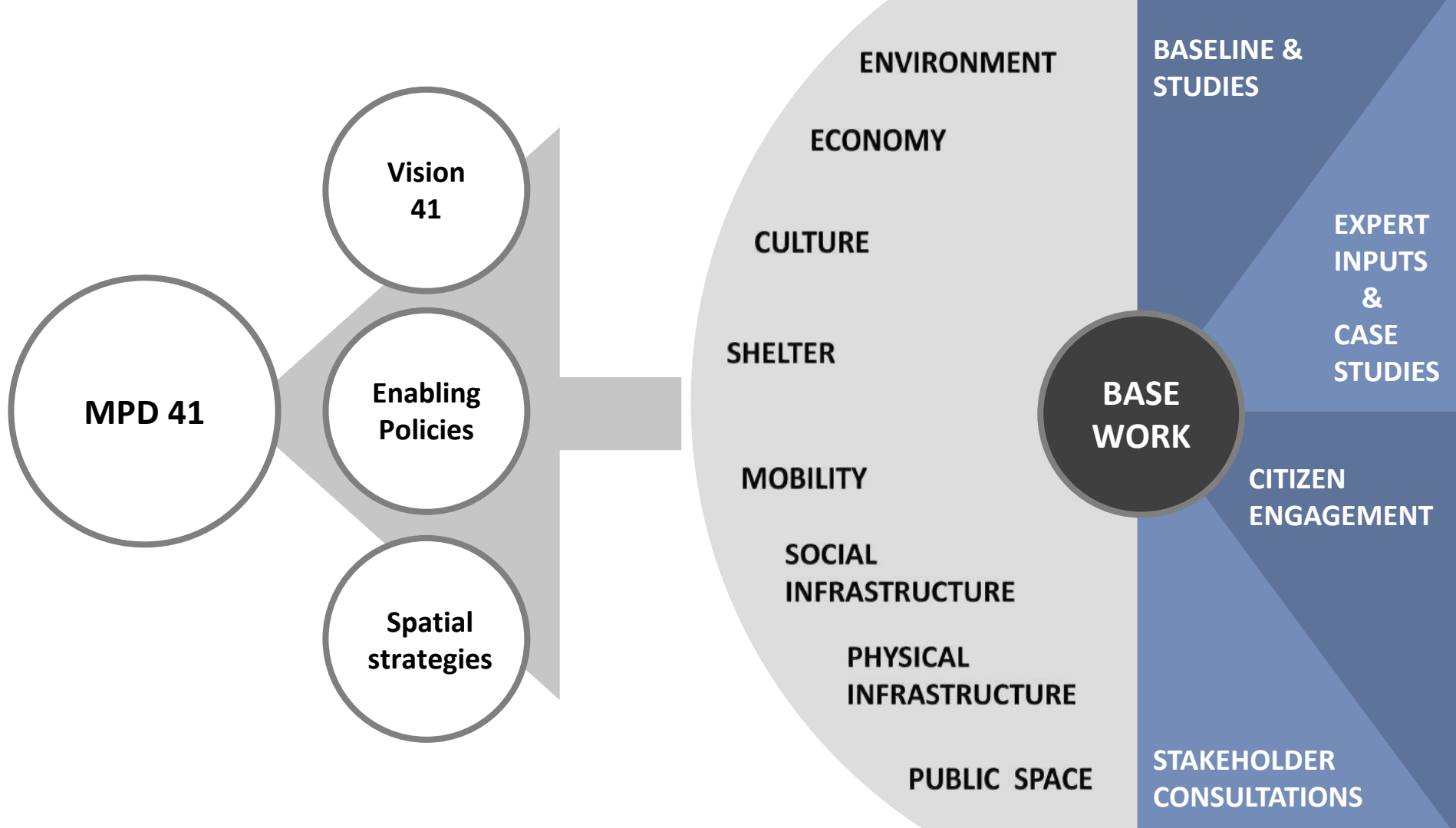


Master Plan for Delhi, 2041

DELHI DEVELOPMENT AUTHORITY

Online Public Consultation: Chapter 1-6
Webinar 1: 01.07.2021





MPD 41

**Vision
41**

**Enabling
Policies**

**Spatial
strategies**

ENVIRONMENT

ECONOMY

CULTURE

SHELTER

MOBILITY

**SOCIAL
INFRASTRUCTURE**

**PHYSICAL
INFRASTRUCTURE**

PUBLIC SPACE

**BASELINE &
STUDIES**

**EXPERT
INPUTS
&
CASE
STUDIES**

**BASE
WORK**

**CITIZEN
ENGAGEMENT**

**STAKEHOLDER
CONSULTATIONS**

Introduction

Delhi Vision 2041

Section 1: ENVIRONMENT

ENV1 Addressing pollution and climate change

ENV2 Enhancing Green-Blue Infrastructure

Section 2: ECONOMY

ECO Places of economic production

Section 3: HERITAGE, CULTURE & PUBLIC SPACES

HCP1 Managing public spaces better

HCP2 Managing Delhi's heritage

Section 4: SHELTER & SOCIAL INFRASTRUCTURE

SSI1 Strategizing housing supply

SSI2 Facilitating provision of social infrastructure

Section 5: TRANSPORT & MOBILITY

MOB1 Improving connectivity and transport infrastructure

MOB2 Shifting from private to shared mobility

MOB3 Making Delhi walkable and cyclable

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Section 6: PHYSICAL INFRASTRUCTURE

INF1 Making Delhi water secure: water, wastewater and drainage

