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MINUTE OF MEETING

~~22-2-94 to 24-3-94~~

9-8-94

DELHI DEVELOPMENT AUTHORITY
(COMPR.-CUM-SECY'S OFFICE)

List of the items discussed in the meeting of the Delhi Development Authority fixed for 9.08.1994 at 3.00 P.M. at Raj Niwas, Delhi.

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10. 74/94 Recruitment Regulations for the 120-126
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11. 75/94 Grant of Senior Scale to the Steno-
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CONFIDENTIAL

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority held on 09.08.94 at 3.00 P.M. at Raj Niwas, Delhi.

The following were present :-

CHAIRMAN

1. Shri P.K. Dave,
Lt. Governor, Delhi.

VICE-CHAIRMAN

2. Shri S.P. Jakhanwal

MEMBERS

3. Shri A.P. Sinha,
Jt. Secretary,
M.O.U.D.
4. Shri K.K. Bhatnagar,
Chairman-Cum-Managing Director,
H.U.D.C.O.
5. Shri H.D. Sharma,
Engineer Member,
D.D.A.
6. Shri K.N. Khandelwal,
Finance Member, DDA.
7. Shri Subhash Sharma,
Commissioner, M.C.D.
8. Shri D.S. Meshram,
Chief Planner,
T.C.P.O.

P.T.O.

SECRETARY

Shri V.M. Bansal,
Commr.-Cum-Secretary,
DDA.

SPECIAL INVITEES

1. Shri P.P. Chauhan,
Chief Secretary,
Govt. of Delhi.
2. Shri A.J. S. Sahney,
Secretary to L.G.,
Delhi.

ALSO PRESENT

1. Shri S.M. Gupta,
Chief Legal Advisor,
D.D.A.
2. Shri J.C. Gambhir,
Commissioner(Plg.),
D.D.A.
3. Shri U.S. Jolly,
Commissioner(Pers.),
D.D.A.
4. Shri Kewal K. Sharma,
Commissioner(H),
D.D.A.
5. Shri P.C. Jain,
Addl. Commr. (A.P.),
D.D.A.
6. Shri J.N. Barman,
Associate Planner,
N.C.R., Planning Board,
New Delhi.

ITEM NO. SUB : Confirmation of the minutes of the meeting of
65/94 the Delhi Development Authority held on 12.7.94.
No.F.2(2)/94/M.C./Vol.IV/DDA.

Resolved that minutes of the Authority Meeting
held on 12.7.94 be confirmed.

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ITEM NO. SUB: Draft Zonal Plan for Zone (Planning Division-G)
66/94 (West Delhi.).
No. PA/JD(AP)1/94/51.

Resolved that the draft Zonal Plan for Zone-G (West Delhi) be approved for inviting public objections and suggestions.

It was further resolved that:

- i) All possible measures be taken to shift the identified hazardous/noxious industries falling in this Zone. Powers vested in DDA under different provisions of the Act, including powers of Prosecution, be put to effective use for ensuring early shifting, without any further delay.
- ii) Efforts be made to identify 'Night Parking' areas for buses for reducing congestion on the colony roads.

ITEM NO. SUB: Modification in the Guidelines relating to composition charges for the delay in construction on land allotted to Group Housing Societies.
67/94
No.F.4(99)/GH/DDA.

Resolved that following provisions be included in para 1.4 of the existing guidelines:-

- i) Where any Cooperative Group Housing Society has not been able to get water, electric and sewage facilities inspite of completion of houses, the five-year period permitted under clause 1.3 of the existing guidelines may be extended to a maximum period of 10 years or till the date on which the said "basic infra-structure" is made available, whichever is earlier.

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- 11) In case of supersession of management of a CGHS, the period of supersession subject to a max. of two years may be exempted from levy of composition fee for construction.

Further resolved that every case should be examined on its individual merit and the exemption from payment of composition fee should not be allowed as a general rule.

ITEM NO. SUB : Development of land at East of Loni Road. Supply
68/94 & installation of storm water pumps near drain No.1.

F.No. F. EM 6(24)/EST.

Resolved that the issue being of technical nature and involving different Departments, it should be discussed and sorted out in a meeting to be taken by Principal Secretary (Urban Development), Government of Delhi.

ITEM NO. SUB : Formulation of Regulations for regulating the location
69/94 of Nursing Homes.

No. PS/PC/DDA/94.

Resolved that the report of the Committee be sent to the Govt. of India, Ministry of Urban Development, immediately.

ITEM NO. SUB : Change of land use of an area measuring 3.6 hac.
70/94 from 'recreational' to 'light and service industries' (Printing Press) at Wazirpur Industrial Area, Delhi.

F.20(11)/91-M.P.

Resolved that recommendations of the Technical Committee as contained in para 8 of the Agenda be approved. It was further resolved that equivalent recreational space be provided in the nearest urban development area.

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ITEM NO. SUB : Change of land use of an area measuring 1.0 hect.
71/94 from 'Recreational (Distt. Park' to 'Public & semi
public facilities (Cremation/Burial Ground)' in
Shalimar Bagh Block 'C' & 'D' Sub Zone - H-6.
F.20(12)/94-M.P.

Resolved that the recommendations contained
in para 5 of the Agenda item be approved.

ITEM NO. SUB : Achievements of the DDA in 1993-94.
72/94 No.F.PS/Secy./DDA/94/2213.

Authority noted the achievements of DDA during
the year 1993-94, with appreciation.

ITEM NO. SUB : Self Financing Scheme -VII for allotment of category
73/94 -II flats to the public and senior citizens.
F.1(3)94/AD/Regn./SFS-I.

Resolved that the proposals as contained in
paras 4 to 11 of the Agenda Item be approved with
the following modifications:

- i) Available flats only in Dwarka and Rohini be
offered under this scheme.
- ii) The scheme shall remain open from 20th Sept.,
1994 to 31st October, 1994.
- iii) Interest shall be admissible to the unsuccessful
applicants, as indicated in para 8 of the agenda
item, if the refund is not made within six months
of the closure of the scheme.
- iv) Proposals contained in para 9 of the Agenda Item,
shall be modified to the extent that "compensation"
shall be paid in lieu of 'interest', as earlier
resolved by the Authority vide item No. 33/94
dt. 24.5.94.

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ITEM NO. SUB : RRs for the post of Commissioners in DDA.
74/94 No. F.7(335)/87/PB-I.

Shri A.P. Sinha, Jt. Secy., Ministry of Urban Development, informed the Authority that the Ministry was in the process of taking a view in the matter.

The Authority resolved that decision on this Item may be deferred.

ITEM NO. SUB : Grant of Senior Scale to the Stenographers recruited after 31.12.1986.
75/94 No.F.2(1)/92-PB-III.

Resolved that the proposals contained in paras 1 & 2 of the agenda item be approved.

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ITEM NO. SUB : Confirmation of the minutes of the meeting
65/94 of the Delhi Development Authority held on
12.07.1994 at Raj Niwas, Delhi.
A-09.08.94 F.No.F.2(2)/94-MC/Vol.IV/DDA.

P R E C I S

Confirmation of the minutes of the meeting
of the Delhi Development Authority held on 12.07.94
at Raj Niwas, Delhi. A copy of the minutes is appen-
ded at (Appendix 'A' P.No. 2-9).

R E S O L U T I O N

Resolved that minutes of the Authority Meeting
held on 12.07.94 be confirmed.

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APPENDIX - 'A' TO ITEM NO. 65/94
DILHI DEVELOPMENT AUTHORITY

Draft minutes of the meeting of the Delhi Development Authority
held on 12.7.1994 at 3.00 P.M. at Raj Niwas, Delhi.

The following were present :

CHAIRMAN

1. Shri P.K. Dave,
Lt.Governor, Delhi.

VICE-CHAIRMAN

2. Shri S.P. Jakhanwal

MEMBERS

3. Shri A.P. Sinha,
Jt.Secretary
M.O.U.D.
4. Shri K.K. Bhatnagar,
Chairman-cum-Managing Director,
H.U.D.C.O.
6. Shri H.D. Sharma,
Engineer Member,
D.D.A.
7. Shri K.N. Khandelwal,
Finance Member, DDA
8. Shri Subhash Sharma,
Commissioner, MCD.

SECRETARY

Shri V.M. Bansal
Commr.-cum-Secretary
D.D.A.

SPECIAL INVITEES

1. Shri Jagdish Sagar,
Secretary (L&B),
Govt. of Delhi.
2. Shri A.J.S. Sahney,
Secretary to L.G.
Delhi.

ALSO PRESENT

1. Dr. H.S. Anand
Pr.Commr., DDA
2. Shri S.M. Gupta,
Chief Legal Adviser, DDA
3. Shri J.C. Gambhir,
Commr.(Plg.), DDA

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4. Shri K.J. Alphons,
Commissioner (Personnel),
D.D.A.
5. Shri K.T. Gurumukhi,
Addl.T.P., TCPO.

Item No.
52/94

Confirmation of the minutes of the meeting of the Delhi Development Authority held on 24-5-94 at Raj Niwas, Delhi.

(F.No. 2(2)/94-MC/Vo.III/DDA)

- A) Minutes of the Authority meeting held on 24-5-94 were confirmed subject to modifications in the minutes of item No.48/94 which shall now read as under:

"The Agenda item was discussed in detail. It was felt that there were some limitations under the existing laws and effective deterrent action against the defaulters was lacking on account of numerous practical difficulties.

~~The~~ Phenomenon of misuse and unauthorised construction in the residential properties was not confined to Lajpat Nagar alone and was prevalent in several other residential localities of Delhi.

Need was, therefore, expressed for taking strong and concerted action in all cases of conversion of residential properties, by way of making the statutes much more deterrent and practical.

It was resolved that the entire matter may be deliberated upon in detail and an in-depth study be conducted to find ^a practical solution to this vexed problem. It was further resolved that "a Committee should be constituted, comprising representatives of DDA and MCD, under the Chairmanship of TCPO to go into the question of misuse of residential premises in Delhi. The Committee shall

formulate its own terms of reference and give its report within six weeks".

- B) Confirmation of draft minutes of item No. 20/94, which had earlier been deferred in the last meeting of the Authority was also taken up. Modifications proposed by FM/JS(MOUD) were discussed and it was resolved that minutes on item No. 20/94 of 24-3-94 be approved as under:

"The Authority noted that Revised Budget Estimates (93-94) for the ongoing schemes had been approved in the last meeting.

Resolved that Revised Budget Estimates for new schemes for the year 1993-94, and the Budget Estimates for the year 1994-95 be approved with the following directions:

- (i) An Expert Committee, as earlier decided in Authority's Resolution No. 143/93, be constituted within 7 days.
- (ii) Budget proposals for the new works listed in Annexure-III-BGDA be approved as a lump-sum. Till the receipt and consideration of the recommendations of the Expert Committee, schemes for fresh starts of a maximum of six thousand flats only may be taken up in 94-95 against Annexure-III".

Item No 53/94 SUR:

Change of land use of an area measuring 50 hect. from 'rural use' to 'Utility' at Bijapur, Budpur and Khampur.

(F.No. 3(52)/91-MP)

Resolved that the proposals as contained in Paras 5&6 of the Agenda be approved.

The Chairman observed that the time lag between different stages of notifications/ completion of formalities should be reduced, as much as possible.

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Item No.
54/94

SUB. : Change of land use of an area measuring 0.937 hac. (2.5 acres) from 'public and semi public facilities' to 'residential use' at Village Adchini, New Delhi.
(F.No.20(5)/86-MP)

Resolved that the proposals contained in paras 4 & 6 of the Agenda item be approved.

Item No.
55/94

SUB. : Change of land use of an area measuring 2 hect. from 'recreational' to public and semi-public facilities' (cremation ground) near Dheerpur Scheme.

(F.No. 20(11)/94-MP)

Resolved that the proposals contained in Para 6 of the Agenda item be approved.

Item No.
56/94

SUB. : Change of land use of an area, measuring 6.00 hac. from 'utility' (sewerage treatment plant) to 'public and semi-public facilities' (Hospital) on Mathura Road, Sarita Vihar, New Delhi.

(F.No. 13(2)/91-MP)

Resolved that the proposals contained in Para-4 of the Agenda item be approved.

Item No.
57/94

SUB. : Change of land use of an area, measuring 1165.56 sqm. (1394 sq. yds.) from 'recreational' to 'public and semi-public facilities' (Police Station) at Chandni Chowk, Delhi.

(F.No.8(5)87-MP).

Resolved that the proposals contained in paras 4 & 5 of the Agenda item be approved.

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Item No.
58/94

SUB. : Construction of staff quarters in village Nangloi, Delhi - Relaxation of norms of coverage, FAR and height etc. - proposal by NBGPR.

(F.No.3(39)/91-MP).

Resolved that the proposals contained in paras 4 & 5 of the Agenda item be approved as a one time exception.

Item No.
59/94

SUB. : Change of land use of an area measuring 2.02 hect. (5 acres) from 'recreational' to 'residential' for the accommodation for Ministers of Delhi State Govt. at Timarpur, Delhi.

(F.No.F.20(6)/92-MP).

Resolved that proposals contained in Para-4 of the Agenda item be approved.

It was also resolved that L&DO be advised to develop the remaining 45 acres of land as green, on its own or, through DDA or Govt. of NCTD.

Item No.
60/94

SUB. : Amendment in MPD-2001, Nursery School sites be utilised for nursery school as well as other facilities.

(F.No.1(7)80-M.P.)

Resolved that proposals contained in Para-5 of the Agenda item be approved with the modification that facilities like Maternity Home and Child Health Care Centre be also permitted, if they are run by reputed Societies/Trusts, which are charitable/non-profit making in nature.

Item No.
61/94

SUB. : Recruitment Regulations for the post of Deputy Director in DDA.

(F.7(189)90/PR.1)

The proposal was not approved.
The Authority observed that whereas recruitment to Engineering and

Planning cadres was at a moderately high level, recruitment to administrative cadres was done at the level of lower division clerks; in a few cases at Group 'D' level. It was resolved that a Staff Reorganisation Committee be constituted to make suitable recommendations to improve quality and working environment amongst the DDA Administrative Cadres. Representative of a Union/ Association be suitably associated with this Committee.

