

mezzanine and full basements etc. without obtaining C & D Forms and Completion Certificate from Delhi Development Authority;

(b) if so, the details thereof, area-wise; and

(c) the action taken/proposed in this regard?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI DALBIR SINGH): (a) to (c) While sanctioning building plans the basement mezzanine floor to the extent of 25% of permissible ground floor coverage are allowed with the workshop height generally as 20 ft. It is noticed that in Mayapuri industrial area about 25% in Kirti Nagar 7% to 10%, Wazirpur & Naraina 10% to 15% cases with the above deviations are existing without the approval of the C & D Forms and completion/occupancy certificates. Wherever there are deviations, C & D Forms and occupancy certificate are issued after getting these deviations rectified. It has been seen that after obtaining these certificates, the owners extend the mezzanine floors as well as the basement. Appropriate action under the Delhi Development Act, 1957/the Building Bye-laws are taken in such cases.

Master Plan for Delhi

3361. SHRI K.S. RAO: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether a second Master Plan for Delhi is being prepared and if so, the salient features thereof;

(b) the major achievements of the Delhi's first Master Plan, particularly with respect to the development of land and housing and the land prices;

(c) the price of land in Delhi when the first Master Plan was launched and the price these days; and

(d) how the first Master Plan has contributed to checking the population influx to Delhi and traffic congestion.

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI DALBIR SINGH): (a) The Major Plan for Delhi promulgated in 1962 is being extensively modified in accordance with the provisions of the Delhi Development Act, 1957. These modifications are proposed to extend the perspective of the Master Plan to the year 2001 and to make provision for all urban activities like housing, transportation, infrastructure, work, recreation etc., for the estimated population of Delhi for the year 2001.

(b) and (c). The DDA has developed 49,000 acres of land upto 31.3.87, out of which 26,600 acres are for housing. DDA helps in bringing stability in land prices by making developed land available to individuals and cooperative societies at predetermined rates. Before 1970, the land prices of residential plots varied between Rs. 50/- to Rs. 200/- per sq. metre. The market rates determined in the beginning of the current year were from Rs. 858/- to Rs. 5,000/- per sq. metre for residential land, depending upon the locality. The escalation in prices over the years is common to all commodities but is more pronounced in the case of land.

(d) Despite deflection of some population to the ring towns, the objective of keeping the population of Delhi below a particular limit could not be achieved. Traffic congestion, though appreciably relieved in most of the areas by various transport and traffic measures, also continues to be difficult in some pockets.