

Conflicting policies land DDA in mess

Different Floor Area Ratio Makes Implementation Difficult; Officials Seek Tweak In Norms

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New Delhi: Two policies related to land, and each at cross purposes, especially in relation to commercial development, is giving the Delhi Development Authority a tough time in their implementation. And until the inequalities in the two with regard to floor area ratio (FAR) are sorted, land development will continue to be an exercise fraught with anxiety.

For the Transit Oriented Development policy, the approved FAR, or the ratio between total floor area of a building and the plot size on which it is built, is 400. However, for the land pooling policy it is lesser at 250. While the first policy aims to encourage development of areas around mass rapid transport corridors, such as the Delhi Metro, the second aims at creating large areas for commercial development after acquiring smaller plots from individual or group owners.

"If FAR is not the same under the policies, where is the incentive for people to invest in land pooling?" asked Vijender Gupta, BJP MLA from Rohini and member of the DDA. "Those who own land near the MRTS corri-

VERTICAL & SUSTAINABLE DEVELOPMENT

Transit-oriented development (TOD) | It is a mixed-use residential and commercial area designed to maximise access to public transport, which often incorporates features to encourage transit-ridership. A TOD area will have residential, commercial, recreational and other facilities at walking distance

Land-pooling | Land parcels owned by individuals or a group of owners are legally consolidated by transfer of rights to DDA. The main purpose is to meet the growing need for housing without acquiring land from farmers

Main concerns

Not many people will come forward for land-pooling as the commercial component is less as compared to TOD. In TOD, people will get a FAR of 400 whereas in land-pooling they will get just 250



KEY FEATURES

TOD

- It will come around mass rapid transit system (MRTS) corridors like Metro, BRT, etc (extending up to 500m on both sides of MRTS corridor)
- High floor area ratio (FAR) of 400 with minimum plot size of 1 hectare
- 20% of Delhi's overall area to be under TOD zone
- 45% of land to be reserved for affordable housing for poor and middle-class people
- High-density, vertical and sustainable development by minimising travel time and promoting use of public transport
- More green space
- Infrastructure to promote the use of non-motorised modes of transportation and public transport

Land-pooling

- 2-20 hectares | 48% land will be returned, of which 43% will be used for residential, 3% commercial and 2% for public and semi-public facilities
- Above 20 hectares | 60% (53% will be used for residential, 5% commercial and 2% for public and semi-public facilities)
- Approved FAR | 400 for residential and 250 for commercial and public and semi-public facilities. 15% extra FAR for EWS housing
- External development charges | Rs 5 per hectare (farmers need not pay the charges if they surrender 8% of their share to DDA)

dors will get the benefit of FAR of 400, but those who own land near the corridors that don't fall under the policy will suffer. The commercial component should be the same in both the policies."

DDA has taken up the matter with the Union urban development ministry as a

large number of members at a recent meeting held to discuss the issue were of the view that FAR for land pooling should be revised.

However, urban planners argue that equal FAR for both the categories will adversely affect constructions around MRTS corridors. A higher FAR ensures effective use of land for commercial use in these areas. "The idea is to first develop areas around MRTS corridors, so that transportation services become available," said a senior official.

DDA has started work on two projects in east Delhi and one in Dwarka based on the notified TOD policy. Any change in the policy now, sources say, will impact these projects. "The main issue is regarding implementation of the two policies in undeveloped areas. The matter will be studied carefully before a final decision is taken," said a senior DDA official.

Meanwhile, the land-owning agency has been unable to begin work on implementing the land pooling policy because the Aam Aadmi Party government is yet to notify 95 villages as development area from which pooled land would be released for commercial development.

IP varsity fee hike to be rolled back

New Delhi: In the wake of students' agitation over retrospective fee hike in colleges affiliated to Guru Gobind Singh Indraprastha University, chief minister Arvind Kejriwal on Sunday said the hike will be rolled back.

"Learnt that fees of all IP Univ colleges has been hiked. Students agitated. My dear students, pl don't worry. I hv asked Edu dept to roll it back. Study well. Best wishes 4 urexams," Kejriwal said in a series of tweets.

The chief minister's announcement came after a group of students staged a protest march from Civil Lines to his residence.