INF2 Managing solid waste efficiently

INF3 Provision of power, gas, telecom and digital infrastructure

INF4 Disaster preparedness and resilience

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DEV1 Development of new areas through Land Pooling

DEV2 Development in Green Development Area

DEV3 Urban Regeneration

DEV4 Transit Oriented Development

Section 8: MONITORING AND EVALUATION FRAMEWORK


PME Plan Monitoring and Evaluation

Section 9: DEVELOPMENT CODE & DEVELOPMENT CONTROL NORMS

DCN1 Development Code

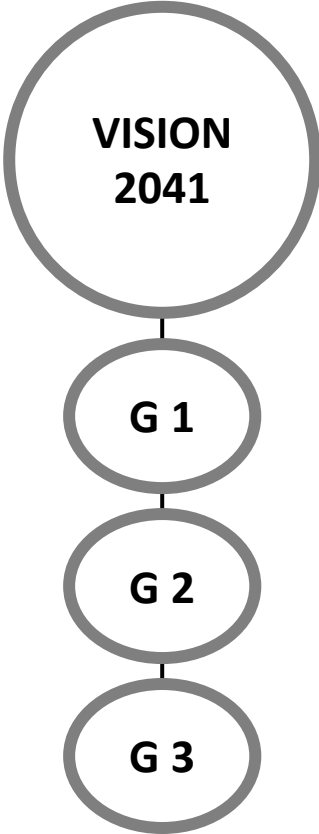
DCN2 Development Control Norms

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MPD-2041**



**VISION
2041**

“Foster a sustainable, liveable and vibrant Delhi”



**VISION
2041**

“Foster a sustainable, liveable and vibrant Delhi”

G 1

Become an **environmentally sustainable city** that provides a healthy environment for its citizens and is adaptable for addressing impacts of climate change

G 2

Develop a **future-ready city** that offers good quality, affordable and safe living environment with efficient mobility systems

G 3

Emerge as a **dynamic place** for economic, creative and cultural development

The plan also works towards creating an inclusive city that facilitates accessibility and opportunity to all

