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Management of Delhi's Urban Growth and Shrinkage

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1 ABSTRACT

All cities are "living entities", which go through a life-cycle as the birth, growth, consolidation, expansion, decline, and quite often some kind of end, or state of decay, unless they are "turned-around" and "revived" by combined human effort (Mumford, 1966). Cities in all parts of the world face mounting challenges such as population shifts inadequate or aging infrastructure and resulted as urban sprawl. Metropolitan cities grow beyond imaginable proportions, particularly in the developing world. According to the 2010 UN Census these are six largest cities on the planet are Tokyo, Mexico, Sao Paulo, New York, Mumbai and Delhi.

Delhi exists as capital site of India, a historic power centre. It has seen the rise and fall of many empires, which have left behind a plethora of monuments along with crunched settlements. Seven principal cities were chiefly created by different rulers but when the British decided to shift the capital of their Indian empire from Calcutta to Delhi in 1911, they were laying out a city in an area that was in fact dotted out ancestral cities. Part of the planning envisaged the same way. These two threads were the warp and weft of the weaving of urbanisation story of a Delhi. Now the city has exploded in all directions beyond the confines of Lutyen's wide, tree-lined avenues, with an exuberance that is characteristically Indian. Shifting of zones is a continuous process and forms several central places. The line of distinction between Old and New Delhi has begun to blur north, south, east and west Delhi are more prevalent terms of demarcation. The facilities and opportunities available in Delhi have attracted Indians from far-flung corners of the country, making it a melting pot of sorts. The National Capital of India, Delhi, is a city Delhi's population increase and reaches to 17 million. To make city viable to future growth it was suggested for a planned decentralization to outer areas named as National Capital Region. New towns form and core city transfers from Shahjahanabad to Lutyans Delhi and further several satellite towns.

In spite of the plans for decentralisation and to restrict the growth of the city by development of National Capital Region (NCR), the runway growth of Delhi continues and form new urban pockets i.e Gurgaon, Faridabad, Ghaziabad, Noida, Greater Noida etc resultant of push and pull factor. This paper aims to identify whether economic and demographic concentration in Delhi has already reached a point at which the social cost of agglomeration exceeds the benefits and need a combined effort to revive the shrinkage its primacy.

2 INTRODUCTION

Several factors have contributed to this breathless pace of growth of city. Cities are centres of excellence, bringing together innovators, entrepreneurs, financiers and academics. They attract a rising tide of humanity, of people hoping for a better life for themselves and their children. Cities provide opportunities, economies of scale, a future with more choices. During times the push factor of pressure on land force start shift paradism and pull factor with major changes establish upstart metropolitan areas. New centres, however, turn to the new facilities and are lower land rents and wages and over time the established cities are overtaken. Thus, the ever increasing, urbanization process accelerates as a name of Primate City escalating the socio-economic demands and reach saturation point then start fall and shrinkage the glory of primacy.

Delhi exists as capital site of India, a historic power centre. It has seen the rise and fall of many empires, which have left behind a plethora of monuments along with crunched settlements. Seven principal cities were chiefly created by different rulers but when the British decided to shift the capital of their Indian empire from Calcutta to Delhi in 1911, they were laying out a city in an area that was in fact dotted out ancestral cities. Part of the planning envisaged the same way. These two threads were the warp and weft of the weaving of urbanisation story of a Delhi. Now the city has exploded in all directions beyond the confines of Lutyen's wide, tree-lined avenues, with an exuberance that is characteristically Indian. Shifting of zones is a continuous process and forms several central places. The line of distinction between Old and New Delhi has begun to blur north, south, east and west Delhi are more prevalent terms of demarcation. The facilities and opportunities available in Delhi have attracted Indians from far-flung corners of the country, making it a

melting pot of sorts. On the other hand, the presence of diplomatic and trade missions, the growing number of multi-national companies and foreign investors, and the influx of tourists and visiting professionals have given the city outgrowth name satellite towns in National Capital Region Delhi. Govt policy for shifting of industries from City core to outgrowth area makes city outflow growth. New Development with economic opportunity and better life starts outmigration. City becomes dead after work hour.

According to the urban sociologists and historians (Mumford, 1966) all cities are "living entities", which go through a life-cycle as the birth, growth, consolidation, expansion, decline, and quite often some kind of end, or state of decay, unless they are "turned-around" and "revived" by combined human efforts. Is this city will loose its supremacy or needs to revive remnants city space of Delhi?