The Committee should be asked to give its report within three months and till then the present practice of recruitment of Dy. Directors may continue.

Item No.
62/94

SUB. : Constn. of Boundary wall around Botanical Garden in Rohini - Budget Provision.

(F.No.A.O.(W)III/(36)/94-95.

Resolved that proposal as contained in Para - 3 and 5 of the Agenda item be approved, with the proviso that necessary funds for the construction of the boundary wall shall be reappropriated from schemes approved in the BE of 1994-95.

Item No.
63/94

SUB. : Action taken Report on the Resolutions of the Authority's meeting held on 24.03.94.

(F.No.2(6)/94/MC/DDA/III

Noted

It was further resolved that action on the draft Minutes of the Authority meetings should be initiated if no objections or modifications are received within a period of 10 days of their circulation, after approval of the L.G./ Chairman without waiting for formal confirmation of minutes in the next meeting of the Authority.

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Item No.
64/94

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SUB. : Change of land use in respect of about 9.837 acre (3.98 hectare) of land in village Bhatti for setting up a Centre for the Dying and Destitutes "Premdhan".

(F.No.20(14)94-MP).

This Agenda item was laid on the table at the time of the Meeting of the Authority.

It was resolved that although the case is of a voluntary organisation of international repute, the following points may be put up for consideration of the Ministry of Urban Development,

- i) The land in question falls within "regional park (ridge)" in the Master Plan-2001 and also forms part of the area notified in May, 1994 as 'reserved forest' under the Forest Act.
- ii) On grounds of environmental concern, specific policy directives have been issued by the Govt. of NCTD and Prime Minister's Office for preserving the ridge area. Recently, the Loveraj Committee has recommended that the ridge area should be free from any developmental activity.
- iii) The Authority has been very conservative in agreeing to change of land use of the sites located in the ridge area such as, (a) super

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speciality hospital at Maidan Garhi, (b) the DDA Group Housing Scheme in Pul Pehladpur etc. Whereas case at (a) above is yet not finally notified, the case at (b) was taken up for construction about 5 years back.

- iv) The possibility of many such requests from similar organisations being received by quoting this as a precedent in the future cannot be ruled out. Hence, a policy decision would be desirable.

It was further resolved that the Project being charitable, meant to serve a humanitarian cause, offer of land in Project Areas of Dwarka/ Rohini could be made to the Mission.

ITEM NO.
66/94
A-09.08.94

Sub: Draft Zonal Plan for Zone (Planning Division-G)
(West Delhi).
F.No. PA/JD(AP)1/94/51

P R E C I S

MPD-2001 stipulates 15 zones (earlier divisions) for the Union Territory of Delhi, out of which Zonal Development Plans for 8 Zones, falling in the Urban Area are to be prepared on Priority.

2. The Zone 'G' (West Delhi) covers an area of about 11,865 Hectares and is planned for a projected population of 13.7 lacs persons (approx.) by 2001. The zone is surrounded by Delhi-Rohtak Railway Line in the North, Delhi-Rewari Line and NH-8 in the South East Pankha Road in the South-West and Urban Extension/NCTD Boundary in the West. MPD-2001 categorises this zone under marginal potential with respect to the holding capacity for 2001.

3. The zone is sub-divided into 18 Sub-Zones, out of which 17 are as per MPD-62 and one new Sub Zone added from the Rural Area. Three zonal Plans (now Sub-Zone) stand approved, five are located in the Cantonment area (land use undertermined) and one is covered by the Airport.

4. Within the framework of Master Plan, the Zonal Development Plans, detail out policies of the Master Plan. The Zonal Plan for Zone 'G' have the following salient contents :

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- (a) Population and Employment
- (b) Transportation, Physical Infrastructure and Recreation
- (c) Public and Semi Public Facilities
- (d) Mixed Landuse
- (e) Landuse and proposed Modifications

5. The draft Zonal Development Plan for Zone (Planning Division 'G') was discussed in the meetings of the Technical Committee held on 15.03.1994 and 12.04.1994 under item No. 20/94. The Technical Committee made the following observations:

- (a) The boundary of Sub-Zone G-18 goes upto the boundary of Union Territory; Green Belt of 2 km should be shown.
- (b) All the villages located within the zone should be indicated.
- (c) Streets identified for mixed land use be shown.
- (d) In the proposals, 1981 population has been taken into consideration. Population figures of 1991 should be adopted.
- (e) DDA Workshop in Mayapuri Industrial Area should be shown as Industrial Land Use instead of showing it as 'Recreational Use (District Park and Open Spaces)'. 'Existing Villages' be shown on the plan and the list be provided.

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- (f) The circulation pattern, both in the Defence Area, Airport Area and outside should be shown.

6. With the above observations, the Technical Committee recommended that the draft proposals be submitted before the Authority for its consideration and approval for inviting public objections and suggestions.

7. The Draft Zonal Plan for Zone (Planning Division 'G' (West Delhi) the text and the plan (to be laid on the table) with above recommendations of the Technical Committee is submitted for consideration of the Authority.

R E S O L U T I O N

Resolved that the draft Zonal Plan for Zone-G (West Delhi) be approved for inviting public objections and suggestions.

It was further resolved that:-

- i) All possible measures be taken to shift the identified hazardous/noxious industries falling in this Zone. Powers vested in DDA under different provisions of the Act, including powers of prosecution, be put to effective use for ensuring early shifting, without any further delay.
- ii) Efforts be made to identify 'Night Parking' areas for buses for reducing congestion on the colony roads.

ITEM NO.

67/94

A-09.08.94

SUB: Modification in the guidelines relating to composition charges for the delay in construction on land allotted to Group Housing Societies.
No. F.4(99)/GH/DDA.

P R E C I S

The Co-operative Group Housing Societies to which the land has been allotted by the DDA in various parts of Delhi for construction of flats for their members are required to complete the construction on the allotted land within a period of 2 years from the date of taking over possession. A further period of one year is allowed as grace period. In the event of their failure to complete the construction within the stipulated period, the composition fee for belated period is recovered in accordance with the policy guidelines circulated vide letter No. F.100(56)86/IMPL./CL/Pt. dated 1.05.1991(App. 'B' page 17-21) Para 1.3 of the said guidelines relates to the rate of composition fee prescribed for different period of default. Para 1.4 of the guidelines provide exemption from levy of composition fee in certain circumstances. Sub para (i) & (ii) of para 1.4 are applicable to Group Housing Society also. Subsequently, the Authority vide its Resolution No. 221 dated 19.11.1983(Appendix 'C' Page No 22-23) resolved that all the pre-1979 societies may be deemed to have been allowed to complete construction upto 31.03.85 or within a period of 4 years from the date of taking over the possession of site, whichever is later. As per this resolution, 4 years exemption period and one year grace period was allowed as general amnesty. The policy guidelines circulated vide letter No. F.100(56)/86/IMPL./CL/Pt. dated 1.5.1991 extended the same principle to all other Group Housing Societies which means they were required to complete the construction within a period of five years including the grace period.(Appendix 'B' Page No. 17 - 21). Further extension of time was to be given on payment of penalty for belated construction at the prescribed rate. Para 1.3 of the guidelines relates to the rates of composition fee payable by

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Society for the period of default. Para 1.4 of the said guidelines provide exemption from levy of composition fee in different circumstances.

2. There are large number of Group Housing Societies which have not been able to complete the construction within the stipulated period for various reasons and consequently DDA has demanded the composition fee for the period of default in accordance with the guidelines referred to above. In certain cases, the amount of composition fee runs into several lakhs of rupees with the result the societies have been agitating/representing at various levels for waiver of the composition fee. Such requests have been dealt with in accordance with para 1.4 of the guidelines which relates to exemption under certain circumstances.

3. There are certain Group Housing Societies which have not been able to complete the construction for the reasons beyond their control such as lack of basic amenities viz-a-viz. water, sewerage, electricity and super-session of the management of the society by the Registrar of Cooperative Societies. The societies which have been allotted land in Chilla/Dallupura area have been agitating for non levy of composition fee for delayed construction for the reasons that the DDA has not been able to provide the following facilities:

- i) Non availability of direct access to Delhi for want of bridge over Hindon Yamuna Canal and Gazipur drain.
- ii) Non availability of land for grid station for permanent electrification of the area.
- iii) Lack of shopping centres.
- iv) Non provision of availability of water, sewerage connection.

4. Beside the above, there are societies which have not been able to complete the construction because of malfunctioning of their management committees resulting in litigation in courts and/or enquiry/suspension/arbitration by the RCS and appointment of Administrator for managing the affairs of the society. There is no provision in the guidelines for exemption from the levy of composition fee in these eventualities unless there is a specific order of non-construction of a statutory authority for example Registrar, courts etc. Consequently, the requests from such societies for waiver have not found favour with the competent authority which have resulted in heart burning amongst the concerned societies in general and their members in particular.

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On the basis of the said report, the matter was referred to the Law Department to know as to whether it would be legally sustainable to have different yardstick for societies situated in different localities. The matter was examined by the Law Deptt. and it was advised that these grounds can be included as sub clause no. vii in clause no. 1.4 of the guidelines dated 1.05.1991 referred to above.

6. Regarding the other issues of granting relief to the group housing societies where construction has been delayed for the reasons as explained in para 4 above, the VC, DDA desired that the matter be discussed with the Hon'ble Lt. Governor. The Hon'ble Lt. Governor instructed that the various issues involved may be examined & the matter placed before the Authority in its next meeting.

7. In view of the above, the following proposals are submitted for consideration and approval of the Authority so as to include the same in para 1.4 of the existing guidelines:

- i) Where any cooperative group housing society has not been able to complete construction and/or hand over possession of the constructed flats to its members for non-availability of basic services and allied infrastructure in the area, the five year period permitted under clause 1.3 of the guidelines may be extended to

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5. Considering the unique predicament of group housing societies allotted land in Vasundhara Enclave, Dallupura which related to non availability of basic services and allied infra-structure, a meeting was taken by the V.C., DDA on 4.12.92 with the objective of sorting out the problems being faced by the society. A copy of the minutes of the meeting is at (Appendix 'D' Page No. 24-28). The main thrust of the representation of the Joint Forum of societies allotted land in Chilla-Dallupura was non levy of the composition fee for delayed construction. In the said meeting Jt. Dir.(Bldg.) was directed to put up a proposal for waiver of composition fee for the consideration and orders of the competent authority. A detailed report of the JD (Bldg.) dt. is (Appendix 'E' Page No. 29 - 30) On the basis of the said report, the matter was referred to the Law Department to know as to whether it would be legally sustainable to have different yardstick for societies situated in different localities. The matter was examined by the Law Deptt. and it was advised that these grounds can be included as sub clause no. vii in clause no. 1.4 of the guidelines dated 1.05.1991 referred to above.

6. Regarding the other issues of granting relief to the group housing societies where construction has been delayed for the reasons as explained in para 4 above, the VC, DDA desired that the matter be discussed with the Hon'ble Lt. Governor. The Hon'ble Lt. Governor instructed that the various issues involved may be examined & the matter placed before the Authority in its next meeting.

7. In view of the above, the following proposals are submitted for consideration and approval of the Authority so as to include the same in para 1.4 of the existing guidelines:

- i) Where any cooperative group housing society has not been able to complete construction and/or hand over possession of the constructed flats to its members for non-availability of basic services and allied infra-structure in the area, the five year period permitted under clause 1.3 of the guidelines may be extended to

Contd.....

-16-

a maximum of 10 years or the date on which the said facilities/services are made available, whichever is earlier.

2. Where any cooperative group housing society has not been able to complete the construction and/or handover possession of the constructed flats to its members due to litigation in the courts or appointment of an arbitrator by the RCS or appointment of an Administrator consequent to supersession, then an additional two years period can be exempted from the levy of composition fee from the date of institution of a court case, appointment of Arbitrator by the RCS or appointment of administrator by the RCS to the date of finalisation of the court case, completion of Arbitration or withdrawal of Administrator whichever is less.

RESOLUTION

Resolved that following provisions be included in para 1.4 of the existing guidelines :-

- i) Where any Cooperative Group Housing Society has not been able to get water, electric and sewage facilities inspite of completion of houses, the five-year period permitted under clause 1.3 of the existing guidelines may be extended to a maximum period of 10 years or till the date on which the said "basic infra-structure" is made available, whichever is earlier.
- ii) In case of supersession of management of a CGHS, the period of supersession subject to a max. of two years may be exempted from levy of composition fee for construction.

Further resolved that every case should be examined on its individual merit and the exemption from payment of composition fee should not be allowed as a general rule.

1834996271

DELHI DEVELOPMENT AUTHORITY
(LANDS DEPARTMENT)

SUB: COMPOSITION CHARGES FOR THE LATE EXECUTION
OF TITLE DEEDS AND DELAY IN CONSTRUCTION OVER
RESIDENTIAL, INDUSTRIAL, COMMERCIAL AND
INSTITUTIONAL PLOTS AND RESTORATION.

.....

In supersession to all previous instructions on the
subject, the Lt. Governor, Delhi is pleased to revise the
guidelines for recovery of composition fee for extension
of period of construction on plots and other allied matters
as follows:-

1. COMPOSITION CHARGES FOR THE BELATED CONSTRUCTION

1.1 Rates for residential/industrial/commercial/institutional
Plots

<u>Year</u>	<u>Penalty (Rs. per sq. mtr.)</u>	
Upto 3 years	Nil	
4th year	5/-	
5th year	10/-	
6th year	6+A	Where A is equal to 2% of the
7th year	7+A	current predetermined industrial/
8th year	8+A	residential/commercial rate of
9th year	9+A	the area in which the plot is
10th year	10+A	situated.
11th year	11+B	Where B is equal to 3% of the
12th year	12+B	current predetermined industrial/
13th year	13+B	residential/commercial rate of the
14th year	14+B	area where plot is situated.
15th year	15+B	
16th year	16+C	Where C is equal to 5% of the
17th year	17+C	current predetermined industrial/
18th year	18+C	residential/commercial rate where
19th year	19+C	the plot is situated.
20th year	20+C	

The difference in the rates for residential, industrial
and commercial plots would be brought about by different pre-
determined rates for these category of plots. For commercial
plots, industrial-commercial rates would be applicable which
are roughly 1½ times of the industrial rates.