VISION 2041

G 1

G 2

G 3

6 OBJECTIVES (MAJOR POLICY AREAS)

Prioritizing
Environmental
Sustainability

1



Improving
Housing &
Social
Infrastructure

4



Facilitating
Economic
Development

2



Moving
towards Low
Carbon
Mobility

5



Enhancing
Heritage,
Culture &
Public life

3



Developing
Resilient
Physical
Infrastructure

6



SPATIAL STRATEGIES

Urban
Regeneration



New
Development
Areas



Section 1
ENVIRONMENT

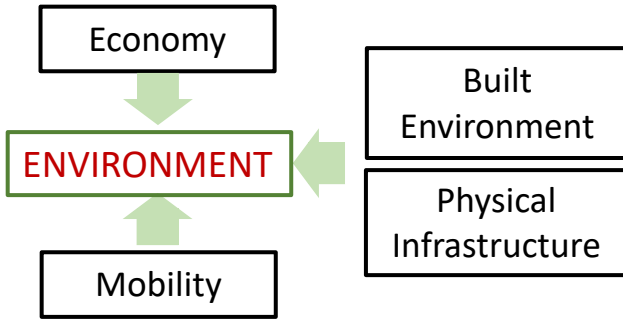
ISSUES

- Uneven distribution - 261.26 sq.m per capita in New Delhi district versus 3.10 sq.m. in North East district
- 7% reduction in area of water bodies (1999-2002). No buffers implemented for natural drains
- 0.5 – 2m decline in ground water level every year
- High air and water pollution – large proportion is regional not indigenous
- Invasive species in forests and greens
- Impacts of climate change to be addressed
- Comprehensive data base of green blue assets required

OPPORTUNITIES

- Endowed with natural resources which can improve Quality of Life of people e.g. drains also pass through dense unplanned areas, if maintained and taken up for greening they can provide relief to such areas
- River and drains can be leveraged as city wide networks of greens and public spaces
- Potential for solar energy generation
- Many environmental protection norms already included in UBBL. Can be improved
- Multiple steps already initiated to clean up water bodies and greens. These can be fast tracked and brought within the fold of the plan

2 MAJOR POLICY AREAS



Environment at the heart of planning

ENV1



Addressing Pollution and Climate Change

1. Minimal Air, Noise, Water and land pollution from local sources
2. Reduced impacts of pollution through mitigation measures
3. Improved ability to cope with climate-related issues- heatwaves, flash flooding etc.

ENV2



Green Blue Infrastructure

1. Increase in net area under natural green-blue assets
2. Increase in green spaces delivered as part of new development and redevelopment/ regeneration projects in the city

ENV 1
Addressing Pollution and Climate Change

ADDRESSING POLLUTION AND CLIMATE CHANGE

Clean Economic Productivity

- **Clean and conforming** use shall be promoted through incentives.
- **Green Development Area** shall be promoted and maintained along the periphery as a potential buffer zone and act as a regional level pollution sink

Building Sustainable Built Environments

- **Green buildings (green roofs, solar use, energy efficient fixtures)**
- Scaling up **green solutions** for waste disposal (composting, bio-methanation)
- Improving recycling and reducing reliance on landfills
- Scaling up use of **renewable energy**.
- **Monitoring of pollution levels** in Yamuna, drains and water bodies

Minimizing vehicular pollution

- **Bringing jobs & homes closer to transit networks:** TOD nodes, mix-use
- Improving public transport networks, creation of multi-modal hubs
- Enhancing **walkability and cycling**
- Facilitating the shift to **EVs**
- Migration to green fuels/**non fossil fuel**-based technologies

Improving the green-blue infrastructure of the city

ENV 2

Enhancing Green Blue Infrastructure

GREEN-BLUE INFRASTRUCTURE OF THE CITY

ENHANCING GREEN BLUE INFRASTRUCTURE

**NATURAL
GREEN
ASSETS**



1

**Preserve & improve
natural assets**

Strategies for the forests,
river Yamuna, drains and
streams

**NATURAL
BLUE
ASSETS**



2

**Create new city level
assets**

Strategies for developing
buffers of drains,
repurposing of land fills,
closed quarries and
mines, ash dykes, etc.

**ASSETS
IN BUILT
AREAS**



3

**Enhance features in
the built fabric**

Strategies for improving
parks and gardens,
incentivizing green roofs,
vertical greens, greening
of streets and residual
spaces under flyovers, etc.