3   NEED OF STUDY

Delhi today is emerging as one of the largest and most populated cities of the world. Out of a total area of 1483 sq km about 50% has already been urbanised and the rest is under heavy pressure of urbanisation. Delhi, the fast growing Capital City of India has presently a population of about 17 million persons and is estimated to grow in a 23 million population Mega City by the year 2021. After Independence Delhi had 1.43 million populations by 1951 and has increased to 8.42 million by 1991. This mind boggling figure places Delhi almost at par with other megapolises including Tokyo, Seoul, New York, Mexico city, London.

Such huge population is also not well dispersed over the entire National Capital Territory (NCT) Delhi. In an area of about 30 sq. km. around the Raisina Hill, most of the human habitats and activities are concentrated. However, during last two decades settlement of new colonies, business centres and other commercial activities have started expanding to the rural areas of the NCT and adjoining areas of the National Capital Region (NCR), particularly In spite of the plans for decentralisation and to restrict the growth of the city by development of NCR, the runway growth of Delhi continues and form new urban pockets i.e Gurgaon, Faridabad, Ghaziabad, Noida, Greater Noida etc. Whether economic and demographic concentration in Delhi has already reached a point at which the social cost of agglomeration exceeds the benefits and need a combined effort to revive the shrinkage its primacy.

4   DAWN OF CITY

Delhi is known as one of the most fascinating modern city with the world-renowned ancient architectural and cultural heritage sites. The eternal Jamuna bears witness to the glorious at 5,000 year old history of Delhi. Indraprastha of Pandavas about 900 BC was a huge mound somewhere between the sites where the historic Old Fort and Humayun's Tomb were later to be located. Although nothing remains of Indraprastha, pieces of old pottery known as Painted Grey Ware (PGW for short) were also found here and there. Till the end of the nineteenth century, there was a village called Indarpat (which sounds very similar to 'Indraprastha') inside the fort. The first reference to the place-name Delhi, seems to have been made in the 1st century BC, when Raja Dhilu built a city Lal Kot near the site of the future Qutub Minar and named it after himself. And some say it came from the medieval town of Dhillika means 'threshold' located near present date Mehrauli. A history which encompasses all the various kings and emperors who fixed their royal citadels here – Indraprastha, Lal Kot, Quila Rai Pithora, Siri, Jahanpanah, Tughlakabad, Ferozabad, Dinpanah, Delhi Sher Shah or then Shahjahanabad, Delhi and New Delhi. There are sixteen cities around modern Delhi there location and details are listed under:

Many of them, however, retain their Old-World characteristics. Due to fast urban sprawls and land use change, most of the cultural heritage sites are almost endangered by such changes in Delhi. The land-environment is under stress due to the fast pace of urbanisation. These spaces create spatial-social constructs that represent, invert or challenge real arrangements with their surroundings. Sustainable urban development, therefore, is the most important concern to the current urban environmental crisis.

Order	Date	Name of the Settlement	Founder	Present Probable Site
1	900 BC	Indraprastha	Yodhistra	Purana Quilla
2	1020 AD	Suraj Kund	Anang Pal	Near Qutab Minar
3	1052	Lal Kot	Prithviraj Chauhan	Near Qutab Site
4	1180	Quilla Rai Pithora	Prithviraj Chauhan	Untraceable
5	1288	Kilokheri	Muiz-Ud-Din Kaiquabad	Untraceable
6	1301	Siri	Alauddin Khilji	Near Haus Khas
7	1321	Tughlaqabad	Gayasudin Tuglaq	Near Qutab Minar
8	1325	Adilabad	Mohammad Tuglaq	Near Tughlaqabad
9	1327	Jahanpanah (World's Refuge)	Mohammad Tuglaq	Between Siri and Raipithora
10	1354	Ferozabad	Feroz Shah Tughiaq	Near Ferozsahah Kotla Stadium
11	1415	Khirabad	Khirabad	Untraceable
12	1425	Mubarakabad	Mubarak Shah	Untraceable
13	1530	Dinpanah and Sher Garh	Humayun and Sher Shah Sur	Purana Quila
14	1638	Shahjahanabad	Shahjahan	Walled City (Old Delhi)
15	1912	Delhi	British Capital	South of Walled City
16	1931	New Delhi	Lutyens and Baker	British Capital
17	After 15/8/1947	New Delhi	TCPO, TPO and DDA	Delhi Urban Area