1.2 Rates for institutional plots

A. Upto 500 sq. mtr.

<u>Year</u>	<u>Penalty (Rs. per sq. mtr.)</u>	
Upto 3 years	Nil	
4th year	5/-	
5th year	8/-	
6th year	10/-	
7th year	12/-	
8th year	13+A	Where A is equal to 2% of the
9th year	14+A	current pre-determined institu-
10th year	15+A	tional rate of the area where the
		plot is situated.

10 extension after 10 years.

Contd----/-

B. Above 500 sq.mtr.

Year	Rate (Rs. per sq.mtr.)
Upto 3 years	Nil
4th year	-
5th year	-
6th year	5/-
7th year	6/-
8th year	7/-
9th year	8/-
10th year	9/-
11th year	10+A
12th year	11+A
13th year	12+A
14th year	13+A
15th year	14+A

Where A is equal to 2% of the current predetermined institutional rate of the existing plot.

No extension after 15 years.

As far as these rates are concerned, these would be applicable only in respect to built-up area of the institution. Play ground, green area etc. are not to be counted towards calculations of the composition charges.

1.3 Rates for Group Housing Societies

For Group Housing Societies, separate rates have been worked out which are as under:-

Year	Rate (Rs. per sq.mtr.)
1st year	Nil
2nd year	Nil
3rd year	Nil
4th year	Nil
5th year	Nil
6th year	4/-
7th year	5/-
8th year	6/-
9th year	7/-
10th year	8/-
11th year	9/-
12th year	10+A
13th year	11+A
14th year	12+A
15th year	13+A

Where A is equal to 2% of the current predetermined rates of residential plots of the area where the plot is situated.

After 15 years the plot is liable to be cancelled.

As per Resolution No.221 dt.19.11.83, it has been stated that all the pre 1979 societies may be deemed to have been allowed to complete construction upto 31.3.85 or within a period of 4 years from the date of taking over possession of site whichever is later. Further extension of time will be subject to payment of penalty for belated construction at the prescribed rate.

As per this resolution, 4 years exemption period and one year grace period is allowed as general amnesty. The societies who got possession prior to 1.4.80 are liable to pay composition

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fee @ 6th year from 1.4.80 onwards. The societies that got possession after 1.4.80 shall also avail 4 year exemption and 1 year grace period and shall pay composition fee from the date of commencement of the 6th year.

1.4 Exemptions

The exemption from the levy of annual composition fee in the policy will be available as follows:-

- i) Where construction is not possible because the plot has been cancelled by DDA - actual period of cancellation of plot.
- ii) Where construction is not possible because of the specific orders of non-construction of a statutory authority e.g. Registrar, Courts etc. - actual period of operation of such orders.
- iii) Where size of the plot attracts the provisions of ULCR Act, 1976 and exemption has been applied to the competent authority but is pending - maximum exemption of 3 years.
- iv) Death of the allottee and subsequent delays in mutation, sickness of the allottee from chronic and incurable disease which results in physical disablement to construct house - 3 years maximum.
- v) Where due to exigencies of service condition, lessee is out of country after allotment of plot - maximum period of 5 years.
- vi) Where the lessee/sub-lessee has been transferred outside Delhi. This facility would be available to all Central/Delhi Admn./All India Service/the Public Sector Undertakings officials posted in Delhi including Defence Personnel - maximum period of 5 years.

It may be pointed out that the benefit of the above clauses will not be cumulative i.e. the maximum benefit that can be availed in a case, where all the above factors are present would be 3 years, in the case of allottees falling under categories (iii) and (iv) above and 5 years in the case of categories (v) and (vi). That 3 or 5 years, as the case may be, shall be considered for exemption.

1.4.2 An allottee would be entitled to exemption as provided above subject to his furnishing documentary evidence to the satisfaction of the Dy. Director concerned.

1.5 In some old leases specified terms of composition fee have been prescribed. The new rates would not be applicable in such cases. It shall be governed by specific clause, if any, contained in the relevant lease deed.

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1.6 The date of application for completion certificate would be treated as the date of cessation of applicability of composition fee/penalty for non-construction. This however, would apply to the units obtaining 'D' form or applying for completion certificate after 31.3.91. In respect of the units that had obtained 'D' form upto 21.7.88, the policy in vogue before 21.7.88 would be applicable. For units, who had applied for completion certificate from 21.7.88 to 31.3.91, the policy circulated vide circular No.2.109(16)86/Imp./CL/Pt.I dated 16.1.89 would be applicable. No approved case, however, shall be reopened merely for revision of composition fee.

1.7 Subject to provisions of para No. 1.6 above, all requests for time extension received on or after 1.4.91 shall be dealt with under these instructions.

1.8 In case of extension of time, as far as industrial plots are concerned, no non-vacation penalty would be charged. The non-vacation cases shall be dealt with as per the provisions of the Master Plan & zoning regulations for the non-conforming use of the old site.

2. LATE EXECUTION LEASE/SUI-LEASE DEED

Penalties for non-execution/late execution of the lease deed would be applicable from the date when lease deed papers are issued to the allottees and not from the date of offer/confirmation of allotment/draw. The rates of the penalty would, however, be continued to be the same as presently in force.

3. RESTORATION CHARGES

Penalties for restoration of plots would be as follows:-

- i) If the application is made/received in DD4 within 30 days of the receipt of the cancellation notice : Rs.20/- per sq.mtr.
- ii) More than 30 days but before expiry of 60 days. : Rs.40/- "
- iii) More than 60 days but before expiry of 90 days. : Rs.60/- "

If the application is not made for restoration within a period of 90 days the plot will be re-auctioned. However, if

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before re-allotment/re-auction of the plot the application is received then penalty @ Rs.100/- per sq.mtr. is to be charged before restoration is allowed. Further in case where allotments are cancelled on account of breach of the terms and conditions of allotment/misuse, the date of receipt of application for restoration should be reckoned from the date of removal of breach/stoppage.

1.5.91

Copy to:

1. Secretary to L.G.
2. Vice-Chairman, DDA.
3. Principal Commissioner (H. Building - Land Acquisition).
4. Secretary L&B, Delhi (Gen.).
5. Finance Member.
6. Engineer Member.
7. Secretary, DDA.
8. Chief Legal Advisor.
9. FA(H).
10. Director (L).
11. Director (CL).
12. Director (LM).
13. Director (LC).
14. All Dy. Directors of Land. D. & R.
15. Jt. Director (Bldg.).
16. Accounts Officer (H-II).
17. Accounts Officer (Rev.).

ITEM NO.
221
19.11.83

-22-
APPENDIX 'C' TO ITEM NO. 67/94
SUB:- PENALTY FOR DELAYED CONSTRUCTION FROM
COOP. GROUP HOUSING SOCIETIES.
(P.NO. 4(757)/83-GH/DDA/I)

P R E C I S

As per terms & conditions of allotment Coop. Group Housing Societies are required to complete construction within a period of 4 years from the date of taking over possession of the sites. After allowing a grace period of one year, further extension of time for completing construction is allowed for 4 more years on payment of penalty @Rs.2/-, Rs.1/-, Rs.1/- & Rs.4/- per sq. mtr. for the 1st, 2nd, 3rd, and 4th year respectively. Construction by pre-1979 societies which took possession from time to time between 1973-79 have not yet been completed because of several reasons like short supply of building material, non-existence of any specialised financial institution to cater to the loan requirements of the societies, inability of individual members to raise House Building Advance from the Govt, and lack of infra-structural development. With the setting up of Delhi Coop. Housing Finance Society, liberalisation of House Bldg. Advance rules, special attention being paid by the Ministry of Works & Housing, and Ministry of Industries and Civil Supplies to provide special quota of building material and several other measures being taken by the DDA to accelerate the provision of peripheral services etc., it may now be possible for the new societies, to which land has been allotted under the current scheme, to complete construction within the stipulated period.

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The old Group Housing Societies as well as Delhi
Coop. Housing Finance Society have been strongly
protesting against levy of penalty for belated construction
on the grounds that the delay in construction has been
due to reasons beyond their control. These societies have
reached advanced stages of construction and have exhausted
almost all the avenues of financial assistance and hence
find it really difficult to pay the penalty.

The matter has been discussed at length with various
agencies and has been thoroughly examined. The following
proposal is submitted before the authority for approval.

"All the pre 1979 Coop. Group Housing Societies may be
allowed to complete construction upto 31.3.85 or within
a period of 4 years from the date of taking over possession
of site whichever is later, without payment of any penalty
for belated construction. Further extension of time will be
subject to payment of penalty for belated construction at
the prescribed rates."

RESOLUTION

Resolved that the proposal contained in the
agenda item be approved.

.....

(APPENDIX 'D' TO ITEM NO. 67/94)

DELHI DEVELOPMENT AUTHORITY
ENGINEERS
CHIEF ENGINEER (EAST ZONE)

No. CF(EZ)1(3)91/Vol.II/ 6099 Dt. 11 Dec., 1992.

Sub:- PROBLEMS OF VASUNDHARA ENCLAVE.

President and other office bearers of the Joint Foru Vasundhara Enclave Co-op. Group Housing Societies Chilla Dallupur (East Delhi) met the Vice-Chairman, DDA in the Public Hearing on 4.12.1992 to sort-out the problems of their area. The issues listed in the Agenda were discussed at length. Accordingly, a record note of discussions is put up for favour of kind information of the VC/DDA.

(R.K. BHANDARI)
CHIEF ENGINEER (EZ)Vice-Chairman, DDA.
Encl: As stated.N.O.O.
Copy to:-

- 1- Engineer Member, DDA.
- 2- Commissioner (Plg.)/DDA.
- 3- Commissioner (Lands)/DDA.
- 4- Chief Engineer (Elect.)/DDA.
- 5- Chief Architect/DDA.
- 6- SE CC-10/DDA. For neeq. follow-up action.
- 7- Director (TYA)/DDA.
- 8- Jt. Director (Bldg.)/DDA.

R.K. BHANDARI
CHIEF ENGINEER (E.Z.)

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OSD (M)
DD (Gm)
AD (Gm)

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DELHI DEVELOPMENT AUTHORITY
ENGINEERS
CHIEF ENGINEER (EAST ZONE)

No. CE(EZ)1(3)91/Vol.III/

DI. Dec., 1992.

Sub:- PROBLEMS OF VASUNDRA ENCLAVE.

A meeting was held in the chamber of VC/DDA on 4.12.1992 at 3.00 PM to discuss the problems relating to Vasundra Enclave CGHS at Chilla Dallupura. The following were present:-

- 1- Shri S.P.Jakhanwal, VC/DDA In chair.
- 2- Shri R.K. Bhandari, Chief Engineer (EZ).
- 3- Shri P.C.Jain, Jt.Director(Bldg.)
- 4- Shri V.K. Misra, President along with Office Bearers of the Jt.Forum of Vasundhara Enclave Co-op.Group Housing Societies.

The following issues were discussed:-

- 1- Constn. of Approach Road over Hindon Cut & Gazipur Drains:
The representative of the Federation informed that at present the area is not approachable from within Delhi. They have to take a and reach the area through NOIDA.

VC/DDA had inspected the site along with the MP of the area and assured to provide an access to this area by constructing a bridge over Hindon Cut and Gazipur Drain.

It was brought to the notice of VC/DDA that peripheral roads in the Society area had already been constructed in August, 1986 in the available area. However, as per layout plan a 45 Mtr. wideroad along the Hindon Cut which was designed to be the main approach road for this area from the NOIDA road on one side and from the road along the Gazipur Dairy Farm on the other side, has not been completed on account of heavy encroachment/stay on land in the alignment of the road.

The alignment of the proposed approach road and the bridge has been approved by the Technical Committee and the item is being placed before the Authority for approval of the alignment and to decide upon the financial arrangement. It is learnt that the case is with Commissioner (Plg.)/DDA.

VC/DDA indicated that the cost of the work is estimated to be Rs.4 to 5 crores. If DDA takes up the total responsibility for its finance, there will be big financial burden on the DDA. He directed that some Senior Officer of the Infrastructure Leasing & Financial Services Ltd. shall be contacted and their advice sought regarding the financing of the Project. We may also examine the possibility of levying a Tole Tax for the construction of the Bridge. The proposal was readily accepted by the representatives of the Jt.Forum.

[Action : SECC-10]

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Electrification of the Area - Grid Sub station:

The Office Bearers informed that they were allotted the land some time in the year 1983-84 and the construction work was taken up subsequently. The area is still not electrified by the DESU because the DDA has not been able to hand-over the site for 66 KVA Grid Sub-station.

CE(EZ) informed that the land for 66 KV Grid Sub-station site was handed-over to DESU in Nov., 1987 and an amount of Rs. 1.25 Crores was also paid by Chief Engineer (Elect.) to DESU in January, 1989 but it is understood that subsequently the land was encroached upon and that is why DESU could not start any activity in the area. This problem was also projected at the level of Commissioner (Lands) but again it appears that no action has been taken either to give alternative land to DESU or to get the original land vacated from encroachments. However, it is logical that since the land has been handed-over to DESU, it was, therefore, their duty to protect the land from encroachment. VC/DDA decided that Commissioner (Plg.) may find out the feasibility of carving out another piece of land of the required size for setting up of electric Sub-station which can be made available to DESU at the approved rates.

[Action: Commr. (L)]

3- Construction of Shopping Centre:

As regards the Shopping Centres, it was noted that there is a provision of 4 CSCs in this complex of 55 Societies. The drawings have been received for two Nos. of Shopping Centres, estimates have also been prepared for both and are under process for obtaining AA & ES. For one No. of Shopping Centre, the drawings are yet to be received, however, for the remaining one, the land is under encroachment. VC/DDA decided, that since the residents have already moved into the houses, there is an immediate need of constructing the Shopping Centres. The Architectural Wing should work out a plan for construction of Shopping Centres like the one near Delhi Golf Club. Structure should be simple and single storied with provision for informal shopping. A note for obtaining AA & ES be also put-up. While designing the Shopping Centre, provision should be made for the following:-

- i) Mother Dairy Booth.
- ii) Gas Agency.
- iii) Bank
- iv) Post Office.

[Action: Chief Architect, SE CC 10].

