious and a number of people have shown interest in the scheme," an official said.

"Moreover, most of the banks have started financing the application fee and this has made it easy for people to

Maximum takers of DDA scheme during Navratras

apply for the scheme. Any decision to extend the date will be taken after assessing the actual position on October 9."

Though there was ample time for applicants to fill the forms, DDA witnessed a slump for nearly a fortnight during the recent Shradh period, which most Hindus believe to be inaus-

picious for buying property. As part of the DDA 2014 housing scheme, more than 25,000 flats are being offered — most of them single-bedroom units known as LIG flats. These flats, to be built using green technology, will be located in areas like Rohini, Dwarka and Narela.

Mail Today, New Delhi