Table 1: Spatial Growth of Delhi in Chronololological Order

5 SPATIO-TEMPORAL GROWTH OF DELHI

The growth of the city over the years has been on a ring and radial pattern, with reliance on road based transport. The development envisaged by previous Master Plans was poly-nodal with a hierarchy of commercial centres located on either ring or radial roads. City sprawls starts from single Central Business District (CBD) Cannught place to several CBDs like Nehru Place, Bikaji Cama, Janakpuri, IP Extension etc.
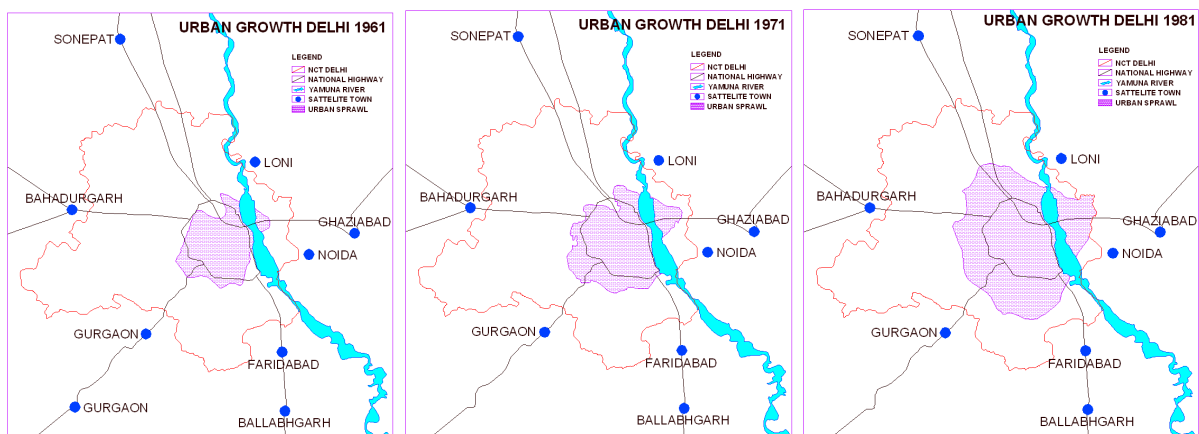

Fig. 1: Spatial growth of Delhi 1961-1981

Delhi has an area of 1483 sq. km. Its length is 51.90 kms and width is 48.48 kms. The Yamuna River and terminal part of the Aravalli hill range are the two main geographical features of the city. The urbanization of Delhi dates back to the beginning of the 20th Century. In 1901, 52.76% of the population of Delhi was urban. The urban area in Delhi territory has increased from 22% in 1961 to 62.5% of the total area in 2001.

The rapid urbanization of Delhi has resulted in sharp increase in the density of population. In 1901, the density was 274 persons per square km., this increased to 1176 persons per sq. km. in 1951 and 9294 persons

per sq. km. in 2001. Since the beginning of the twentieth century, the pace of urbanization has accelerated. It has got added momentum after 1950s and has continued with the same pace.
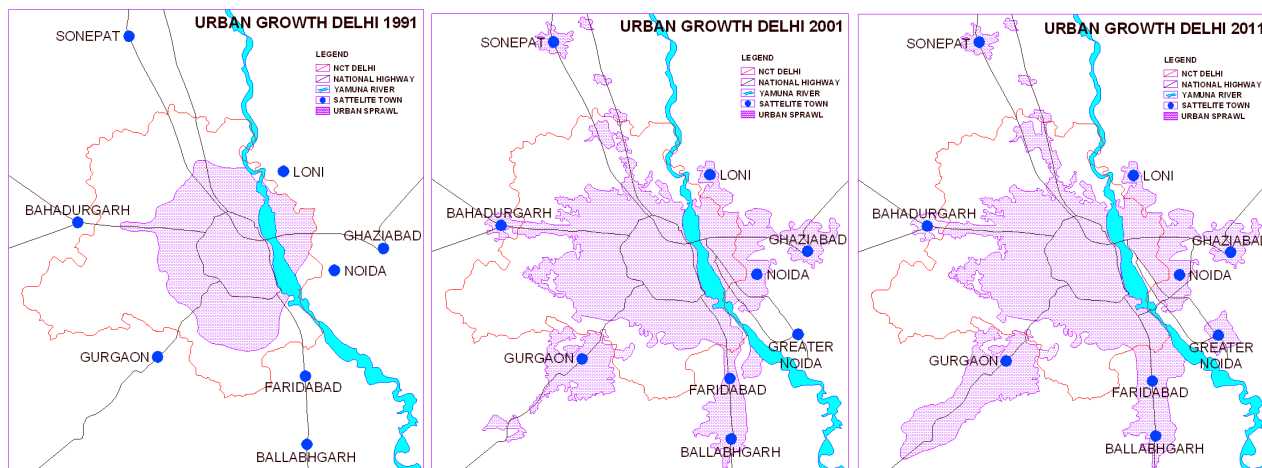