4- Water Supply & Sewerage:

The representatives of the Federation informed that water is not being provided or made available by the DDA. They are managing it from the tubewells installed in the Societies. CE(EZ) informed that there are 55 Societies and total number of houses would be built to the tune of 8500 numbers. The ultimate requirement of water @ 50 gallons per head per day, would be

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about 2.5 MGD including the requirement of water for other infrastructural facilities but not even a single drop of water in the area is being supplied by the MCD, nor has any definite commitment been given by MCD except the commitment made vide their letter No.ENC/A-98/91/3614 dated 14.8.1991 that "DDA will have to wait for water in Dallapura Development (E-19) Areatill water from Tehri Dam becomes available. By personal enquiries made from the MCD's Office, it was revealed that the water from Tehri Dam is not likely to be available before minimum 5 or 6 years. In the circumstances, therefore, DDA has bored as many as 10 tubewells out of which 8 are in working condition but again because of non-availability of electricity from DESU, none of the tubewells could be made operational.

The representatives of the Federation informed that the area has been electrified on temporary basis hence DDA can now take electric connections for operation of the tubewells. VC/DDA while agreeing to the proposal made by the Welfare Association decided that these tubewells should be made operational before Holi and water is made available in this area. Initially sufficient amount of security (Connection Charges) can be asked for from the residents in the Societies which can be adjusted later on in the water consumption charges.

[Action: CE(Elect.)/SECC-10]

5- Sewerage:

It was brought to the notice of VC/DDA that complete network of the sewers was laid in the area as back as in February, 1991 but it has not been possible to make the arrangement for the ultimate disposal of the sewage due to non-availability of the portion of land where sewage pumping station is proposed to be constructed. The land as stated above, is under the possession of MCD and it is to be taken-over by Commissioner(Lands) by offering an alternative land somewhere to MCD. It is also worthwhile to mention that about 1½ years' time is likely to be taken in the construction of Sewage Pumping Station, rising main, etc. and testing & commissioning it. Previously the efforts were also made with the Planning Deptt. if some alternative land is planned for the construction of Sewage Pumping Station but again it was not considered by them worthwhile to disturb the entire planning of the area. In the meantime, however, assurance was made by the Lands Deptt. to make the land available at the earliest which is still awaited.

[Action:Commissioner(L)/SE CC-10]

6- In order to sort-out the problems relating to the Lands Wing and availability of water supply, it was decided that an agenda note shall be circulated by the Chief Engineer (EZ). A meeting shall be arranged in the office of the Vice Chairman where all concerned may be invited.

7- Issue of Form C & D, Completion Certificate and Extension of the period for Completion:

The Members of the Joint Forum brought out that form 'C', Form 'D', 'Occupancy Certificate' and 'Completion Certificates' are not being released by the Building Department and a heavy penalty

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is being imposed on all the Societies for non-completion of the construction within five years. They requested that in the absence of basic infrastructure to be provided by the BDA, suitable relaxation shall be given and Form 'CC', Form 'D' and Completion Certificate released without charging of any penalty. Shri P.C.Jain, Jt. Director (Bldg.) was directed to review this and put up a proposal for consideration of the competent Authority in view of the availability of services in the area.

[Action: Jt. Director (Bldg.)]

V.C. indicated that he will like to visit this area in the month of March, 1993. CE(EZ) will arrange inspection of VC.

[Action: CE(E.Z.)]

18-34000

Sub: Problems of Vasundhara Enclave Coop. Housing

A meeting was held under the Chairmanship of VC, DDA, on 4/12/92 to discuss the problem relating to Group Housing Societies situated at Vasundhara Enclave (Chilla Dallapur). The minutes of the said meeting were circulated by CS (E2) on 11/4/92.

2. The problems of the Vasundhara Encl. are pertained to construction of approach roads, electrification of the area, construction of shopping centre, availability of water supply and sewage disposal and issue of C&D form and completion certificate, and extension of the period of completion under the terms & conditions of lease.

3. In the minutes of the meeting at para '7' it has been stated that in the absence of basic infrastructure to be provided by the DDA suitable relaxation shall be given and the form C, form D and completion certificate released without charging of any penalty for extension of time. The details of building permits issued in this area is given at Annexure '1'.

4. The main issue raised by the Joint Forum of the society is the imposition of composition charges for non-construction of the flats within 5 years. The plea of the society is that due to non-availability of the facilities and services, DDA should not impose the composition charges. It implies that they want an exemption in the levy of composition charges due to non-availability of services and facilities. As per the minutes of the meeting held on 4/12/92 the position regarding the various developments is as follows:-

i) Approach road:-

The approach road over Hindun-cut and Gazipur drain is yet to be constructed and the proposal is under consideration for making financial arrangements.

ii) Electrification of the area:-

The site for 66KV ESS is not finalised and therefore, the setting up of grid sub-station could not be done by DESU.

iii) Water Supply:-

The total requirement of the water is 2.5mgd but no water is at present being supplied by the MCD and in near future also there is no possibility of supply of water from MCD in next 5 to 6 years. The DDA's 8 tubewells are also non-functional due to non-availability of the electricity.

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iv) Sewerage- Chief Engineer has stated that the complete network of the sewerage system has been laid and completed in Feb-91. But this could not be made operational due to non-availability of the land for sewerage pumping station. The land for the pumping station is not yet made available.

v) C.S. Cas- There are 4 CSCs in this complex of 49 societies but in none of the cases construction of the shopping centre has commenced.

vi) Time for construction- The Building Section sanctions the building plans and issues the necessary building permits only after the validity of the time extension is available. It is outside the scope of the Building Section to waive off the composition charges as these are levied by the Lands Section. However, looking into the facts regarding the availability of the services and facilities as stated above, it is for the Lands Deptt. to see how much extension is to be given for the completion of construction of the houses without charging any composition charges. Based on the availability of the services basically the water supply where Chief Engineer stated that there would be no possibility of making the water available by the MCD for another 5 years and the fact that as ESS is not constructed, our tubewells are nonoperational and sewerage disposal system non-functional. It is proposed that:-

The period of construction for the societies in this area be extended to 10 years instead of 5 years.

[Signature]
Jt. Dir (Inc) Bldg.

validity

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ITEM
NO.
68/94
A-09.08.94

SUB: DEVELOPMENT OF LAND AT EAST OF LONI ROAD.
SH: SUPPLY & INSTALLATION OF STORM WATER PUMPS NEAR
DRAIN NO. 1. EM 6(24)94/EST

P R E C I S

The services of 1168 LIG & 1104 MIG houses at East of Loni Road constructed by the DDA over a land of 55 acres were transferred to M.C.D. in early 1993. The services were laid by the DDA as per scheme approved by the M.C.D. The disposal of storm water had been designed through a channel which discharges storm water into Drain No.1 of I & F Department. The services were taken over by the M.C.D. without claiming any deficiency as the same had been laid as per the approved scheme. No storm water pumping installation had been envisaged in the approved scheme.

2. During the rains of 1993 there was, however, substantial flooding of the area. As a precautionary measure, therefore, the M.C.D. proposed that the DDA should provide 4 Nos. electric/diesel pumps each of 125 HP including one standby near Drain No. 1, at East of Loni Road. The matter was discussed in the meeting chaired by Secretary(UD), GNCTD, held on 14.2.94. The DDA clarified its position and informed Secretary(UD) that DDA had already discharged its liability and the pumps, if needed, should be provided by the MCD. A decision was, however, conveyed in the minutes of the meeting issued vide No. 4331/Secy./UD/Vol.II/335 dated 25.2.94 and the DDA was asked to provide the pumps as proposed by the MCD. In a subsequent meeting held in the chamber of Secretary(UD), GNCTD, it was decided that DDA would provide two diesel engine operated pumps of 10 cusec capacity which were available with it after necessary servicing etc. as a temporary measure, since it would not be possible to provide the pumps of desired capacity before the rainy season. The minutes of this meeting have not been issued by the Office of Secy.(UD) but the pumps had been installed in accordance with the decision taken in the meeting.
3. The estimate has been prepared and the cost of providing the storm water pumps as per the proposal of M.C.D. works out to around **Rs. 3.00** (three) Crs. The amount also includes the cost of setting up of a sub-station and cost of the service line to be laid by D.E.S.U. The pumps will cater for 167 acres of land which includes 62 acres of land covered by unauthorised colonies belonging to M.C.D. The approximate time to complete the job will be one year from the date of fixing of the agency.

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4. As explained above, the DDA has already discharged its liability by providing the services as per the scheme approved by the M.C.D. The services of the area have also been handed over to MCD, and it will not be possible for DDA to recover the additional cost of providing the pumps from beneficiaries. It is, therefore, for the MCD to provide the pumps of adequate capacity, if needed, near Drain No. 1. The capacity of the pumps can also be determined after studying the situation during the current monsoon.

5. The case is submitted for a decision:-

- (i) whether DDA or MCD should execute this scheme;
- (ii) In what proportion the two organisations should meet the expenditure.

R E S O L U T I O N

Resolved that the issue being of technical nature and involving different Departments, it should be discussed and sorted out in a meeting to be taken by Principal Secretary (Urban Development), Government of Delhi.

18-34996271

ITEM NO. SUB. : Formulation of Regulations for regulating
69/94 the location of Nursing Homes.
A-09.08.94 (NO.F.PS/PC/DDA/94).

P R E C I S

In pursuance of the Resolution No. 39/94 dated 24.05.94, comments of the Govt. of National Capital Territory of Delhi had been sought. The Government of Delhi had been requested to send their comments on the subject vide letters dated 9.3.94, 22.6.94 and 5.7.94, which are appended at (Appendix 'F' Page No. 34 - 36). No reply has been received from the Govt. of Delhi. The main agenda item is at (Appendix 'G' P.No.37-92).

The matter is again placed before the Authority for consideration.

R E S O L U T I O N

Resolved that the report of the Committee be sent to the Govt. of India, Ministry of Urban Development, immediately.

DELHI DEVELOPMENT AUTHORITY

March 09, 1994

No. PS/PC/DDA/94/

Please find enclosed a copy of the report of the Committee on formulation of regulations for determining the location of Nursing Homes vis-a-vis the MPD-2001 for your kind information. The report has already been submitted to the Hon'ble LG.

H.S. Anand
(H.S. Anand)
Pr. Commissioner

Copy to:

1. Commissioner (Plg.);
2. Commissioner (LM);
3. Addl. Commr. (DC&P);
4. Director (Plg.), Shri A.K. Jain;
5. Dy. CLA, Shri R.S. Sharma;
6. Shri Ved Parkash, JS(Medical), GNCTD;
7. Shri A.N. Sinha, Medical Supdt. (NH).

18-34998271

DD.No.PS/PC/DDA/94/651

June 21, 1994
22

Dear Shri Sethi,

A copy of the Report of the Committee on formulation of regulations for determining the location of Nursing Homes vis-a-vis the Master Plan Delhi-2001 (copy enclosed) was sent to you earlier for your perusal before the Cabinet meeting of the Govt. of National Capital Territory of Delhi on the matter. I will be grateful if you could forward the comments of your Department on the said Report within a fortnight.

With regards,

Yours sincerely,

[H.S. Anand]

Shri R.S. Sethi,
Secretary (Medical),
Govt. of National Capital
Territory of Delhi,
5, Sham Nath Marg,
Delhi.

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DELHI DEVELOPMENT AUTHORITY
Vikas Sadan
New Delhi-110023
Telephone : 4624487

Dr. H. S. ANAND, IAS
Principal Commissioner

De 6/3/77

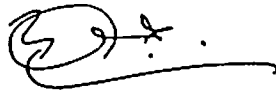
No. PS/PC/94/DDA/670

Dear Shri Sethi,

Kindly refer to my U.O. No. PS/PC/94/DDA, dated 9th March, 1994 and its subsequent reminder No. PS/PC/DDA/94/651, dated 22.6.1994 vide which I had again sent a copy of the report of the Committee on formulation of regulations for determining the location of Nursing Home vis-a-vis the Master Plan - 2001 and sought your comments. Kindly send your comments within a fortnight positively, failing which it will be presumed that your department has no further views to offer on the matter.

With regards,

Yours sincerely,


v/c (H.S. ANAND)

Shri RS Sethi,
Secretary (Medical),
Government of NCTD,
5, Sham Nath Marg,
Delhi.

18-34996271

APPENDIX 'G' TO ITEM NO. 69/94

Item No.

39/94

A-24.05.94

SUB:

Formulation of Regulations for regulating the location of Nursing Homes.

No. F. PS/PC/DDA/94.

P R E C I S

A large number of Nursing Homes are working in residential premises which is not allowed by the Master Plan for Delhi-2001. Nursing Homes are registered under the Delhi Nursing Homes Registration Act (1953) read with the Delhi Nursing Homes Registration Rules (1963 as amended from time till 1992). Under the aforesaid Act/Rules, in order that a Nursing Home is registered, a No Objection Certificate has to be taken from the DDA.

For Office Use Only

2. The Master Plan for Delhi-2001 defines Nursing Homes as "as a premises having medical facilities for indoor and outdoor having upto 35-beds, which shall be managed by a Doctor or a group of Doctors on commercial basis". According to the MPD-2001, Nursing Homes are permitted at the Master Plan level in Central Business District (CBD), Sub-Central Business District, District Centres and Community Centres. AT the Zonal level, Nursing Homes are permitted in Local Shopping Centres. At the layout level, Nursing Homes sites are to be identified at the time of preparation of layout plans. In a nutshell, within the Residential Use Zone, Nursing Homes are only permitted in Commercial Centres.
3. Since a large number of unregistered Nursing Homes are running from residential premises, DDA appointed a Committee under the Chairmanship of Principal Commissioner to go into the matter of formulating regulations for determining the location of Nursing Homes vis-a-vis the Master Plan for Delhi-2001. The Committee has finalised its report and the same is at App. 'Q' P.No. 78-127. The Committee has made the following recommendations:-

(i) Master Plan Requirements

Nursing Homes should, here-to-fore, be permitted in plotted residential premises under certain special conditions:

Contd./-.....

a) Maximum Floor Space :

A maximum of 2/3rd of a residential premises can be used for the purpose of a Nursing Home. It is pointed out that only 50% of the plot space can be used for a Nursing Home as per the regulations prevalent in Greater Bombay.

b) Nursing Home Size:

The maximum limit of space for a Nursing Home within the residential premises should not exceed 400 sq. metres. It is pointed out that the maximum limit of space for a Nursing Home within residential premises in the Madras Metropolitan Area is 300 sq. metres.

c) Minimum Plot Size

A Nursing Home shall be permitted only in residential plots of 209.0 sq. metres (250 sq. yds.) and above.

d) Minimum Right-of-Way

The minimum right-of-way of the approach road shall be as follows:

- i In the case of Walled City
and other Urban Renewal Areas - 9.0 metres
- ii In other residential areas - 13.5 metres

Contd./-.....

e) Parking

Parking should be provided as per the norms prescribed in the MPD-2001 - 1.33 car space per 100 sq. metres of floor area (refer to Page 159) of MPD-2001). However, in case of deficiency in the parking space, the local body (municipal body) may provide parking lots in the neighbourhood and shall charge appropriate fees from the Nursing Home.

f) Conversion Charges For Office Use Only

Conversion Charges for converting residential space to commercial use shall be charged as per provisions of the MPD-2001 and also as required by the Lesson. Provisions of the MPD-2001 are based on:

i) the cost of provision of parking and physical and social infrastructure.

ii) differential price of space of the residential and non-residential activity/use.