Rejuvenating Delhi's natural water system

- DDA to prepare and implement the **Comprehensive River Development Plan** in coordination with all concerned agencies.
- Based on feasibility, a **buffer of 300 m** to be maintained along the entire edge of the river
- **Develop River-People connect:** Public uses such as riverfront parks, promenades, camping sites, etc. to be developed
- Projects to consider flooding patterns, retention and percolation of soil, etc.
- Activities related to festivals and other cultural practices, etc. to be permitted with strict monitoring
- Revitalization of river ecology

Other strategies:

- **Improving quality of assets:** checking growth of species, undertaking afforestation and tree plantation, monitoring, enhancing biodiversity for conserving and preserving the ecosystems of Yamuna and Aravalli
- **Enabling people's connect with nature:** create interactive zones
- **Preserving eco-cultural assets:** archaeological parks
- **Protecting trees of Delhi:** preparation of a tree guide, identifying unique tree corridors, etc.
- Buildings to orient to face the green and blue assets and maintain active facades.

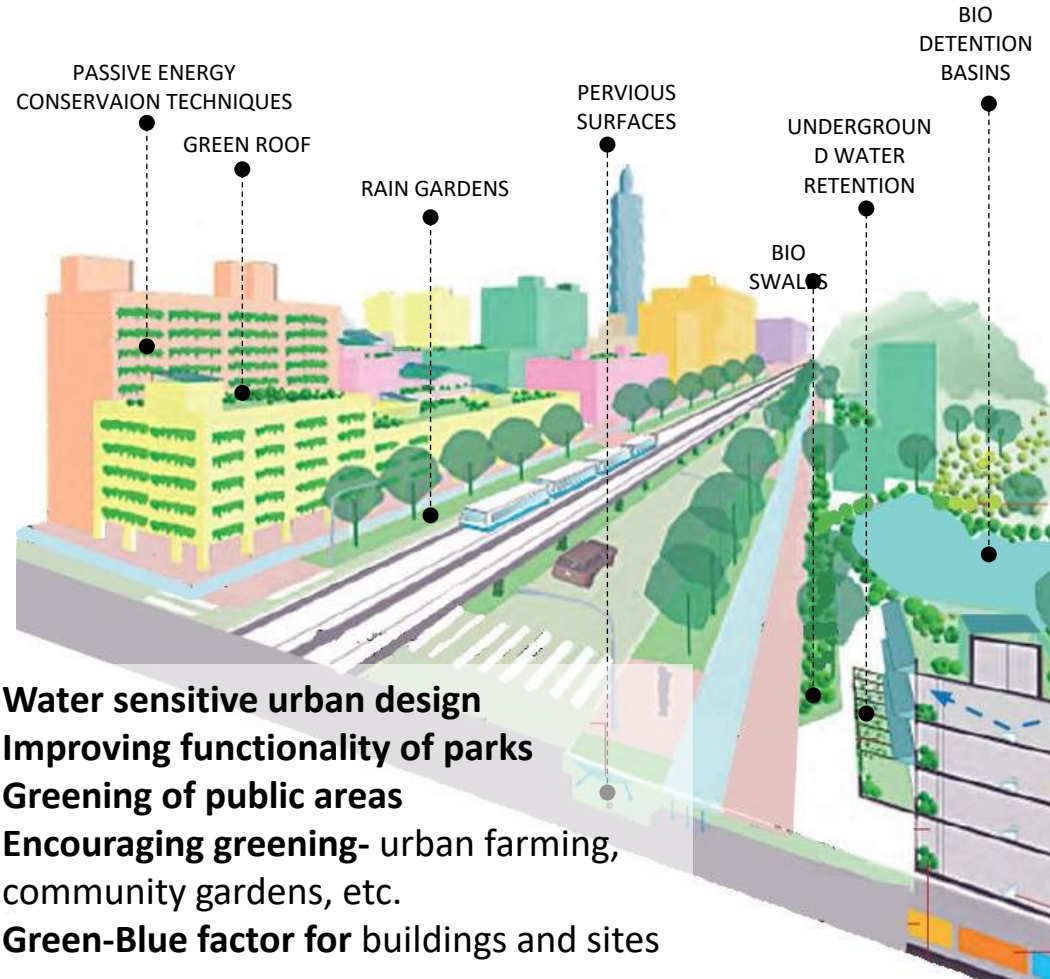
CREATION OF NEW GREEN-BLUE ASSETS



- **Green development on periphery** of Delhi: GDA
- Development of **green buffers along drains** as city-level green corridors
- **Repurposing under-utilized sites & wastelands** (closed power plants, abandoned quarries, ash-dykes, etc.)
- Provision of **new planned greens**
- **Undertake special projects** such as biodiversity parks, all-abilities parks, etc.