Fig. 2: Spatial growth of Delhi 1991-2011

The era of urban planning in Delhi was commenced in 1824 when a Town Duties Committee was constituted for the development of the Cantonment, Khyber Pass, the Ridge area and the Civil Lines area by the Britishers. Therefore, urban development picked up in Delhi with the composition of the first Municipal Committee of Delhi in 1883. The Municipal Building byelaws were first made operational in Sadar Baazar, Subzi Mandi and other suburbs. City spreads with single floor spatial extents.

The Delhi Improvement Trust (DIT) was contributed in March 1937. In addition to manage the acquired land, Najul Land, DIT was also assigned the job of rehabilitation of the households to be shifted from slums and substandard areas.

Census Year	Population			Annual Exponential Growth Rate
	Total	Urban	% Urban	
1901	405819	214115	52.76	-
1911	413851	237944	57.50	1.1
1921	488452	304420	62.32	2.5
1931	636246	447442	70.33	3.9
1941	917939	695686	75.79	4.4
1951	1744072	1437134	82.40	7.3
1961	2658612	2359408	88.75	5.0
1971	4065698	3647023	89.68	4.4
1981	6220406	5768200	92.73	4.6
1991	9420644	8471625	89.93	3.8
2001	13782976	12819761	93.01	4.1

Table 2: Trend of Urbanization in Delhi 1901-2001. Source: Census of India.

On December 30, 1957, Delhi Development Authority (DDA) was set up under the Delhi Development Act, 1957 as a successor to DIT for the planned development of Delhi. DDA prepared a Master Plan for Delhi (MPD), which was published in 1962. The MPD envisaged development of 44,770 hectares (ha) of urban area by 1981 for urban population of 46 lakhs. Subsequently, development of an additional 4000 ha of urban area at Patpar Ganj (East Delhi), Sarita Vihar (South West Delhi) and Vasant Kunj (South Delhi) was added in the target of the first MPD with flats. The plotted development Delhi turns to group housing stocks. The first MPD (1961-81) was reviewed and amended for its extension for another 20 years by DDA and published in 1990. This amended MPD (second MPD 2001) envisaged acquisition of 20,000 ha of land for urban area extension of Delhi by 2001 making a target for development of 68,770 ha urban area.

DDA has subsequently proposed to develop 83,804 ha of land as urban area within the framework of MPD 2001. This includes 3360 ha area for urban development along National Highways, 1996 ha of Dwarka Ph II and 9700 ha of Yamuna River bed with High Rise building.

Fourth Master Plan (2001-21) emphasises the salient highlights of the plan for Delhi as facilitating public-private partnerships, incentivising redevelopment / modernizing of the old buildings with additional Floor Area Ratio and locations, restructuring the physical infrastructure of the city through better coordination and

augmentation of resources and services involving the private sector in the assembly and development of land.

The National Capital Region Planning Board (NCRPB) was constituted in 1985 under the National Capital Region Planning Board Act, 1985. The National Capital Region covers an area of 30,242 sq. kms. Including Delhi (1483 sq. kms), and parts of Haryana (13,413 sq.kms), Uttar Pradesh (10,853 sq.kms) and Rajasthan (4493 sq.km.). The Regional Plan – 2001 prepared by NCRPB had projected a population of 11.2 million for Delhi by 2001, on the assumption that about 2 million people would be deflected to other towns. The Delhi Metropolitan Area Towns are those ring towns, which are located in the Delhi Metropolitan Area as delineated by National Capital Plan - 2001. These towns are Ghaziabad and Noida in Uttar Pradesh Sub Region of NCR and Faidabad, Gurgaon, Bahadurgarh-Kondli in Haryana Sub Region of NCR.   As per NCR Plan - 2021, the Delhi Metropolitan Area has been redesignated as Central National Capital Region (CNCR). Among the DMA Towns, Faridabad and Ghaziabad have already attained the status of million plus cities.