- g) The provision of purely diagnostic services under the guise of nursing home shall not be permitted.

(iii) Medical Waste

Incinerator for effective disposal of medical waste shall be provided in every Nursing Home. The minimum requirement of an incinerator is given in Appendix VI.

Contd./-.....

e) Parking

Parking should be provided as per the norms prescribed in the MPD-2001 - 1.33 car space per 100 sq. metres of floor area (refer to Page 159) of MPD-2001). However, in case of deficiency in the parking space, the local body (municipal body) may provide parking lots in the neighbourhood and shall charge appropriate fees from the Nursing Home.

f) Conversion Charges For Office Use Only

Conversion Charges for converting residential space to commercial use shall be charged as per provisions of the MPD-2001 and also as required by the Lessor. Provisions of the MPD-2001 are based on:

i) the cost of provision of parking and physical and social infrastructure.

ii) differential price or space of the residential and non-residential activity/use.

g) The provision of purely diagnostic services under the guise of nursing home shall not be permitted.

(ii) Medical Waste

Incinerator for effective disposal of medical waste shall be provided in every Nursing Home. The minimum requirement of an incinerator is given in Appendix VI.

Contd./.....

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(iii) Space - Requirement Within a Nursing Home or a Nursing Home-cum-Maternity Home

(a) The provision of various facilities within the Nursing Home or a Nursing Home-cum-Maternity Home will be in accordance with the Tables 'A', 'B' & 'C' given in the Report.

(b) The Delhi Nursing Homes Registration Act (1953) and the Delhi Nursing Homes Registration Rules (1963 as amended from time till 1992) should be suitably amended to incorporate the norms given in the afore-mentioned Tables.

(iv) Minimum Space Requirements

Minimum Space Requirements in relation to Nursing Home and Nursing Home-cum-Maternity Home are given below:

i)	5-Bedded Nursing Home	223.0 sq. mtrs.
ii)	5-Bedded Nursing Home-cum-Maternity Home	263.0 sq. mtrs.
iii)	10-Bedded Nursing Home	289.0 sq. mtrs.
iv)	10-Bedded Nursing Home-cum-Maternity Home	340.0 sq. mtrs.
v)	X-Ray Facility is optional for Nursing Homes or Nursing Home-cum-Maternity Home and minimum space required is 59.0 sq. mtrs.	

Contd./-.....

- vi) The minimum size of a Nursing Home or a Nursing Home-cum-Maternity Home, in relation to bed coverage shall be 5 beds.

(v) Ventilation

Proper Ventilation should be provided as per the Building Bye-Laws - minimum 10% of the floor area.

(vi) Display of Rates

The rates for different kinds of medical services such as consultation charges for OPD Patients, per night charges for In-door Patients (different categories), charges for clinical services such as X-Ray, Blood/Urine Test, etc., operation charges (different categories) and other charges should be conspicuously displayed on a Notice Board.

(vii) Other Requirements

i) Water and Electricity

Water and Electricity Services will be charged at commercial rates.

ii) No Objection Certificate

For running a Nursing Home in residential premises a NOC shall be required from DDA.

iii) Running of Nursing Home- Owned or Rented Premises.

The entire residential premises (built on a given plot) should either be owned by the person

For Office Use Only

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intending to run a Nursing Home or if the premises are rented, the permission, in writing, of the Landlord should be taken for conversion of the residential premises for use as Nursing Home for a period not less than three years. Renewal of permission after three years shall be taken from the Landlord for another three years before NOC can be given by DDA.

(viii) Penal Provisions & Amendments

(a) The Committee felt that violation of the terms and conditions of NOC given by the DDA should be dealt with under Section 14 read with Section 29(2) of the Delhi Development Act, 1957 which should be appropriately amended to increase the penalty upto Rs.10,000/- in the first instance alongwith Rs.5000/- per day for continuation of violation. If a residential premises is used in violation of the regulations stipulated above, it shall be sealed.

(b) The Master Plan - 2001 should be amended to incorporate the recommendations listed in the section on Master Plan. (Paragraph 40).

(c) In view of the recommendations given above, the Delhi Development Act, 1957, should be suitably amended.

4. It is resolved to accept the foregoing recommendations and as a consequence thereof to amend the MPD-2001 to incorporate the said recommendations and to formulate suitable regulations under the Delhi Development Authority Act, 1957 for regulating the location of Nursing homes under the overall ambit of MPD-2001.

5. The matter is placed before the Authority for consideration and approval.

R E S O L U T I O N

It was resolved that comments of the Govt. of N.C.T. of Delhi be sought within a month, before considering these recommendations.

Attested

Compared with original

[Signature]
13/7/54

[Signature]
H. K. BASBAR
Assistant Secretary
Delhi Development Authority

18-340 dm

(APPENDIX 'G' TO ITEM NO. 39/94)

Report of the Committee on formulation of regulations for determining the location of Nursing Homes vis-a-vis the Master Plan Delhi - 2001.

The following Committee was constituted for formulation of regulations for Nursing Homes (vide VC's orders dated 2.8.1993):-

- | | | | |
|----|---|---|----------------|
| 1. | Dr. H.S. Anand, Pr. Commissioner | : | Chairman |
| 2. | Shri J.C. Gambhir, Commr.(Plg.) | : | Member |
| 3. | Shri K.J. Alphons, Commr.(LM) | : | Member |
| 4. | Shri S.C. Gupta, Addl. Commr.(DC&F) | : | Coopted Member |
| 5. | Shri A.K. Jain, Director (Planning) | : | Coopted Member |
| 6. | Shri R.S. Sharma, Dy. CLA | : | Coopted Member |
| 7. | Shri A.N. Sinha, Medical Supdt. Nursing Homes, GNCTD. | : | Coopted Member |
| | Shri Ved Prakash, Joint Secy.(Med.) GNCTD | : | Coopted Member |

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2. The Committee carefully examined the averments made by the Indian Medical Association (Delhi Chapter) on two occasions. The Committee also visited a large number of Nursing Homes in different localities for making a reasonable assessment of the conditions in which private Nursing Homes are operating in the NCTD.

3. The Committee worked on the basis of the following essential premises:-

(i) Nursing Homes provide essential life saving services and, therefore, are required in the neighbourhood in the event of medical emergency. Easy access to Nursing Home facilities, directly contributes to

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improving the quality of life of the residents of the neighbourhood. Thus, Nursing Homes should be treated as a class apart from Guest Houses, Clubs and services provided by professionals such as Architects, Engineers, Economists and Chartered Accountants.

- (ii) The availability of medical facilities offered by Nursing Homes should be of such a quality that the process of recovery of a patient is not jeopardised by over-crowding, lack of ventilation, non-availability of essential equipment or inadequate space for essential medical services.

- (iii) Within the framework of providing medical services of reasonable quality to the residents of Delhi, the regulations framed for governance of Nursing Homes in residential premises should be flexible enough to enable their continuance/ establishment in premises of a requisite size commensurate with essential medical norms.

- (iv) The running of Nursing Homes should not create serious nuisance for neighbours or undesirable congestion on approach roads.

Provisions relating to Nursing Homes in the MPD-2001.

Definition of Nursing Home:

4. The Master Plan for Delhi-2001 (MPD) defines Nursing

Contd./-.....

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improving the quality of life of the residents of the neighbourhood. Thus, Nursing Homes should be treated as a class apart from Guest Houses, Clubs and services provided by professionals such as Architects, Engineers, Economists and Chartered Accountants.

- (ii) The availability of medical facilities offered by Nursing Homes should be of such a quality that the process of recovery of a patient is not jeopardised by over-crowding, lack of ventilation, non-availability of essential equipment or inadequate space for essential medical services.

- (iii) Within the framework of providing medical services of reasonable quality to the residents of Delhi, the regulations framed for governance of Nursing Homes in residential premises should be flexible enough to enable their continuance/ establishment in premises of a requisite size commensurate with essential medical norms.

- (iv) The running of Nursing Homes should not create serious nuisance for neighbours or undesirable congestion on approach roads.

Provisions relating to Nursing Homes in the MPD-2001.

Definition of Nursing Home:

4. The Master Plan for Delhi-2001 (MPD) defines Nursing

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Home as "a premises having medical facilities for indoor and outdoor patients having upto 30 beds. It shall be managed by a doctor or a group of doctors on commercial basis" (refer to page 172 of the MPD-2001 - Gazette Notification).

Normative Standards relating to Space:

5. The MPD stipulates the space size for various facilities for a given size of population. In a locality with a population of 50,000, the Nursing Home should have a minimum per unit area of 2000 sq.mt. (refer to page 144 of the MPD-2001 of Gazette Notification). The MPD also stipulates that Health Facilities like Nursing Homes are a part of 'Social Infrastructure' (refer to page 138, MPD-2001). Nursing Homes are permitted under public and semi-public use (PS1) Hospital (refer to page 154, MPD-2001). Further, the MPD stipulates certain building controls for Health Centres/Nursing Homes (073-074, page 163 of MPD-2001) which are given below:

- | | | | |
|-----|-------------------------|---|----------|
| (a) | Maximum Ground Coverage | : | 33.33% |
| (b) | Maximum FAR | : | 100 |
| (c) | Maximum Height | : | 14 mtrs. |

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6. Interpreting the above normative standards (2000 sq.mt/30 beds), it emerges that MPD-2001 stipulates a space requirement of 66.66 sq.mt. floor area per bed for a well-planned Nursing Home.

Permissibility at the Master Plan, Zonal Plan and Layout Plan Levels:

7. According to the MPD-2001, Nursing Homes are permitted at the Master Plan level in Central Business Districts, Sub-Central Business Districts, District Centres and

.....-.....
contd./-.....

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-45-

Home as "a premises having medical facilities for indoor and outdoor patients having upto 30 beds. It shall be managed by a doctor or a group of doctors on commercial basis" (refer to page 172 of the MPD-2001 - Gazette Notification).

Normative Standards relating to Space:

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- | | | | |
|-----|-------------------------|---|----------|
| (a) | Maximum Ground Coverage | : | 55.55% |
| (b) | Maximum FAR | : | 100 |
| (c) | Maximum Height | : | 14 mtrs. |

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6. Interpreting the above normative standards (2000 sq.mt/30 beds), it emerges that MPD-2001 stipulates a space requirement of 66.66 sq.mt. floor area per bed for a well-planned Nursing Home.

Permissibility at the Master Plan, Zonal Plan and Layout Plan Levels:

7. According to the MPD-2001, Nursing Homes are permitted at the Master Plan level in Central Business Districts, Sub-Central Business Districts, District Centres and

Contd./-.....

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Community Centres (refer to page 126, MPD-2001). In a nutshell, within the Residential Use Zone, Nursing Homes are only permitted in Commercial Centres (refer to pages 152 & 153 of MPD-2001).

8. At the Zonal level, Nursing Homes are permitted in Local Shopping Centres (refer to page 155, MPD-2001). At the Layout level, the MPD defines Use premises as "one of the many sub-divisions of a use zone, designated at the time of preparation of layout plan, for a specific main use or activity and includes the use premises described in Schedule 1" (MPD Clause 2 (2) of page 149 of Gazette Notification). As such Nursing Home sites are to be identified at the time of preparation of layout plans.

9. The MPD makes a provision for four Special areas (pages 164 & 165, MPD-2001):-

- (i) Urban Renewal Area (Walled City);
- (ii) Urban Renewal Area (Harol Bagh);
- (iii) Other Renewal Areas;
- (iv) Specific Use Zone Areas.

10. This provision has to be read in conjunction with the stipulation of MPD - 2001 that Nursing Homes are not permitted in residential premises and in conjunction with the Delhi Nursing Home Regulations Act (1955) read with the Delhi Nursing Home Registration Regulations (1963 as amended from time to time till 1992). Read in this manner, Nursing Homes in Special Areas which do not conform to the afore-mentioned standards are not permitted. In short, the MPD-2001 does not give a carte blanche with regard to the provision of NDC to Nursing Homes in Special Areas by the DDA.

Contd./-.....

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12. A 5 Bedded Nursing Home-cum-Maternity Home would require the facilities indicated in Table 'A'.

For Office Use Only, Table 'A'

REQUIREMENT OF AREA FOR 5 BEDDED
NURSING HOME/NURSING HOME-CUM-MATERNITY HOME

S.No.	Type of Facility	No.	Unit Size (Sq.ft.)	Area for (in sq.ft.)	
				Nursing Home	N.H.cum M.H.
1.	2.	3.	4.	5.	6.
1.	Beds	5	NH: 120 for first bed & 60 for addl. beds	440	
			NH-cum-MH: 100 per bed		500
2.	Bath	2	20	40	40
3.	Lavatory. (one for males and one for females)	2	12	24	24
4.	Room for infected/ Isolated patient	1	100	100	100
5.	Nurses' Duty Room	1	120	120	120
6.	Disinfection room and bed pans storage	1	50	50	50
.....\.		1	180		180
7.	Labour-room				

Contd./-.....