ENHANCE FEATURES IN THE BUILT FABRIC



- **Water sensitive urban design**
- **Improving functionality of parks**
- **Greening of public areas**
- **Encouraging greening- urban farming, community gardens, etc.**
- **Green-Blue factor for buildings and sites**

Section 2
ECONOMY

Key areas of focus for MPD 41

- **Need to move towards cleaner economies** due to rising environmental concerns
- **Limited availability of land** along with rigid single use zoning. Flexibility should be provided to diversify
- **Support/ Ancillary activities** like employee housing, rental housing, social life and entertainment need to be supported
- **Modernisation** of existing economic spaces required to meet emerging needs (digital infra, co-working spaces, etc.)
- Support required for **informal sector** and small and medium enterprises.
- **Unregulated development of mixed use** spaces leading to spill-over of non-residential activities all across Delhi.
- **Need to improve safety for women workers**

ECO

Places of Economic Production

1 Development of strategic economic hubs

Promoting clean economy clusters:

Focus on **niche economies** like:

- Knowledge, Finance & Banking
- E-commerce and start-ups
- Cyber economies
- Logistics hub with strong transport & communication infrastructure

- Green economy
- Cultural and creative economies
- Healthcare and Education
- MICE, Tourism and Hospitality

1 Development of strategic economic hubs

Promoting clean economy clusters:

TRANSIT-ORIENTED DEVELOPMENT

BUSINESS PROMOTION DISTRICTS

Limited **TOD nodes** providing **high density of jobs and workplaces close to public transit**

Under-developed DC and Industrial Sites

can be taken up as TOD sites.

Also, sites like Dwarka TOD Corridor to be promoted as IT hub (with connections to Gurgaon)

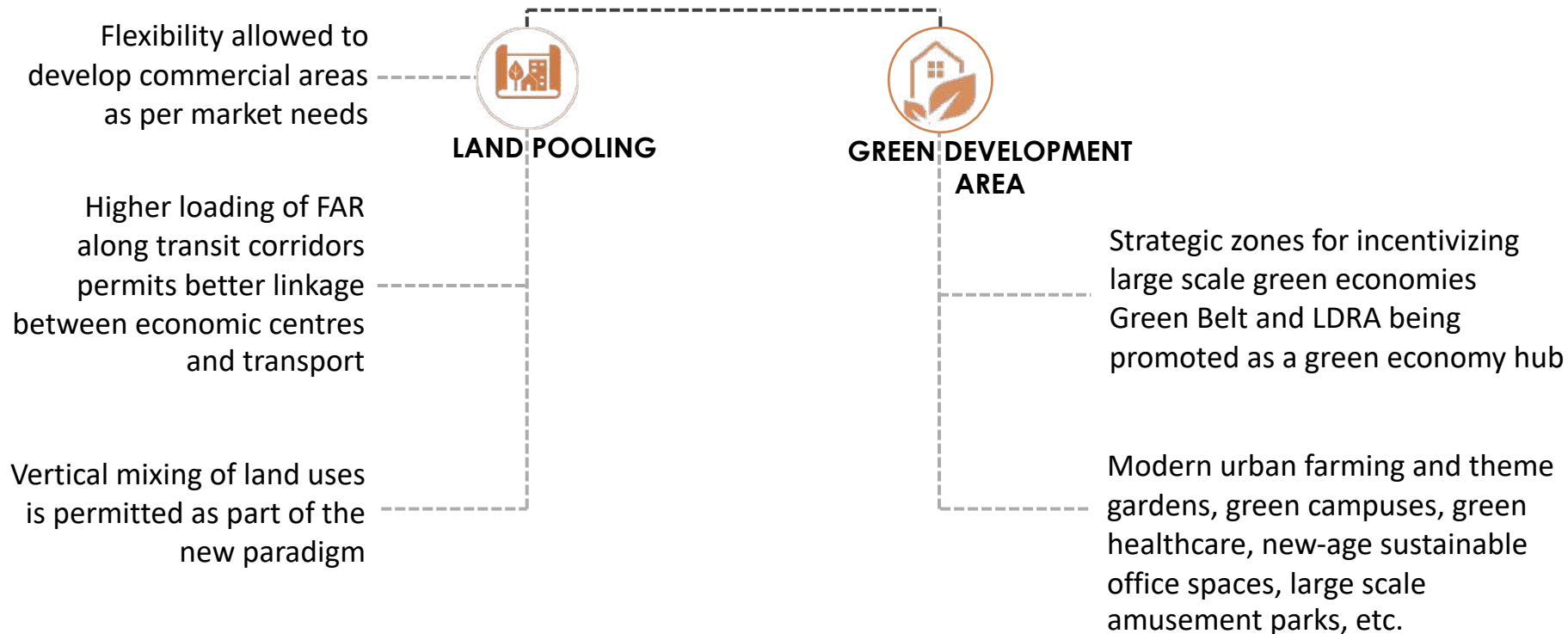
Strategic areas at regional entry points to support **logistics, hospitality, & develop as med-cities or edu-cities.** These will act as gateways