6   CITY GROWTH WITH DIFFERENT MASTER PLANS

Delhi Master Plan 1962: The Government of India being the largest basic employer in this region, it is suggested that serious consideration should be given, for a planned decentralisation to outer areas and even outside the Delhi region. Of course the precise sites could only be selected after detailed study, but for the interim period the following proposals are made: The present Secretariat to remain as the nucleus of Central Government. Further extension to be confined only upto Queensway and the vehicular access to these buildings to be provided only from King Edward Road and Queen Victoria Road. The area between Queensway and India Gate should be reserved for developing a Convention and National Cultural Centre. The Old Secretariat site, at present accommodating offices of Delhi State Government is quite suitable for future expansion of Government Offices in that area. The site of the proposed Defence GHQ near the, Central Secretariat would, with advantage, be located in the south western part of the urban area, preferably in the Cantonment area itself.
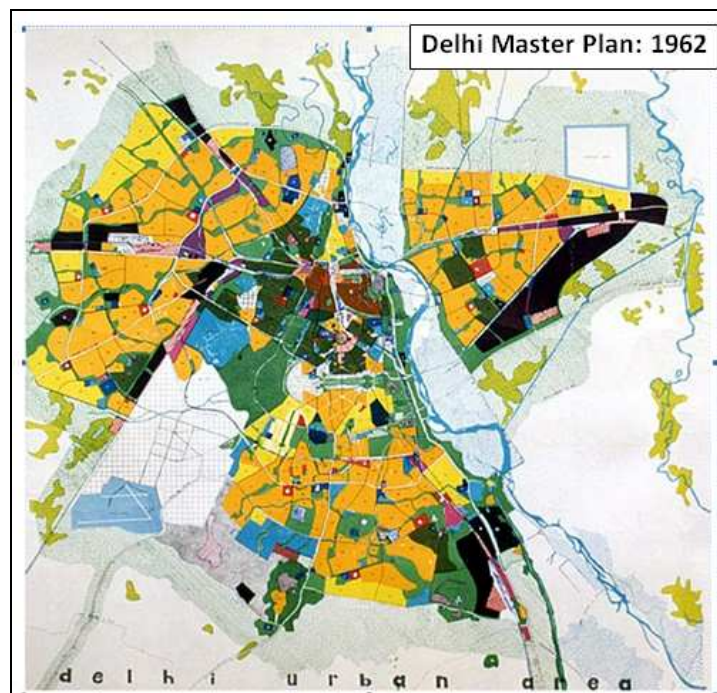

Fig. 3: Delhi Master Plan 1962.

Business and Commercial: Connaught Place to remain as the main shopping centre of the metropolis with its commercial, recreational and retail activities. It is proposed- to enlarge - this area, and to relieve it of all through traffic. Old City centre to be redeveloped in two distinct parts commercial and wholesale business between Chowk and Khari Baoli, and the financial and retail area in Chandni Chowk. Chandni Chowk to be redeveloped' eventually, as a grand promenade from where all vehicular traffic should be exeluded. It is aimed to create architecturally an Indian bazaar with landscape plazas, side-walk cafes and reflecting pools.

Six community shopping centres are proposed to cater to the needs of the new residential communities. They are

- North of Old Secretariat,
- At the junction of Shankar Road and Pusa Road,
- At the junction of Ring Road and Najafgarh Road,
- South west of Vinay Nagar at the Outer Ring Road,
- North of Kalkaji and
- Shahdara Area.

Besides the above tentative locations certain improvements like free street parking easy access was made to existing shopping centres. Neighbourhood shopping has not been shown on the plan but will be located in the Comprehensive Plan after detailed study.

Industrial: In the absence of detailed analysis, provision and location of industrial and manufacturing sites are based on the availability of Railroad and other public facilities. It is proposed to have four planned industrial districts namely-

- Rohtak Road for storage and light industry,
- Najafgarh Road for storage and light industry,
- Okhla for light and medium industry &
- Shahdara for medium industry.

It would be desirable both in the interest of the industry and the city, to encourage on eventual location of factories like Delhi Cloth Mills, Birla Mills and Ayodhya Textiles in the planned Industrial Districts outside the residential area. Detailed investigations was made to provide space for small-scale non-obnoxious cottage and service industries in selected communities to be based on the performance standards.

It was proposed to relocate the Slaughter House and ancillary trades on the south of Rohtak Road in the western corner of the urban area as shown on the plan.

