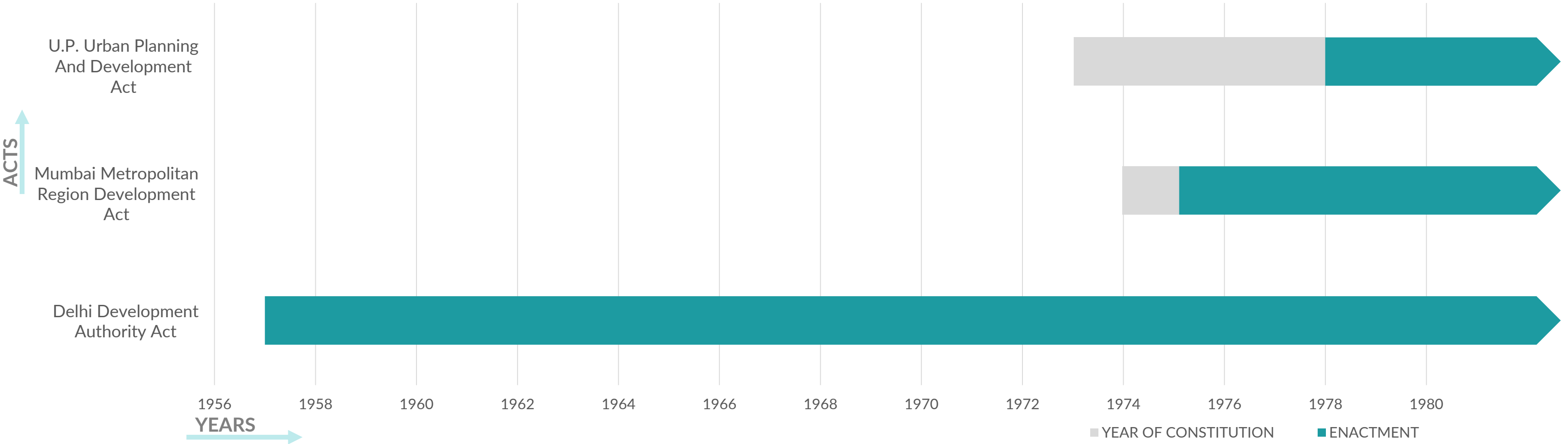


# COMPARISON OF DIFFERENT URBAN DEVELOPMENT AUTHORITY ACTS

BARS SHOWING YEAR OF CONSTITUTION AND ENACTMENT



**INFERENCES :** The Delhi Development Authority Act was constituted in 1957 and was enacted in the same year. U.P. Urban Planning Development Act is entirely based on the DDA act owing to its successful implementation. (UPDA,1973) As compared to other development authority acts, DDA Act has been enacted in the same year as it was constituted.

AREA OF EXTENT OF THE ACT

DELHI DEVELOPMENT AUTHORITY ACT	MUMBAI METROPOLITAN REGION DEVELOPMENT ACT	U.P. URBAN PLANNING AND DEVELOPMENT ACT
National Capital Territory of Delhi	Brihan Mumbai Municipal Corporation	Uttar Pradesh

OBJECTIVES

ACTS	PROMOTE DEVELOPMENT ACCORDING TO MASTER PLAN	ACQUIRE, HOLD, MANAGE AND DISPOSE LAND AND OTHER PROPERTIES	CARRY OUT BUILDING, ENGINEERING AND MINING OPERATIONS IN CONNECTION WITH SERVICES SUCH AS WATER, ELECTRICITY, SWM
DELHI DEVELOPMENT AUTHORITY ACT	DDA	DDA	DDA
MUMBAI METROPOLITAN REGION DEVELOPMENT ACT	MMRDA	MMRDA	MMRDA
U.P. URBAN PLANNING AND DEVELOPMENT ACT	UPDA	UPDA	UPDA

**INFERENCES :** The development authorities are constituted with an objective of planned and regulated development after examining the inability of Urban Local Bodies to deliver adequately. The Delhi Development Authority however was an extension of the Delhi Improvement Trust during the British Era made to regulate development of the planned city of New Delhi.