Strategic Locations treated as incubation clusters with concentration of clean service-based industries

Higher regeneration FAR provided for promoting clean economic sectors like IT/ITES, knowledge and R&D, creative industries, modern logistics

1 Development of strategic economic hubs

Promoting clean economy clusters:



2

Improving and modernizing major economic centres

Commercial

The Plan retains the hierarchy of planned commercial areas (as per MPD-2021)

The **CBD area** has different clusters that have developed distinct niche economies. Nuanced approach is required for the improvement of existing economic centres:

- **CP and CP extension:** reinforce status as CBD through regeneration and improving public spaces. Parts of CP Extension can be taken up as BPD
- **Pragati maidan:** MICE Hub
- **Mandi house:** Socio-Cultural Hub
- **Indraprastha Estate including ITO:** Institutional hub with government offices.
- **Shahjahanabad:** Heritage Zone – adaptive reuse, high permissibility of mixing for development of tourism and cultural facilities
- **Areas outside the Walled City (areas like Paharganj, Sadar Bazaar, Azad Market, etc):** Regeneration Plan for protecting traditional markets and enhancing other areas of cultural value
- **Karol Bagh:** Comprehensive regeneration plan to improve commercial market areas and develop rest of the areas as per standard regeneration norms

Re-programming of DC sites – Diversification of uses permitted through use of TOD Policy at DC sites. Will allow rethinking of DCs as mix-use hubs providing better economic viability and optimum land utilisation in such prime areas

2

Improving and modernizing major economic centres

Industrial

New areas in land pooling to be developed as hubs of service economy, business parks, cyber parks, etc.

Old industrial areas may continue manufacturing - will have to migrate to clean, high tech production (mostly assembly line and craft) with low carbon impact and minimal water use.
Incentives by local bodies for supporting migration

Co-working spaces permitted on industrial plots up to 10% of the FAR without use conversion

Incentives for development of affordable rental housing on industrial plots of more than 1 ha.

Specific existing industrial sites with high commercial/institutional potential shall be classified and developed as BPDs

Redevelopment of **non-conforming clusters** in the city

- development of Regeneration Plan for integrated improvement in a time bound manner. (2 years for Plan preparation and 3 years for implementation)
- Only clean manufacturing permitted.
- Mandatory relocation of units (if area does not participate in planned regeneration)

2

Improving and modernizing major economic centres

Wholesale, warehousing and freight

Wholesale from old city to be shifted in a time bound manner. Identified locations include industrial areas, IFCs and wholesale markets. Only front-end permitted

Warehousing, wholesale trade needs in land pooling to be integrated with IFCs and ICDs to leverage location and facilitate diversification. Mandis, storage and cold storage shall be permitted to develop within the GDA

Regeneration of wholesale markets and IFCs permitted to facilitate modernization

Larger warehousing plots (1 ha and above) with access from 30m roads shall be permitted 50% FAR for commercial activity to promote big box retail.