Four areas have been shown which was reserved for the Dairy Farms for relieving the city from the cattles and supplying milk and products to the urban area.
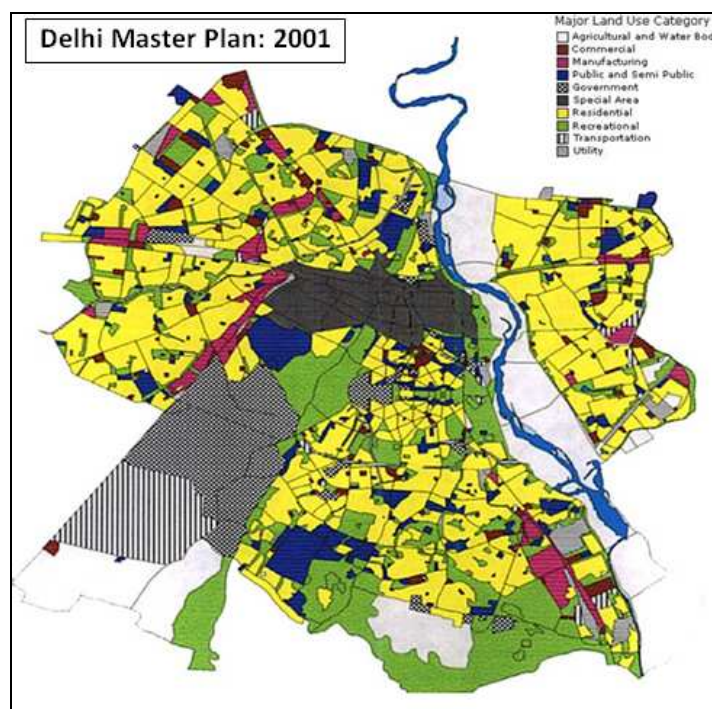

Fig. 4: Delhi Master Plan 2001.

Delhi Master Plan 2001: Brief Description: The Master Plan of Delhi (MDP) - 1962 was prepared for 20 Years i.e. upto 1981. Based on the experience of the plan and cater to the increasing population and changing requirements of the city upto year 2001, extensive modifications to MPD-1962 were made under section 11-A of the DD Act and the Master Plan of Delhi – 2001 was prepared by in-house professionals of DDA. The modified plan, MPD- 2001 was approved by the Government of India and promulgated on 1st of August 1990.

Salient Features: Delhi was planned as an integral part of its region, Ecological balance to be maintained The central city area to be treated as "Special Area" Urban heritage of Delhi to be conserved, The city center to be decentralized, The urban development to be low raised – high density and Urban development to be hierarchical

Attributes: The MPD-2001 projected population of 128 lacs. The plan proposed urbanization of further 18000 to 24000 hectors to accommodate the additional population in urban areas like Dwark, Rohini and Narela sub cities. In addition to above the holding capacity to MDP- 1962 urban area was increased through the process of low rise high density development. The central city area (walled city and its extension and Karol Bagh) to be treated as special areas with appropriate regulations. The city center to be decentralized, development of district center, freight complexes and directional terminals ect. Mass transport systems to be Multi Modal e.g. MRTS, Ring Rail and Road Based Public Transport Systems. Urban development to be hierarchical containing essential facilities e.g. housing clusters, housing area, neighborhood, community and district. In addition MPD-2001: Introduce the following new concepts for further detailing at Zonal Plan Level: Mixed Use, Pedestrianization, Urban Design, Policy on Tall Buildings, Environment and Heritage Conservation.

Achievements: Wider verity of housing types. Development of new integration projects such as Rohini, Dwarks and Narels. Shelter facilities to over 10 lakh families.
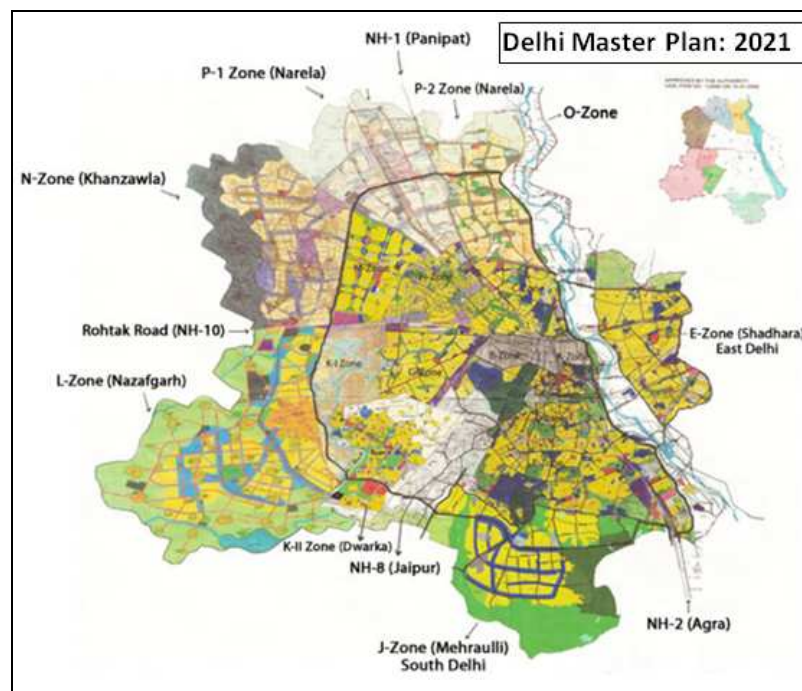