FUCTIONS OF THE AUTHORITY

ACTS	PLANNING	HOUSING	LAND DISPOSAL	LAND MANAGEMENT	ENGINEERING	LANDSCAPE	HORTICULTURE	URBAN HERITAGE	ARTERIAL ROADS	SLUM REDEVELOPMENT
DELHI DEVELOPMENT AUTHORITY ACT	DDA	DDA	DDA	DDA	DDA	DDA	DDA	DDA	DDA	DDA
MUMBAI METROPOLITAN REGION DEVELOPMENT ACT	MMRDA	MMRDA	MMRDA	MMRDA	MMRDA	MMRDA	MMRDA	MMRDA	MMRDA	MMRDA
U.P. URBAN PLANNING AND DEVELOPMENT ACT	UPDA	UPDA	UPDA	UPDA	UPDA	UPDA	UPDA	UPDA	UPDA	UPDA

**INFERENCES :** To fulfil the objectives the development authorities constituted under the respective acts perform functions which include landscaping, Urban heritage revival and slum redevelopment. These functions are distributed across different wings or departments under the authorities.

FUNDS OF THE AUTHORITY

ACTS	GRANTS FROM CENTRE	GRANTS FROM STATE	LOANS	BETTERMENT FEES/DEVELOPMENT CHARGES	MONEY FROM SALE OF MOVEABLE AND IMMOVEABLE PROPERTIES
DELHI DEVELOPMENT AUTHORITY ACT	DDA	DDA	DDA	DDA	DDA
MUMBAI METROPOLITAN REGION DEVELOPMENT ACT	MMRDA	MMRDA	MMRDA	MMRDA	MMRDA
U.P. URBAN PLANNING AND DEVELOPMENT ACT	UPDA	UPDA	UPDA	UPDA	UPDA

**INFERENCES :** The Authorities have better budgetary powers as compared to the Urban local Bodies as they are under the direct control of the state government in case of MMRDA and UPDA and Central government in case of DDA Act. Also they have the power to collect all the money from the sale of property and other development charges.

POWER TO MAKE RULES, BYELAWS AND REGULATIONS

ACTS	RULES	REGULATIONS	BYE-LAWS
DELHI DEVELOPMENT AUTHORITY ACT	Central Government	Authority	Authority
MUMBAI METROPOLITAN REGION DEVELOPMENT ACT	State Government	Authority	Authority
U.P. URBAN PLANNING AND DEVELOPMENT ACT	State Government	Authority	Authority

**INFERENCES :** All the regulations and bye-laws framed by the authority are sent for approval to the central government in case of DDA and state government in case of MMRDA and UPDA.

PUBLIC PARTICIPATION IN THE PLANNING PROCESS

DELHI DEVELOPMENT AUTHORITY ACT	MUMBAI METROPOLITAN REGION DEVELOPMENT ACT	U.P. URBAN PLANNING AND DEVELOPMENT ACT
DDA	-	UPDA

**INFERENCES :** Even though, Mumbai Metropolitan Region Act have no provision for public participation in the planning process, it mandated public participation through a notification in 2016.

