

It's a master plan for chaos: Jagmohan

'By Legalising Commercial Establishments On 2,183 Roads, Govt Just Adding To The Mess'

Ambika Pandit | TNN

New Delhi: "It's by no means a plan — Master Plan 2021 robs the city of its environment by legalising illegal commercial establishments in the residential areas using the mixed land use policy as a tool," said a bitter Jagmohan, former Union urban development minister, on Wednesday. He was speaking at a discussion on Master Plan 2021 on the occasion of release of a Perspective Development Plan For Delhi by National Institute of Urban Affairs (NIUA).

In June 2006, NIUA was assigned the task of doing a peer review of the draft Master Plan 2021, posted for public comments in April 2005 by the

DDA. NIUA submitted its review to the UD ministry in August 2006. "But while reviewing the document, NIUA has come to the conclusion that the Master Plan for Delhi has become a compendium of concessions and amendments rather than a lucid and tenable roadmap for the future development of India," said NIUA Director, Dr Shreekant Gupta.

The foreword to the Perspective Plan prepared by NIUA states: "In the 50-odd years that have transpired since the first and only comprehensive planning exercise undertaken in modern Delhi, that is, in the original Master Plan for Delhi-1962, very little work has been done in terms of planning as such. In being

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Jagmohan | EX-UD MINISTER

restricted to extensive modification of the original, MPD 2021 is also anchored in an outdated paradigm of urban planning."

Reiterating that the Master Plan notified on February 7 is going to create a mess in the city, Jagmohan said by legalising commercial establishments on 2,183 roads under the cover of mixed land use norms, the government was just adding to the chaos. "Mixed land use should be allowed in an area as long as it coincides with the original layout plan and the service plans of a colony. But the Master Plan legalises commercial establishments that came up due to abetment by the politicians. No one has bothered to

check if infrastructure can actually be developed in these areas to serve the commercial requirements. This Plan will only lead to dishonest implementation," Jagmohan said.

Dwelling on the problems that come in the way of planning, School of Planning and Architecture, Dean, KT Ravindran said, "The problem is not of multiplicity of authorities but that of each agency having different functions which do not coincide. Thus it is important to put in place a cohesive mechanism for planning and implementation of the same."

Architect and The Times of India columnist Sudhir Vohra too asserted that planning and governance has to converge somewhere to give

Delhi a better future.

On the highlights of the Perspective Plan, Jagan Shah from NIUA said, "The Plan is an alternative Master Plan for the city which calls for a paradigm shift from looking at land use in isolation. Our Plan talks of integrated development of an area where land should be treated as a wholesome entity with infrastructure, facilities like transport and liveability accounted for."

The Perspective Plan points out that Master Plan 2021 fails to address the "on-ground spatial and physical character of Delhi: its size, built form, settlement patterns, and ways of life. NIUA has made an attempt to map the city development in its Perspective Plan."