Fig. 5: Delhi Master Plan 2021.

Delhi Master Plan 2021: Indicators: Capital of the largest democracy & one of the fastest growing economies. Proposed driver of economic activity in the country. Stable political, social and economic eco-system. Multi-agency investment into Delhi – State, Centre, Private, others. New policy initiatives to accelerate real estate development (ref. recent notifications on policy guidelines) Plans to develop into a World class Metropolis. Projected investment flow being the highest, amongst the Indian cities.
Delhi the Opportunity: Population growth forecasted from 138 lakhs to 236 lakhs, by 2021. Public-private-community participation model of development mooted. Restructuring of the city based on mass transport – Influence zones planned along major road & MRTS corridors Removing unnecessary controls like by facilitating:- Optimum utilization of land. Enhancement of ground coverage, FAR & height for residential,

Prevent growth of slums – dwelling units to be earmarked Inclusion of new activities like IT, soft industries etc. Regional & sub-regional frame of NCT of Delhi. Captive demand of a Million Dwelling Units projected (45,000 families migrate into Delhi every year Land still available at the Cheapest price within the NCR region

New Cities Abundance of Land: Integrated Townships with 15-20% Green Areas in new areas in new townships: 4 new University Campuses – 100 acre already notified for the South Asian University in South Delhi. New ISBT's to connect with MRTS and Highway Corridors.100 Meter, 80 meter & 60 meter roads planned – Work on the ground already started. 3 connecting roads with Gurgaon, esp. 150 meter road adjoining the IGI Airport. 200 Hectares of International sports complexes. Integrated office complex in each zone. Walk to Walk: New Norms for commercial re-development of Industrial areas and development of Hospitality industry.

7   PULL AND PUSH FACTOR FOR SHRINKAGE OF PRIMACY

Growth of Delhi has spilled over the boundaries of the Union Territory and now include the surrounding areas of States Uttar Pradesh, Haryana. This area of special extension constitutes the Delhi Metropolitan Area (DMA). The DMA, excluding Delhi, has exhibited phenomenal growth characteristics. Infact, while Delhi had grown by 53 per cent during 1971- 81, Faridabad-Bahadurgarh, Ghaziabad-Gurgaon have grown at the astronomical rate of 169.40 per cent, 141.65 per cent and 76.50 per cent respectively. A study of population, density, growth and the problems of services of Delhi and the towns around shows marked characteristic leading to clear identification of Delhi UT and the other towns within Delhi Metropolitan Area as two distinct zones.

City/ Towns	1951	1961	1971	1981	1991	2001	Growth Rate (1991-01)
NCT Delhi	1437134	2359408	3647023	5729283	8419084	12877470	47.02
Ghaziabad	43745	70438	137033	287170	511759	968256	89.20
Noida	-	-	-	35541	146514	305058	108.21
Faridabad	37393	59039	122817	330867	617717	1055938	70.94
Gurgaon	18613	37868	57151	100877	135884	228820	68.39

Table 2: Population of Delhi and DMA Towns. Source: Census of India.

The inter-action between Delhi and the adjoining towns within the Delhi Metropolitan Area has become more and more intensive, increasing inter-dependence with each other. The services, both economic and social, and also job opportunities to a great extent, serve the floating population from the DMA towns and the migrants. Several factors help city move outwards. These are as under:

7.1 Offices

Public and private Office in spite of disincentives, such as insufficient space, costlier land and inconvenience and prefer to move out from Delhi towards new Towns.