Redevelopment of **non-conforming godown clusters**

- development of regeneration plan for integrated improvement in a time bound manner (5 years)
- Standalone godowns to be permitted on major roads

3

Improving local economic centres (formal and informal)



Local Commerce

Regeneration schemes with incentives linked to the increase in public spaces, integration of informal sector, greening initiatives, adoption of sustainable services, etc.

NHCs and designated CC/LSC/CSC – FAR as per plotted residential.

Mixed Use permitted as per applicable norms



Household industries

Permissibility of household industries in urban villages, resettlement colonies and unauthorised colonies area

Professional activities in residential areas

Provision of **community workspaces or shared workspaces** in all slum rehabilitation schemes



Informal economy/ vending

Location of **vending zones** in all Walk Plans and street improvements with MUZs

Integration of vending zones with places of high footfall such as transit stations, heritage precincts, subway crossings.

Provision of vending spaces in commercial/ industrial plots. Also, small kiosks in residential

Amenities like creches, public toilets, etc. permitted within setbacks to support domestic help



Night time economy (NTE)

Specific activities like warehousing and logistics to continue at night

Cultural hubs can remain open during night-time to attract tourists and locals and improve safety

Circuits and hubs to be identified. Support infrastructure in terms of mass transit, walk plans, illumination, built-to-edge frontage in regeneration

Section 3
HERITAGE, CULTURE & PUBLIC SPACES

HCP 1
Managing Public Spaces better

1 Improving public realm at city level

CITY LEVEL HUBS AND NETWORKS

- **Public waterfronts:** Improvement of Yamuna floodplains and buffers of natural drains
- **Urban woodlands:** ‘interactive zones’ within greens for enjoying nature, passive recreation, camping, nature trails, etc.
- **Cultural hotspots:** improvement of streets, improving availability of amenities in heritage precincts, markets and bazaars, etc.
- **Transit hotspots:** specific transit nodes to be developed as hubs of mix use and public activity (imageable landmarks).

CITY LEVEL CIRCUITS

Green corridors along drains, heritage circuits, temporary festival circuits; Connected public spaces across the city

NIGHTLIFE CIRCUITS

Cultural precincts, areas with concentration of heritage assets, CBDs, etc. that have potential for vibrant nightlife to be developed as Nightlife Circuits (NCs).

- Extended timing for hotels, restaurants, socio-cultural activities, retail to function at night
- All redevelopments along such circuits to have active frontage
- Better illumination, security and access to night-time public transport

NEW CITY-LEVEL RECREATION HUBS:

Entertainment hubs, performance and concert spaces, weekend destinations, theme parks, etc., to be promoted in Green Development Area.

- Will add to the inventory of city-level public spaces and activate the city periphery

2 Improving public realm at local level

PUBLIC SPACES ALONG STREETS

- Barrier-free walking environments
- Public spaces with street infrastructure
- MUZs with vending spaces, shading, illumination, public conveniences.
- Spaces for public art
- Active frontage on major streets

PUBLIC PLAZAS

- Plazas to be developed within greenfield & brownfield areas
- In new developments under LPP, Plazas of 2000 sq.m or more shall be developed and handed over to local body
- Smaller plazas maintained privately will remain open to public
- Public Plazas shall remain un-gated and open to general public at all times
- Plazas at transit stations (ground, concourse or elevated levels)

ACTIVITY PROGRAMMING

- Vertical mixing of uses to ensure buildings remain active for longer periods
- Active frontage as part of new developments and regeneration projects
- Subways, undersides of bridges to have public activity

LOCAL PARKS

- Hierarchy of parks, greens and open spaces to be maintained
- Restaurants, yoga centres and other activity generating uses in larger parks

Plan promotes development of Privately-owned public spaces (POPS)

HCP 2
Managing Delhi's Heritage

ISSUES

- Large number of assets notified by local bodies are in a state of disrepair
- Surrounding fabric equally important, particularly in case of the old city and historic villages
- Lack of incentives for encouraging preservation and adaptive reuse