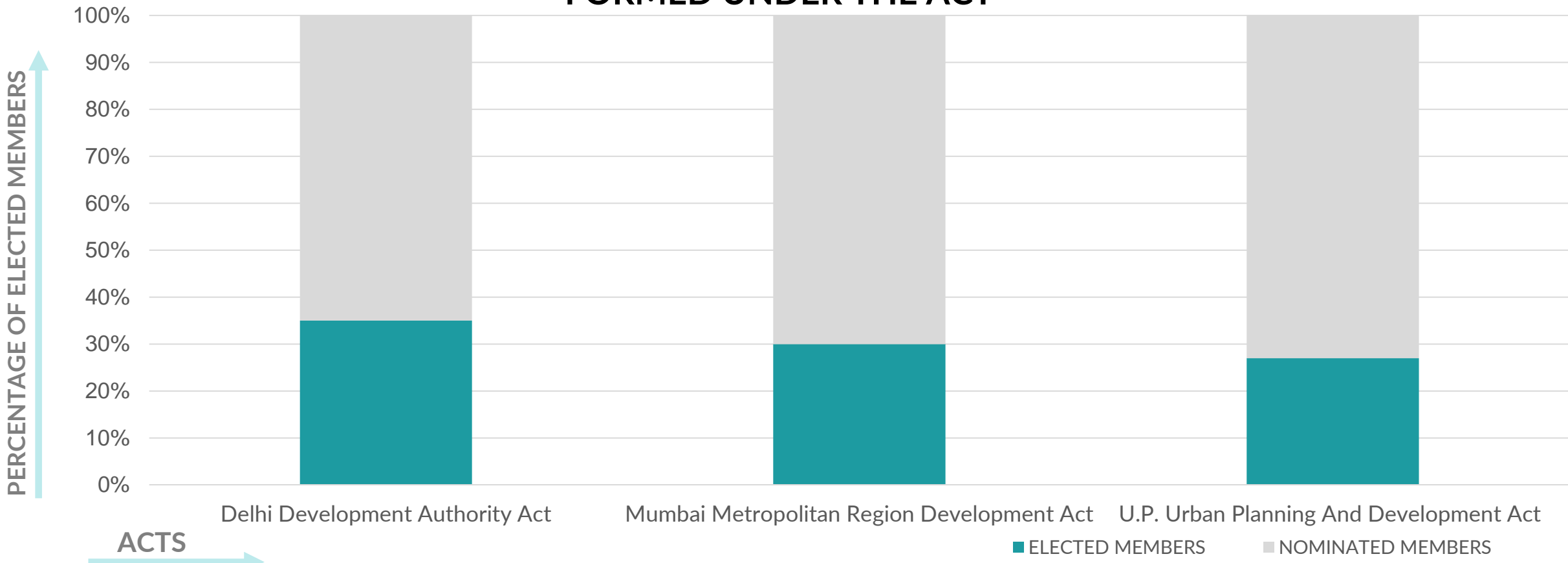
INSITITUTIONS FORMED UNDER THE ACT

	ACTS	AUTHORITY	ADVISORY COUNCIL/ METROPOLITAN PLANNING COMMITTEE	EXECUTIVE COMMITTEE
CONSTITUTION	Delhi Development Authority Act	DDA	DDA	**
	Mumbai Metropolitan Region Development Act	MMRDA	MMRDA	MMRDA
	U.P. Urban Planning And Development Act	UPDA	UPDA	**
TENURE OF ELECTED MEMBERS (IN YEARS)	Delhi Development Authority Act	5	4	-
	Mumbai Metropolitan Region Development Act	3	-	-
	U.P. Urban Planning And Development Act	-	3	-
GOVERNING HEAD	Delhi Development Authority Act	Chairman- Lieutenant Governor of NCT of Delhi	Chairman -the president	-
	Mumbai Metropolitan Region Development Act	Metropolitan Commissioner	Chairman - MMRDA	Chief Secretary
	U.P. Urban Planning And Development Act	Chairman	Chairman	-

**INFERENCES :** The Executive council constituted under MMRDA plans and implements projects and schemes, including it's approval & rejection. The same functions are performed by the staff of the authority in the case of UPDA and DDA. In the case of Delhi, the governing heads are ex-officio.

DDA MMRDA UPDA \*\* NOT COSTITUTED

TOTAL PERCENTAGE OF ELECTED MEMBERS IN THE INSTITUTIONS FORMED UNDER THE ACT



**INFERENCES :** The Development Authorities have insignificant percentage of members who are elected. This is because of the control by the Central/state government. The heads of the institutions constituted under the Acts are either nominated by the state or Central government or are ex officio members.

URBAN PLANNING PROVISIONS

ACTS	NO. OF MASTERPLANS APPROVED	NO. OF ZONAL DEVELOPMENT PLANS	TOTAL NO. OF TOWNS AS PER CENSUS OF INDIA 2011	PERCENTAGE OF STATUTORY TOWNS	PERCENTAGE OF CENSUS TOWNS
DELHI DEVELOPMENT AUTHORITY ACT	3	17*	113	2.6	97.4
MUMBAI METROPOLITAN REGION DEVELOPMENT ACT	3	7	534	48	52
U.P. URBAN PLANNING AND DEVELOPMENT ACT	18**	4**	915	70	30

**INFERENCES :** Being a state development authority, UPDA covers the entire Uttar Pradesh and hence has made master plans for a number of cities. Even though, Uttar Pradesh has 70 percent Statutory towns having their own Urban local bodies but because of their inability to deliver, the planning process is carried out by UPDA.

\*As MPD 2021, 17 Zonal Development Plans have been made. The information regarding number of ZDP for other two Master plans is unavailable  
\*\* As per TCPO website, development areas and zonal areas plan are prepared by development Authority, and above numbers are mentioned accordingly.

RULES, BYELAWS AND REGULATIONS FORMED UNDER THE ACT

ACTS	DISPOSAL OF LAND REGULATIONS	BUILDING BYE-LAWS	NOTIFIED AREA DEVELOPMENT CONTROL REGULATIONS
DELHI DEVELOPMENT AUTHORITY ACT	DDA	DDA	DDA
MUMBAI METROPOLITAN REGION DEVELOPMENT ACT	MMRDA	MMRDA	MMRDA
U.P. URBAN PLANNING AND DEVELOPMENT ACT	UPDA	UPDA	UPDA

**INFERENCES :** All development have framed building bye laws for providing development controls for all types of land uses specified in the master plan. Other than that MMRDA came up with the Bandra-Kurla Notified Area Development Control Regulations, 1979.

DDA MMRDA UPDA