Protests were staged by students in various IPU colleges earlier this week expressing their reservations over the steep hike of around 24% in the fee structure retrospectively.

A notification, issued last month by director (higher education) Shiv Kumar, had said, "The government has decided that the fee proposed for 2013-16 by the State Fee Regulatory Committee be notified for the period 2014-17. And for the courses having duration of four

years and five years, the fee notified by the government will be applicable for the entire duration of the course."

The new fee structure is based on the recommendations of the State Fee Regulatory Committee, set up by the Delhi government on February 1, 2013, to determine fee for pursuing courses in privately managed institutions offering different courses in the national capital and to perform the functions assigned in the Delhi Professional Colleges or Institutions (Prohibition of Capitation Fee, Regulation of Admission, Fixation of Non-Exploitative Fee and Other Measures to Ensure Equity and Excellence) Act, 2007.

The notification is based on a report by the government appointed eight-member panel re-constituted on February 13, 2013, headed by former Delhi chief secretary Ramesh Narayan Swamy to determine the fee for courses in privately managed institutions under the IP University in Delhi and NCR.

RESPITE

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Govt makes U-turn on land for school

New Delhi: The AAP government which had informed Delhi high court it was exploring possibilities to allot land for a minority school which has been functioning from tents since its demolition 40 years ago during Emergency, has now said allotment of land would be done by the DDA.

The submission was made before a bench of Chief Justice G Rohini and Justice Jayant Nath during hearing of a plea that despite promises of land and building, nothing was done and the school continued to function in a "tattered, tented and tinshed structure, without a building" since 1976.

"The allotment of land for institutional purpose including schools is done by the DDA...The court may issue appropriate direction to DDA," the government said.

Drum fest draws to an enthralling close

TIMES NEWS NETWORK

New Delhi/Gurgaon: The final day of the third edition of World Percussion Festival witnessed a massive crowd humming and cheering to the drumbeats of performers from different countries on a cool Sunday evening in the capital.



Simultaneously, as the festival came to Gurgaon, a good-sized crowd saw troupes from Indonesia and Sri Lanka show off their prowess on percussion instruments of every size, sound and timbre.

At Nehru Park, the opening performance was by Israeli drummer Kaafri who played his composition "A journey across the world", a fusion of different music forms.

"Drums are something that everyone can relate to. Even a child can understand drumbeats even before it learns to speak. My composition is quite close to my heart as it portrays different forms of music with a perfect mix of contemporary, rock and classic," Kaafri said.

The crowd was ecstatic when Kaafri played four different drum sets and didn't miss a single beat. Performing for the first time in Delhi, he said, "I have a connection with India and always wanted to perform here. Not only are the people lovely, but diversity is something that attracts everyone. For people here, music is a part of their life."

The second day of the fes-

Sanjay Sekhri



SOUND OF MUSIC: The crowd was ecstatic when Israeli drummer Kaafri played four different drum sets

tival, organised by The Times of India and Indian Council for Cultural Relations, saw performances by bands from Israel and Russia.

Rhythm of Caucasus, a band of five youths from Russia carrying forward the legacy of their ancestors who started it in 1932, amazed the crowd by their music and tricks with drums and dance moves.

"I have been to many concerts, but this is something new. The bands performing here have something different to offer. This is a refreshing break. Such initiatives should be encouraged as everyone should take a break from a monotonous life and experience something different," said Deepika, a visitor.

A variety of stalls attracted people while the performers were getting ready. The still walkers, magicians, jugglers and clowns kept the audience busy till the drums were set up.



SWACHH BHARAT		AIR QUALITY INDEX	PM2.5
Delhi	112	Moderate	
Tomorrow	105	Moderate	
Pune	114	Moderate	
Tomorrow	104	Moderate	
Mumbai	140	Moderate	
Tomorrow	144	Moderate	
Source: SAFAR@MOES-ITM-IMD (10 stations)			
Hyderabad	57	Good	
Chennai	51	Good	
Kolkata	243	Poor	
US Embassy data calculated as per Indian standards by SAFAR@MOES-ITM-IMD. Based on 1 Station Data Per City at 4pm			

THE ECONOMIC TIMES

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