

Comparing the Public Ground area (PGA) and Buildable plot ratio (BPR) for these station areas based on Primary survey in 2020.

	Metro Station	PGA sq.m./capita	BPR %age
1.	Janakpuri West	17.13	42.3
2.	Subhash Nagar	13.55	41.1
3.	Green Park	11.46	54
4.	Hauz Khas	23.36	56.9

The above figures would be much lower for Seelampur and Welcome metro station areas on the Red line. It is clear from above table that the PGA (Public Ground value) standard of 16sq.m. or 23sq.m. mentioned in the beginning of this article is not achieved in most areas and TOD policies are going to further put pressure on public areas and Quality of life. Only the 500 metre radius catchment of Hauz Khas metro station has healthy PGA figures.

Conclusion: There has to be a through review of the impact of Transit Oriented Development guidelines and the impact of bye-laws have to be carefully reviewed from case to case.

References:

1. Patel, Sheth & Panchal (2017), Urban layouts, Densities and the Quality of Urban life.
2. Master Plan of Delhi 2021.