12. A 5 Bedded Nursing Home-cum-Maternity Home would require the facilities indicated in Table 'A'.

For Office Use Only, Table 'A'

REQUIREMENT OF AREA FOR 5 BEDDED
NURSING HOME/NURSING HOME-CUM-MATERNITY HOME

S.No.	Type of Facility	No.	Unit Size (Sq.ft.)	Area for (in sq.ft.)	
				Nursing Home	N.H.cum M.H.
1.	2.	3.	4.	5.	6.
1.	Beds	5	NH: 120 for first bed & 60 for addl. beds	440	
			NH-cum-MH: 100 per bed		500
2.	Bath	2	20	40	40
3.	Lavatory. (one for males and one for females)	2	12	24	24
4.	Room for infected/ Isolated patient	1	100	100	100
5.	Nurses' Duty Room	1	120	120	120
6.	Disinfection room and bed pans storage	1	50	50	50
.....	Disinfection	1	180	-	180
7.	Labour-room				

Contd./-.....

		-48-			100
8. Nursery-cum-incuba- tor room (basinettes)	1	100			100
9. Changing room-cum- scrubbing room	2	50	100		180
10. Operation Theatre	1	180	180		40
11. Sterilisation room	1	40	40		80
12. Treatment room	1		80		80
13. Clinical Lab.	1	80	80		100
14. Med. Equip., drug & linen store	1	100	100		80
15. Kitchen, Pantry & Store	1	80	80		100
16. Reception-cum- Waiting room for minimum 10 persons	1	100	100		100
17. Public Toilets (for men and women)	2	50	100		240
18. Cubicles for consultation for 3 doctors	1	80	80		50
19. Lavatory & Bath, for doctors on duty	1	50	50		2264
20. Total			481		566
21. Add 25% extra for walls & circulation			2405		2830
22. Grand Total					

13. A 10-Bedded Nursing Home OR 223 sqm. 263 sqm.
Maternity Home would require the facilities in Table 'B'. Nursing Home-cum-

Contd./-.....

		Unit Size (Sq.ft.)		Area for (in sq.ft.)	
		Nursing Home		N.H.cum M.H.	
1.	2.	3.	4.	5.	6.
1.	Beds	10	NH: 120 for first bed & 80 for addl. beds	840	
			NH-cum-MH: 100 per bed		1000
2.	Bath	4	20	80	80
3.	Lavatory. (one for males, and one for females)	4	12	48	48
4.	Room for infected/ Isolated patient	1	100	100	100
5.	Nurses' Duty Room	1	120	120	120
6.	Disinfection room and bed pans' storage	1	50	50	50
7.	Labour-room	1	180	-	180
8.	Nursery-cum-incubator room (basinettes)	1	100	-	100
9.	Changing-cum scrubbing room	2	50	100	100
10.	Operation Theatre	1	180	180	180
11.	Sterilisation room	1	40	40	40
12.	Treatment room	1		80	80
13.	Clinical Lab.	1	80	80	80

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		-50-		100	100
14. Med. Equip., drug & linen store	1	100.			
15. Kitchen, Pantry & Store	1	80	80	80	
16. Reception-cum-Waiting room for minimum 20 persons	1	10	200	200	
17. Public Toilets (for men and women)	2	50	100	100	
18. Cubicles for consultation for 3 doctors	1	80	240	240	
19. Lavatory & Bath for doctors on duty	1	50	50	50	
			<u>2488</u>	<u>2928</u>	
20. Total					
21. Add 25% extra for walls & circulation			622	732	
			<u>3110</u>	<u>3660</u>	
22. Grand Total					

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14. Space requirement for optional both 5 and 10-bedded Nursing Home & Nursing Home is indicated in Table 'C'.
OR
269 sqm. 340 sqm.
X-Ray Facility for Home-cum-Infirmary

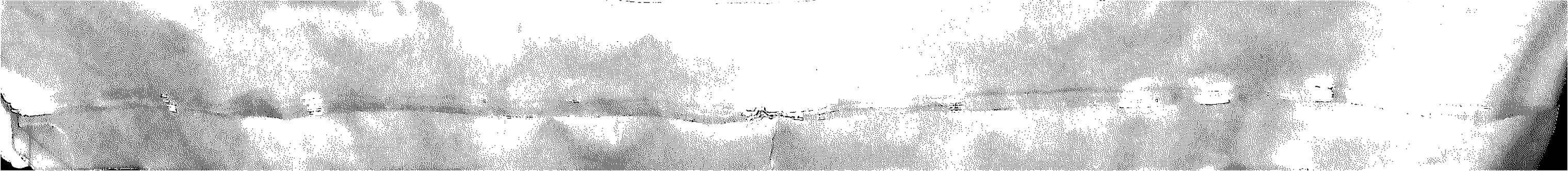
Table 'C'

OPTIONAL X-RAY FACILITY

23. X-Ray room	1	150	150	
24. Dark Room for X-Ray Developing	1	100	100	
			<u>250.00</u>	
25. Total			62.50	
25% extra for walls and circulation			<u>312.50</u>	
27. Grand Total				

OR 29.0 sq.ms.

Contd./-.....



Keeping with the Building Bye-laws, 1983, a minimum space of 50 sq.ft. has been earmarked for this purpose.

20. The DNHRR (1992) Clause C (i) stipulates that "a separate Labour Room shall be provided with minimum floor space of 180 sq.ft.". Similarly, the same clause stipulates a minimum requirement of 180 sq.ft. for an Operation Theatre.

21. The Bureau of Indian Standards has brought-out a booklet with regard to "Basic Requirements for Hospital Planning" (Reprint February, 1989 - Refer to Appendix III). As per the requirements of IS:12433 (Part 1), space is to be earmarked for "Scrub and Gown" in the Critical Zone (Operation Theatre). An area for changing and scrubbing for Nurses and Lady Doctors and another for Male Doctors is, therefore, essential. Keeping in view the provisions of the Building Bye-laws, 1983, a provision of 100 sq.ft. has been made for this purpose with the provision of a partition to enable separate changing facility for male/female medical staff.

22. The DNHRR (1966) stipulates that there should be a separate room for Sterilisation with the labour room as well as with the Operation Theatre. Given the fact that Nursing Homes are serving a small number of patients, a singly Sterilisation room of 40 sq.ft. has been provided.

23. In the "Basic Requirements for Hospital Planning", the BIS has provided for a Treatment room in the Intermediate Zone. In accordance with the Building Bye-laws, 1983, a Treatment Room of 80 sq. ft. has been provided.

24. A Nursery with bassinets for new borns is an essential requirement of a Nursing Home-cum-Maternity Home. A

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MA/C

space of 100 sq.ft. has been indicated for this purpose.

25. The DNHRR (1966) stipulates that "adequate space for storage of medicines, food articles, equipment etc., shall be provided". The size of a habitable room under the Building Bye-laws, 1983 is 100 sq.ft. Therefore, a space of 100 sq.ft. has been provided for this purpose.

26. In the booklet "Basic Requirements for Hospital Planning" prepared by the Bureau of Indian Standards, Laboratory has been provided under the Diagnostic Zone. The Bureau of Indian Standards stipulates that "the Clinical Laboratory should be provided with 600 mm wide and 800 mm high bench of length of about 2 mtrs. per technician and to full width of room for pathologist incharge of the laboratory. Each Laboratory bench shall have laboratory sink, reagent shelving and under-counter cabinet". A space of 60 sq. ft. is indicated for an 'additional room' in the Building Bye-laws, 1983, and a similar space has been provided for 'Clinical Laboratory' within a Nursing Home.

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27. The Bureau of Indian Standards stipulates provision of space for Dry Store, Day Store, Cooling, Utensil wash, Utensil store, Trolley Parl etc., in the Service Zone. Accordingly, a space of 80 sq.ft. has been provided for Kitchen, Pantry & Store.

28. The Bureau of Indian Standards stipulates the provision of a Consultation room, Examination Room, Toilets, Sub-waiting Room etc., in the Ambulatory Zone. The BIS, further, makes provision for a Reception and Registration in relation to Reception Counter, Record Storage, Issue Counter, Formulations and Public Utilities. In keeping with the

Contd./-.....

stipulation of the Building Bye-laws, 1983 for an additional room (80 sq. ft.), the Consultation Room for a Doctor has been taken @ 80 sq.ft. and, therefore, the space requirement for 3 Doctors works-out to at 240 sq.ft. Further, a provision for a Reception-cum-waiting room of 100 sq.ft. for a minimum of 10 persons and 200 sq. ft. for a minimum of 20 persons has been made.

29. The DNHRF (1992) stipulates that "there shall be one qualified Doctor holding a degree recognised by the Medical Council of India or the Medical Council of a State round the clock for every 20 beds or fraction thereof, in the Nursing Home". In order to conserve space, one of the Consultation Rooms will be used by the Doctor on duty at night. Further, space for toilet-cum-bath facility has been provided for the Doctors to the extent of 50 sq.ft. This is in keeping with the Building Bye-laws, 1983.

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30. The Bureau of Indian Standards provides for Public Utilities/Toilets in the Intermediate Zone. Accordingly, public toilets for men and women have been provided separately with a space requirement of 50 sq.ft. per toilet.

31. The total space requirement for a 5-Bedded Nursing Home as per the foregoing norms comes to 1924 sq.ft. and the total space requirement for a 5-Bedded Nursing Home-cum-Maternity Home comes to 2264 sq.ft. It is essential to add 25% extra for walls and circulation as per Architectural/Planning standards. The BIS also provides for circulation space for all Zones. With the addition of circulation space, the minimum requirement for a 5-Bedded Nursing Home comes to 2405 sq.ft. or 223 sq.mtrs. and for a 5-Bedded Nursing Home-cum-Maternity Home to 2830 sq.ft. or 263 sq. mtrs.

Contd./----

18.34 sq.m

32. The BIS, provides for Imaging, Radiology, Radiography, Preparation, Change, Control, Dark Room (film developing & processing) and Sub-waiting facilities under the Diagnostic Zone. Keeping in view the size of an X-ray machine and the requirement for developing X-rays, a space requirement of 150 sq.ft. for X-ray Room and 100 sq.ft. for Dark Room have been indicated. The X-ray and developing facilities together would, thus, require a space of 250 sq.ft. Adding 25% extra for wall and circulation, this comes to 312.50 sq.ft. or 29 sq.mtrs. It is pointed-out that the X-ray facility has been added as an additional option in the package for Nursing Homes. It is clarified that purely pathological facilities are not desirable in the residential premises under the guise of Nursing Homes.

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33. Based on the norms for space requirement in Table A, the minimum space required for a 10-Bedded Nursing Home comes to 3110 sq.ft. or 289 sq.mtrs. and for a 10 Bedded Nursing Home-cum-Maternity Home, comes to 3660 sq.ft. or 340 sq.mtrs. Details in this regard may be seen in Table 'B'.

34. The Committee examined the control rules of Madras Metropolitan Area (as amended on 31.7.1986-Refer to Appendix IV). According to these rules, clinics, hospitals, dispensaries, Nursing Homes occupying a floor area not exceeding 300 sq.mtrs. can be permitted in primary residential use zone (building or premises) with special sanction of the Authority.

35. The Committee also studied the Development Control Regulations for Greater Bombay (1991- Refer to Appendix V). According to these regulations, 50% of the floor space of the

principal use in the buildings, premises or plots in the purely residential use can be permitted for Nursing Homes, Poly clinics, Maternity Homes and Medical Practitioners/Consultants in different disciplines of medical sciences in independent building or independent parts of building on the ground floor, floor 1 and 2 (but not within the prescribed marginal open spaces in any case) with the special permission of the Commissioner.

36. Considering the detailed rationale enunciated in the foregoing paragraphs, the Committee arrived at the considered view that in order to make a judicious balances between quality services in Nursing Homes located within the residential premises and the MPD-2001 norms, the maximum limit of space coverage should not exceed 400 sq.mtrs. in comparison to 300 sq.mtrs. in Madras Metropolitan Area.

37. The Committee further observed that a large number of Nursing Homes are running in residential premises in the NCID. In order to reduce hardship to medical practitioners already operating in residential premises, it would be desirable that a maximum of 2/3rd of the residential premises occupied by a medical practitioner can be used for the purpose of a Nursing Home as against the stipulation of 50% of the floor space in Greater Bombay. At present, as per MPD-2001, Doctors are only permitted to use 25% of the floor space not exceeding 50^{sq.mtrs} metres in residential premises for professional medical services.

38. The BIS in the norms given in the booklet on "Basic Requirements for Hospital Planning" stipulates the

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following space standards for a 30-Bedded Hospital:-

<u>S.No.</u>	<u>Zone</u>	<u>Functions</u>	<u>Area per bed</u>
1.	Entrance Zone	Reception etc.	2 sq.m.
2.	Ambulatory Zone	Examination etc.	10 sq.m.
3.	Diagnostic Zone	Pathology etc.	6 sq.m.
4.	Intermediate Zone	Nursing etc.	25 sq.m.
5.	Critical Zone	Patient Area	8 sq.m.
6.	Service Zone	Dietary etc.	7 sq.m.
7.	Administrative Zone	General Admn.	2 sq.m.
Total :			60 sq.m.

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39. In relation to a 10-Bedded Nursing Home, the Committee has stipulated a space requirement of 29.0 sq.mtrs. per bed and in relation to a 10-Bedded Nursing Home cum-Maternity Home, it has stipulated a space requirement of 34 sq.mtrs. per bed (excluding X-Ray Facility)

RECOMMENDATIONS

40. Based on the foregoing rationale, the Committee makes the following recommendations:

1. Master Plan Requirements

Nursing Homes should, here-to-fore, be permitted in plotted residential premises under certain special conditions:

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a) Maximum Floor Space

A maximum of 2/3rd of a residential premises can be used for the purpose of a Nursing Home. It is pointed out that only 50% of the plot space can be used for a Nursing Home as per the regulations prevalent in Greater Bombay.

b) Nursing Home Size:

The maximum limit of space for a Nursing Home within the residential premises should not exceed 400 sq. metres. It is pointed out that the maximum limit of space for a Nursing Home within residential premises in the Madras Metropolitan Area is 300 sq. metres.

c) Minimum Plot Size

A Nursing Home shall be permitted only in residential plots of 209.0 sq. metres (250 sq. yds.) and above.