OPPORTUNITIES

- Richest asset base of any city in the country
- Clustering of assets in particular areas conducive to precinct-based heritage management approaches
- Strong existing base of tourism, hospitality and cultural activities

- Many of these areas/sites act as major public spaces as well as spaces for cultural activities like festivals
- Public space design and availability of amenities that support public activities can be improved to enhance convenience, safety and vibrancy
- Other public areas such as streets, bazaars, parks, etc. also need enhancement to support public life

1

Enabling tools for supporting preservation

Adaptive Reuse:

- **Socio-cultural facilities, restaurants, B&Bs, hotels, etc.** permitted
- In order to incentivize such cultural functions, no use conversion charges shall be levied for such conversion
- Construction of **temporary structures for activities** such as informal markets, food courts, cultural events, etc. shall be permitted

Heritage TDR:

- Owners of notified heritage buildings shall be compensated for reduction/loss of development rights by providing **TDR towards un-utilized FAR**
- In addition an **Incentive FAR of 20** and **additional FAR of 10** for retrofitting to meet green rating standards
- To be given in the form of **TDR Certificate** to be used in identified Receiving Areas
- Certificate only after completion of repairs. Local bodies to levy penalties for lack of future maintenance

Other support:

- **Heritage Cells** may be set up within local bodies to support restoration and reuse, area improvement, heritage trails, etc.
- **Online portal** – link to empanel technical experts, interface with potential investors in Adaptive Reuse projects
- **GIS-based spatial database** of assets

2 Clustering of heritage and cultural assets

HERITAGE ZONES

Large continuous areas with mix of notified assets and historic urban fabric

- Shahjahanabad Heritage Zone
- Lutyens Bungalow Heritage Zone

ARCHAEOLOGICAL PARKS

Large areas with combination of built and natural heritage – eco cultural assets

- Mehrauli Archaeological Park
- Tughlaqabad Archaeological Park
- Sultangarhi Archaeological Park
- Purana Quila Archaeological Park
- Northern Ridge Archaeological Park

CULTURAL PRECINCTS

Streets or street networks that connect heritage sites and buildings of socio-cultural importance

- Identified streets/ stretches within historic urban villages

3

Strategies for Heritage Zone

Shahjahanabad as a cultural enterprise hub/ heritage zone:

- **Multi-agency coordinated initiative** for revitalization of the area as a cultural enterprise hub
- **All Cultural Precincts within the walled city shall be delineated within 2 years** and SRDC to identify and improve important cultural precincts.
- **Local body to prepare a Plan for the area improvement**
- **Local bodies to identify markets, residential katras, etc. and work towards:**
 - Implementation of a traffic management plan for the walled city. Active travel to be promoted (high public transport access)
 - Implementation of area level plans for service improvement, evacuation
 - Removal of overhead electric wires
- Relocation of noxious industries, godowns and wholesale within 10 years. Front-end of wholesale permitted
- **Cultural economies to be promoted.** Artist studios, libraries, cafes, co-working spaces, craft centres, B&B facilities in plots with access from 6m road, irrespective of land use
- Limited regeneration as per specific controls (limited amalgamation, no group housing, no stilts)

Strategies for Cultural Precincts

- **Delineation of boundaries** for listed Cultural Precincts by the local body, in the Zonal Plan
- **Cultural Resource Management Plans (CRMPs)** to be prepared by local body, incorporating urban design and built form controls. Active frontage at the ground level shall be encouraged
- **Green Corridors** along natural drains to be treated as eco-cultural corridors with adequate amenities for tourists.
- **Heritage trails/walks** to be encouraged in the Precincts. Such trails may be integrated with Night Time circuits

Strategies for Archaeological Parks

- Cultural Resource Management Plans (**CRMPs**) to be prepared emphasising conservation of built heritage amidst the natural heritage
- The natural historic ambience of these sites shall be preserved by **sensitive landscape design**
- Restaurants/ cafes, libraries, kiosks, exhibition, information centres, souvenir stores etc. shall be permitted as per DCNs
- **Adaptive reuse of structures** shall be permitted as per feasibility
- **Temporary structures** with eco-friendly material permitted for events, exhibitions, etc.
- Temporary Public art permitted

THANK YOU