7.2 Wholesale Trade and Commerce

Most of the wholesale trades in Delhi were established during 19th and 20th centuries and are located in Old Delhi area, in close proximity to one another, and nearer the railway station. The wholesale activity in the central city has concentrated in an unplanned manner resulting in congestion, encroachment on public land, traffic bottlenecks and parking problems, besides causing excessive noise in the area. The conventional approach to solve these problems has been the shifting and relocation of wholesale trade activities from the central area, mainly to the peripheral areas of Delhi and in some cases, even to some regional towns within the National Capital Region. The Delhi Master Plan-1981 had recommended shifting and relocation of some of the wholesale markets viz. vegetable market, grain market, steel market etc The major part of the commodities which are brought to Delhi are distributed outside Delhi.

7.3 Industry

In pursuance to the policies of the Master Plan for Delhi 1962-81 to disperse hazardous industry to relocate in the adjoining towns resulted in a phenomenal growth of these towns during the last two decades. While undertaking industrial development in these towns, matching level of residential, commercial, telecommunication and other facilities have been developed over period.

7.4 Incentives for industries outside Delhi

The towns selected for priority development had a strong industrial content, and incentives comparable to those given to industries in centrally declared backward areas had given for location of large, medium and small scale industries. Industrial estates had developed in these towns. Specific areas were earmarked in the Region outside the DMA, for relocation of non-conforming, polluting and obnoxious industries was shifted.

7.5 Transport

The generation of total daily passenger movement by all modes in the Region was 0 .88 million trips in 1987. This figure was 2.35 million trips in 1994. These trips had increased to 3.07 million and 4.25 million by 2001 and 2010 respectively. There are nine major corridors (NH 24), (NH 2), (NH 8), (NH 10), (NH 1), (NH 45), (SH 22), (SH 20), (SH 57) which forms the backbone for the traffic movement in region. In addition there are seven orbital corridors (SH 16), (SH 15), (SH 12 - 18 - 28), (SH 18), (Meerut-Baghpat) (Baraut-Panipat) which provides the linkage between the urban centres. Addition to that Metro Rail all over Delhi links with NCR Towns Gurgaon, Noida, Ghaziabad and further will connect to Greater Noida attracts people to shift towards new towns.

7.6 Housing Stock

The Delhi Development authority, however, has been unable to meet forecasted demands for housing, commercial and industrial space, resulting in large scale unauthorized development, and areas with non-conforming land uses. Only an estimated 30 % of the city's population lives in planned areas. The poor have borne the brunt of the shortage. In spite of growing pressure on land resources, there are large tracts of underused land within the central city. A majority of these are government lands bearing low density (2 storey structures) and old housing. Only 30-35% of government employees have been accommodated within these areas. The lack of formal access to appropriate housing has led to the genesis of unauthorized colonies in Delhi. Currently, there are around 1432 unauthorized colonies providing shelter to around 30 lakh people. Unauthorised colonies have being regularized twice in Delhi: in 1961 when over 100 colonies were regularized and in 1977 when around 600 colonies where regularized. 165 urban villages and 52 census towns form part of the National Capital Territory of Delhi (NCTD). The Regional plan envisages development of a four tier hierarchical system of settlements consisting of Regional centres, Sub-regional centres, Service centres and Basic villages. Shelter programmes also followed the same priorities and pattern of development. Accordingly, the identified eight satellite towns/complexes developed as Regional centres. At present, there are a number of agencies engaged in arranging housing finance and related activities such as Housing and Urban Development Corportiort (HUDCO) and Housing Development Finance Corporation (HDFC) atthe National level, and Housing Development Boards of the three constituent State Governments at the State level, Ghaziabad Development Authority, Noida Development Authority, Greater Noida Development Authority and Haryana Urban Development Authority etc. at the local levels.

8   CONCLUSION

At this pace of population growth, the entire NCT Delhi may have to be declared as 'urban' with very limited scope for horizontal expansion as the situation has reached saturation level. To manage 23 million populations in NCT Delhi by 2021 will be a challenging task for all concerned. NCT Delhi cannot be viewed as the sole center of development. The burden of NCT Delhi especially in terms of population redistribution causes strain on infrastructure/ services and effective transportation and communication linkages. Delhi is towards "Dead City" after certain clock hour. To revive its glory needs

- Ensuring supply of basic services in all localities
- Ensuring universal access to space and services
- Augmentation of infrastructure
- Improving physical planning and design: Urban renewal
- Enhancing Floor Area Ratio
- Public-Private partnership for revenue generation

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