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d) Minimum Right-of-Way

The minimum right-of-way of the approach road shall be as follows:

- i) In the case of Walled City
and other Urban Renewal Areas - 9.0 metres
- ii) In other residential areas - 13.5 metres

Contd.....

18-34996271

a) Maximum Floor Space

A maximum of 2/3rd of a residential premises can be used for the purpose of a Nursing Home. It is pointed out that only 50% of the plot space can be used for a Nursing Home as per the regulations prevalent in Greater Bombay.

b) Nursing Home Size:

The maximum limit of space for a Nursing Home within the residential premises should not exceed 400 sq. metres. It is pointed out that the maximum limit of space for a Nursing Home within residential premises in the Madras Metropolitan Area is 200 sq. metres.

c) Minimum Plot Size

A Nursing Home shall be permitted only in residential plots of 209.0 sq. metres (250 sq. yds.) and above.

For Office Use Only

d) Minimum Right-of-Way

The minimum right-of-way of the approach road shall be as follows:

- i) In the case of Walled City and other Urban Renewal Areas - 9.0 metres
- ii) In other residential areas - 13.5 metres

contd.....

e) Parking

Parking should be provided as per the norms prescribed in the MPD-2001 - 1.33 car space per 100 sq. metres of floor area (refer to Page 159) of MPD-2001). However, in case of deficiency in the parking space, the local body (municipal body) may provide parking lots in the neighbourhood and shall charge appropriate fees from the Nursing Home.

f) Conversion Charges

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Conversion Charges for converting residential space to commercial use shall be charged as per provisions of the MPD-2001 and also as required by the Lessor. Provisions of the MPD-2001 are based on:

- i) the cost of provision of parking and physical and social infrastructure.
 - ii) differential price of space of the residential and non-residential activity/use.
- g) The provision of purely diagnostic services under the guise of nursing home shall not be permitted.

2. Medical Waste

Incinerator for effective disposal of medical waste shall be provided in every Nursing Home. The minimum requirement of an incinerator is given in Appendix VI.

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3. Space Requirement Within a Nursing Home or a Nursing Home-cum-Maternity Home

The provision of various facilities within the Nursing Home or a Nursing Home-cum-Maternity Home will be in accordance with the Tables 'A', 'B' & 'C' given in the Report.

The Delhi Nursing Homes Registration Act (1953) and the Delhi Nursing Homes Registration Rules (1965) as amended from time till 1992) should be suitably amended to incorporate the norms given in the afore-mentioned Tables.

4. Minimum Space Requirements For Class C Only

Minimum Space Requirements in relation to Nursing Home and Nursing Home-cum-Maternity Home are given below:

- i) 5-Bedded Nursing Home - 225.0 sq. mtrs.
- ii) 5-Bedded Nursing Home-cum-Maternity Home - 265.0 sq. mtrs.
- iii) 10-Bedded Nursing Home - 285.0 sq. mtrs.
- iv) 10-Bedded Nursing Home-cum-Maternity Home - 340.0 sq. mtrs.
- v) X-Ray Facility is optional for Nursing Homes or Nursing Home-cum-Maternity Home and minimum space required is 29.0 sq. mtrs.
- vi) The Minimum size of a Nursing Home or a Nursing Home-cum-Maternity Home, in relation to Bed-coverage, shall be 5 Beds.

5. Ventilation

Proper Ventilation should be provided as per the Building Bye-Laws - minimum 10% of the floor area.

6. Display of Rates

The rates for different kinds of medical services such as consultation charges for OPD Patients, per night charges for In-door Patients (different categories), charges for clinical services such as X-Ray, Blood/Urine Test, etc., operation charges (different categories) and other charges should be conspicuously ^{displayed} on a Notice Board.

7. Other Requirements

For running a Nursing Home

i) Water and Electricity

Water and Electricity Services will be charged at commercial rates.

ii) No Objection Certificate

For running a Nursing Home in residential premises a NOC shall be required from DDA.

iii) Running of Nursing Home- Owned or Rented Premises.

The entire residential premises (built on a given plot) should either be owned by the person intending

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to run a Nursing Home or if the premises are rented, the permission, in writing, of the landlord should be taken for conversion of the residential premises for use as Nursing Home for a period not less than three years. Renewal of permission after three years shall be taken from the Landlord for another three years before NOC can be given by DDA.

8. Panel Provisions

The Committee felt that violation of the terms and conditions of NOC given by the DDA should be dealt with under Section 14 read with Section 29(2) of the Delhi Development Act, 1957 which should be appropriately amended to increase the penalty upto Rs. 10,000/- in the first instance alongwith Rs. 5,000/- per day for continuation of violation. If a residential premises is used in violation of the regulations stipulated above, it shall be sealed.

9. The Master Plan - 2001 should be amended to incorporate the recommendations listed in the section on Master Plan (Paragraph 40).

10. In view of the recommendations given above, the Delhi Development Act, 1957 should be suitably amended.

11. After the foregoing Report is accepted, suitable regulations under the Delhi Development Act, 1957 shall be notified.

(J.C. Gambhir)
Commissioner (Plg.)
(Member)

(A.K. Jain)
Director (Plg.)
(Co-opted Member)

(Ved Prakash)
Jt. Secy. (Med.) GNCTD
Co-Opted Member

(K.J. Alphons)
Commissioner (LM)
(Member)

(R.S. Sharma)
Dy.C.L.A.
(Co-opted Member)

(S.C. Gupta)
Addl. Commr. (DC&P)
(Co-opted Member)

(A.N. Sinha)
Medical Suptd. Nursing
Homes, GNCTD

(H.S. Anand)
Pr. Commissioner
(Chairman)

-ACT-

The following act of the Delhi Legislative Assembly received the assent of the President on the 22nd April, 1953. is hereby published for general information:-

THE DELHI NURSING HOMES REGISTRATION ACT, 1953
NO. VI OF 1953.

22nd April, 1953.

An act to provide for the registration and inspection of nursing homes in the state of Delhi and for certain purposes connected therewith.

BE it enacted as follows:-

(1) Short title, extent and commencement (1) This Act may be called the Delhi Nursing Homes Registration Act, 1953.

(2) It extends to the whole of the state of Delhi.

(3) It shall come into force on such date as the Chief Commissioner may be notified in the official Gazette.

(2) Definitions. In this Act; unless the context otherwise requires.

(1) 'Chief Commissioner' means the Chief Commissioner of the State of Delhi.

(2) 'Local Authority' means a municipal committee, district board or other authority legally entitled to or entrusted by the Government with the control of management of a municipal or local fund;

(3) 'Maternity home' means any premises used or intended to be used for the reception of pregnant women or of women in or immediately after child-birth;

(4) 'Nursing Home' means any premises used or intended to be used for the reception of persons suffering from any sickness injury or infirmity and the providing of treatment and nursing for them and includes a maternity home, and the 'carry on a nursing home' means to receive persons in a nursing for any of the aforesaid purposes and to provide treatment or nursing for them;

(5) 'Prescribed' means prescribed by rules made under this act;

(6) 'qualified medical practitioner' means a medical practitioner registered in any state in India under a law for the registration of medical practitioners;

(7) 'qualified midwife' means a midwife registered in any state in India under a law for the registration of midwives;

(8) 'qualified nurse' means a nurse registered in any state in India under a law for the registration of nurses;

(9) 'register' means to register under section 5 of this Act and the expression 'registered' and 'registration' shall be construed accordingly;

..... (10) 'rules' means rules made under this Act;

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11) 'Supervising authority' means the persons or authority appointed by the Chief Commissioner, by notification in the Official Gazette, to perform all or any of the functions of the supervising authority under this Act.

3. Prohibition to carry on nursing home without registration
No person shall carry on a nursing home unless he has been duly registered in respect of such nursing home and the registration in respect thereof has not been cancelled under section 7.

Provided that nothing in this section shall apply in the case of a nursing home which is in existence at the date of the commencement of this Act, for a period of three months from such date or if an application for registration is made within that period in accordance with the provisions of section 4 until such application is finally disposed of.

4. Application for registration (1) Every person intending to carry on a nursing home shall make every year an application for registration of the renewal of registration to the supervising authority.

Provided that in the case of a nursing home which is in existence at the date of the commencement of this Act an application for registration shall be made within three months from such date.

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(2) Every application for registration or the renewal of registration shall be made on such date and in such form and shall be accompanied by such fee, as may be prescribed.

5. Registration. (1) subject to the provisions of this Act and the rules, the supervising authority shall on the receipt of an application for registration, register the applicant in respect of the nursing home named in the application and issue to him a certificate of registration the prescribed form;

provided that the supervising authority may refuse to register the applicant if it is satisfied:-

- (a) That the applicant, or any person employed by him at the nursing home, is not a fit person to carry in or be employed at a nursing home of such a description as the nursing home named in the application; or
- (b) that the nursing home is not under the supervision of a person who is a qualified medical practitioner and he is not a proper proportion of qualified nurses among the persons having the superintendence of or employed in the nursing of the patients in the home; or

(c) that in the case of a maternity home it has not got on its staff a qualified midwife and a qualified medical practitioner; or

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(d) that for reasons connected with the situation, construction, accommodation, staff of equipment, the nursing home or any premises used in connection therewith is or are not fit to be used for a nursing home of such a description as the nursing home mentioned in the application or that the nursing home or premises is or are used or to be used for purposes which are in any way improper or undesirable in the case of such nursing home.

(2) A certificate of registration issued under the section shall, subject to the provisions of section 7, be in force and shall be valid until the 31st day of March next following the date on which such certificate was issued.

(3) The certificate of registration issued in respect of a nursing home shall be kept affixed in a conspicuous place in the nursing home.

6. Penalty for non-registration-- Whoever contravenes the provisions of section 3 shall, on conviction, be punished with fine which may extend to five hundred rupees, or in case of a second or subsequent offence, with imprisonment for a term which may extend to three months or with fine which may extend to five hundred rupees or with both.

7. Cancellation of registration-- Subject to the provision of this Act, the supervising authority may at any time cancel the registration of a person in respect of a nursing home on any ground which would entitle it to refuse an application for the registration of that person in respect of that home, or on the ground that the person has been convicted of an offence under this Act or that any other person has been convicted of such an offence in respect of that home.

8. Notice of refusal or of cancellation of registration:-

(1) Before making an order refusing an application for registration or an order cancelling any registration, the supervising authority shall give to the applicant or to the person registered, as the case may be, not less than one calendar month's notice of its intention to make such an order and every such notice shall state the grounds on which the supervising authority intends to make the order and shall contain an intimation that if within a calendar month after the receipt of the notice the applicant or person registered informs the authority in writing that he desires so to do, the supervising authority shall, before making the order, give him (in person or by a representative) an opportunity of showing cause why the order should not be made.

(2) If the supervising authority after giving the applicant or the person registered an opportunity of showing cause as aforesaid, decides to refuse the application for registration or to cancel the registration, as the case may be, it shall make an order to that effect and shall send a copy of the order by registered post to the applicant or the person registered.

3. Any person aggrieved by an order refusing an application for registration or cancelling any registration may, within a calander month after the date on which the copy of the order was sent to him appeal to the Chief Commissioner against such order of refusal. The decision of the Chief Commissioner on any such appeal shall be final.

4. No such order shall come into force until after the expiration of a calander month from the date on which it was made or, where notice of appeal is given against it, until the appeal has been decided or withdrawn.

9. Inspection of Nursing Home-(1) The supervising authority or any officer empowered by it in this behalf may, subject to such general or special orders as may be made by the Chief Commissioner, enter and inspect any premises which are used or which the supervising authority or the officer empowered by it has reasonable cause to believe to be used, for the purpose of nursing home, and inspect any records required to be kept in accordance with the provisions of this Act.

(2) If any person refuses to allow the supervising authority or the officer empowered by it to enter or inspect any such premises as aforesaid, or to inspect any such records as aforesaid or obstructs the supervising authority or the officers empowered by it in the execution of the powers under this section, he shall be guilty of an offence under this Act.

10. Credit of fees and fines- Any fees received or fines paid under this Act shall be credited to the Consolidated Fund of the state.

11. Expenses of supervising authority- All expenses incurred by the supervising authority under and for the purpose of this Act and the rules made thereunder may be paid out of the Consolidated Fund of the State.

12. Penalty for offences under the Act- Whoever contravenes any of the provisions of this Act or of any rules shall, if no other penalty is elsewhere provided in this Act or the rules for such contravention, on conviction, be punished with fine which may extend to hundred rupees and in the case of continuing offence to a further fine of 25 rupees in respect of each day on which the offence continues after such conviction.

13. Offences by Corporations- If the person contravening any of the provisions of this Act is a company, every person who at the time the offence was committed was in charge of, and was responsible to, the company for the conduct of the business of the Company, as well as the company shall be

deemed to be guilty of the contravention and shall be liable to be proceeded against and punished accordingly.

Provided that nothing contained in this section shall render any such person liable to any punishment provided in this Act, if he proves that the offence was committed without his knowledge or that he exercised all due diligence to prevent the commission of such offence.

14. Court competent to try offences under this Act- No court inferior to that of a Magistrate of the first class shall try any offence punishable under this Act.

15. Protection of action taken in good faith- No suit, prosecution or other legal proceedings shall lie against any person for anything which is in good faith done or intended to be done in pursuance of this Act or of any rules made thereunder.

16. Power to make rules-(1) The Chief Commissioner may, by notification in the official Gazette, make rules to carry out all or any of the purposes of this Act.

(2) Without prejudice to the generality of the foregoing power, such rules may provide for all or any of the following matters namely:-

(a) The form of the application to be made under section 4, the date on which such application is to be made and the fees to be paid for such registration or renewal of registration;

(b) the form of the certificate of registration to be issued under section 5;

(c) the records to be kept of the patients received into a nursing home, and in the case of the maternity home of miscarriages, abortions, or still births occurring in the nursing home and of the children born therein and of the children so born who are removed from the home otherwise than to the custody or care of any parent, guardian or relative;

(d) The notification required to be given of any death occurring in the nursing home;

(3) The power to make rules under this section shall be subject to the condition of previous publication in the official Gazette.

(17) Savings-Nothing in this Act shall apply to-

(i) any nursing home carried on by Government or a local authority; and

(ii) any asylum for lunatics or patients suffering from mental diseases, within the meaning of the Indian Lunacy Act, (IV of 1912)

M.L.VIJH, Secy.

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MEDICAL & PUBLIC HEALTH DEPARTMENT
NOTIFICATION

APPENDIX - 1

Delhi, the 1st May, 1992.

No.F.39(109)/86-M&PH/516 - In exercise of the power conferred by Section 16 of the Delhi Nursing Homes Registration Act, 1953 (VI of 1953), the Lt. Governor of the Union Territory of Delhi after previous publication is pleased to make the following rules further to amend the Delhi Nursing Homes Registration Rules, 1953, namely:-

RULES

1. Short title and commencement:-(1) These rules may be called the Delhi Nursing Homes Registration (Amendment) Rules, 1992.

(ii) These shall come into force with immediate effect.

2. Substitution of Rule 7- For rule 7 of the Delhi Nursing Homes Registration Rules, 1953 (hereinafter referred to as 'the principal Rules'), the following shall be substituted, namely:-

7. Fee for registration and renewal of registration
The fee to be paid for registration and renewal of registration shall be charged as under:-

(a) Rs. 500/- in respect of Nursing Homes having not more than 10 beds but not more than 30 beds

(b) Rs. 1,000/- in respect of Nursing Homes having more than 10 beds but not more than 30 beds.

(c) Rs. 2,000/- in respect of Nursing homes having more than 30 beds.

3. Amendment of Schedule appended to the Rules in the Schedule appended to the Principal Rules:-

(i) in item at Serial No. 1 (Requirements of Nursing Homes):

(a) in clause (b) entitled 'Building' for sub clause (i) the following sub-clause shall be substituted, namely:

(i) The Building used for the Nursing Homes comply with the relevant Municipal bye-law as in force and such guidelines as may be framed by the Lt. Governor from time to time and the use of the premises shall conform to the land use prescribed under relevant law(s).

(b) In clause (c) entitled 'Space accommodation etc.' for sub-clause (ii), the following sub-clause shall be substituted, namely:

(ii) A separate labour room and a separate operation theatre shall be provided with minimum floor space of 180 sq.ft. each.

(ii) in item at Serial No. 5 (Nursing Staff), the following shall be inserted at the end, namely 'In Nursing Homes providing Intensive Care Units facilities, there shall be at least four nurses provided exclusively for four such beds or fraction thereof'.

Contd. -

- (iii) after item at Serial No. 6 the following new items shall be inserted, namely:-
1. There shall be one qualified doctor holding a degree recognised by the Medical Council of India or the Medical Council of a State, round the clock for every 20 beds or fraction thereof, in the nursing home. In case of Nursing Homes providing intensive care facilities, there shall at least two doctors exclusively for intensive care.
 8. Provision of Co-operation at the time of Natural Calamity or disaster:- In case of any natural calamity or disaster, (i) the owner or the keeper of every Nursing Home shall, on being requested by the supervising authority, cooperate and provide such reasonable assistance and medical aid as may be considered essential by the supervising authority at the time of natural calamity or disastrous situation.
 9. Provision of display of charges:- The owner and/or the keeper of the Nursing Home shall ensure that the charges levied by the Nursing Home for the various services available in the Nursing Home are permanently displayed.
 10. Provision of stand-by generator:- The owner and/or the keeper of the Nursing Home shall ensure the provision of stand by generator in case of the power failure in the Nursing Home.

By order and in the name of
the Lt. Governor of the Union
Territory of Delhi.

Mrs. Shailaja Chandra, Secy. (Medical)

R U L E

REGISTERED NO. D.1620 GOVERNMENT OF INDIA DELHI ADMN.
DELHI GAZETTE
PUBLISHED BY AUTHORITY

NO.2 DELHI, THURSDAY, JUNE 2, 1966 JYESTIA 12, 1888
PART- I

NOTIFICATION of Departments of the Delhi Administration
other than notifications included in Part-I

DELHI ADMINISTRATION, DELHI
Delhi, the 16th May, 1966

No.F.7(2)/63-M&PH- In exercise of the powers conferred by section 16 of the Delhi Nursing Homes Registration Act, 1953 (VI of 1953) the Chief Commissioner, Delhi is pleased to make after previous publication, the following rules to amend the Delhi Nursing Homes Registration Rules, 1963, namely:-

1. Short title - These rules may be called the Delhi Nursing Home Registration (Amendment) Rules, 1965.

2. Amendment of rule 2 - In rule 2 of the Delhi Nursing Home Registration Rules, 1953 (hereinafter referred to as "the said Rules"), after clause (d), the following new clause shall be inserted, namely:-

"(dd) 'Schedule' means the schedule appended to these rules".

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3. Substitution of rule 7 - For rule 7 of the said rules following rule shall be substituted, namely:-

"7. Fees for registration and renewal of registration."

The fees to be paid for registration and renewal of registration shall be charged as under:-

i) Rs.50/- in respect of a nursing home having not more than 10 beds.

ii) Rs.100/- in respect of a nursing home having more than 10 beds but not more than 30 beds.

iii) Rs.200/- in respect of a nursing home having more than 30 beds.

4. Addition of new rule 14-After rule 13 of the said rules, the following new rule shall be added, namely:-

"14. Every Nursing Home shall comply with the requirements mentioned in the schedule."

Provided that the nursing homes already registered on the date from which the Delhi Nursing Homes Registration (Amendment) Rules, 1965 come into force shall comply with these requirements within a period of 90 days from the said date."

Contd. . .

5. Addition of Schedule - To the said Rules, the following schedule shall be appended, namely:-

DELHI GAZETTE DELHI ADMINISTRATION: JUNE 2, 1966/JAYASTHA 12, 1888
SC. 111

(See Rule .4)

1. Requirements Nursing Home:-

(a) Location and surroundings:- The Nursing Home shall be situated in a place having clean surroundings and shall not be adjacent to an open sewer, drain or public lavatory or to a factory emitting smoke or obnoxious odour.

(b) Buildings:- (i) The building used for the nursing home shall comply with the relevant municipal by laws in force from time to time.

(ii) The rooms in the Nursing Homes shall be well ventilated and lighted and shall be kept in clean and hygienic conditions. Arrangements shall be made for cooling them in summer and heating them in winter.

(iii) The walls of the labour room and operation theatre upto a height of four feet from the floor, shall be of such construction as to render it water proof. The flooring shall be such as not to permit retention or accumulation of dust. There shall be no chinks or crevices in the walls or floors. **For Labour Room Only**

(iv) Aseptic conditions shall be maintained in labour room and the operation room.

(v) Adequate arrangements shall be made for isolating septic and infectious cases.

C. (i) Space accommodation for the patients etc:- The floor space in the nursing home shall be 120 square feet for one bed and additional 20 square feet for every additional bed in the room

(ii) Labour/Operation Theatre shall be provided with Minimum Floor space of 180 Square feet.

iii. A duty room shall be provided for the nursing staff on duty

iv Adequate space for storage of medicines, food articles equipments etc. shall be provided.

d) Water supply :- The water used in the nursing home shall be pure and of drinkable quality.

2. Health Clothing and sanitary requirements of staff:

i) The staff employ shall be free from contagious disease and shall be provided with clean uniforms suitable to the nature of their duties.

ii) The workers shall be medically examined at the time of employment and periodically so examined thereafter. The worker shall be vaccinated against on all per and inoculated against enteric and cholera.

Contd . .

3. Equipment and Lines Etc. - The nursing home shall provide and maintain:-

- i) Adequate number of commodes, bed pans and slop sinks with flushing arrangements.
- ii) High pressure sterilizer and instrument sterilizer.
- iii) Oxygen cylinder and necessary attachment for giving oxygen.
- iv) Apparatus for transfusions.
- v) Adequate equipments, instruments and apparatus.
- vi) Adequate quantity of bed sheets, mattresses, pillows, Blankets, raw sheets and other linens, and
- vii) an almirah under lock and key for poisons.

4. Food :- If the nursing home provides diet to the patients it shall be prepared and served in hygienic conditions.

5. Nursing Staff:- One nurse shall be on duty at all times for every ten beds or a fraction thereof in the nursing home. Provided that a part of nursing staff may be substituted with the prior approval of the supervising authority by other trained staff like midwife, pharmacist, dressers etc. according to the specific needs of the nursing home.

6. Records:- Separate stock registers shall be maintained by the nursing home for (a) equipment (b) instruments and (c) Lines.

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By order
D.S. FAUJUDAR
Under Secretary (Medical & Public Health)
Delhi Administration Delhi.

No.F.32(9)/53-MT & CE:- In exercise of the powers conferred by Section 16 of the Delhi Nursing Homes Registration Act, 1953 (V-I of 1953) the Chief Commissioner, Delhi is pleased to make the following rules the same having been previously published with his notification No.F.7(253)/51-MT&CE, dated the 22nd September, 1953

Rules.

I. General

1. Short title:- These rules may be called the Delhi Nursing Home Registration Rules, 1953
2. Definitions :- In these rules, unless there is anything repugnant in the subject or context.
 - a. 'Act' means the Delhi Nursing Home Registration Act, 1953
 - b. 'Form' means a form appended to these rules.
 - c. 'Infectious Disease' Means a disease which a registered medical practitioner is required to notify to the medical Officer of Health of his area under the law for the time being in force.
 - d. 'Keeper of Nursing Home' means a person who has been duly registered by the supervising authority in respect of a Nursing Home under Section 5 of the Act and whose registration has not been cancelled under section 7 of the Act

(c) 'Section' means a section of the Act.

Register :- The supervising authority shall maintain a register in form 'A' showing the names of persons registered under section 5 of the Act.

4- Application for registration:- Any person intending to carry on a nursing home shall make an application to the supervising authority in form 'B' at least one month before the date on which he intends to carry on such nursing home. Such applications shall be accompanied by a fee prescribed sub-rule of (1) of rule 7-

5. Grant of certificate of registration:- The Supervising authority shall, if satisfied that there is no objection to registration, register the applicant and issue to him a certificate of registration in form 'C'.

6- Renewal of registration:- (1) An application for the renewal of registration shall be made every year in advance in form 'B' in the month of January and shall be accompanied by the fee prescribed in sub-rule (2) of rule 7-

(2) On receipt of an application made under sub-rule (1) the supervising authority shall if satisfied that the application is in order, issue a fresh certificate of registration in Form 'C'.

7(a) Fees for registration and renewal of registration:- (1) The fees to be paid for registration and renewal of registration shall be charged as under:-

(1) Rs.30/- in respect of a nursing home having not more than 10 beds.

(2) Rs.50/- in respect of a nursing home having more than 10 beds but less than 25 beds.

(3) Rs.100/- in respect of a nursing home having 25 beds and over.

(b) Failure to deposit the fee in time as required under rule 6 of Delhi Nursing Home Registration Rules, 1953 i.e. by 31st January, a penalty of Rs-10 p.m. or part thereof shall be charged.

8. Transfer of ownership etc. of Nursing Home:- Immediately after the transfer of the ownership, proprietorship or arrangement of a Nursing Home, the transfer and the Supervising authority and the transferee shall make an application for registration in accordance with the provision of rule 4.

9. Change of address :- A keeper of the nursing home shall communicate to the Supervising authority and change in his address or in the situation of the nursing home in respect of which he is registered not later than three days after such change.

10. Change in staff :- Changes in the Medical Nursing or Midwifery staff together with the dates on which such changes have taken place shall be communicated to the Supervising authority immediately and in any case not later than three days of such changes.

Contd . .

11. Lost of Certificate: In the event of a certificate of registration being lost or destroyed, the holder may apply to Supervising authority for a fresh certificate and the supervi authority, if it thinks fit, issue such certificate upon payment of a fee of Rs. 5/- A Certificate issued under this rule shall be marked 'Duplicate'.

12. Record of patients admitted or children born, in the Nursing Home:- (i) The keeper of a nursing Home shall keep:-

- (a) In the form 'D' appended to these rules and register of patients admitted into the nursing home.
- (b) A correct alphabetical index of the named of the patients admitted to the nursing home.
- (c) record of health of every patient containing the following information in addition to any other information, that may be required by the supervising authority:-

i) Year.

ii) Register No.

iii) Name-----s/o, D/o

iv) Occupation

v) Sex

vi) Caste

vii) Age

viii) Date of Admission

ix) Date of discharge

x) Disease

xi) Result

xii) Date

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History and Treatment. Diet

d) a record of every maternal case admitted into the nursing home and of every child delivered.

(e) a record of all the miscarriages, abortions and still births occurring in the nursing home.

12) Where there is a referred to clause (a) of sub-rule (I) relates to a woman who has been admitted for delivery, and where a child born to such woman is removed with the consent of a keeper of a nursing home and of the parents, or mother or near relative, the keeper of such nursing home shall in addition to the particulars specified in sub-rule (I) also specify in the register the names and address of such person and the date on which and the consideration for which the child was so removed.

13- Intimation of death occurring in Nursing Home:- If any death occurs in the nursing home, the keeper of the nursing home shall within twenty four hours from the occurrence of the death furnish the following information in respect of such death to the supervising authority together with any other information that may be required by it and to the Medical Officer of Health having jurisdiction over the area in which a nursing home is situated.

.....

- 75-
- i) Date of the Death.
 - ii) Name of deceased (in block letter).
 - iii) Name of father of the husband of the deceased (in block letter).
 - iv) Male or female.
 - v) Age of the deceased.
 - vi) Occupation of the deceased.
 - vii) Cause of death.

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FORM 'D'

See rule 12

Register of patients admitted to
Nursing Home.

S.No.	Reference No. of Patient.	Full Name and address of patient.	Nature of disease at the time of admission	if the patient suffers from an infectious disease during his stay in the home, the nature of such disease and action taken.
1	2	3	4	5

Additional particulars to be filled in respect of maternity cases

Date & hour of delivery or miscarriage or abortion as the case may be.	Sex of the child whether born alive or dead.	The name & address of persons attending to delivery.	Method of feeding each child in the home & the period.
7	8	9	10

In case of death of patient or child the date and hour of death.	Date of discharge of patient from the home.	Remarks
11	12	13

4 - - -

STANDARD FOR A NURSING HOME, MATERNITY HOME:

✓ 1. BUILDING

The building must comply with the municipal Bye laws.
The floor space available for patients should be 100 sq. ft. per bed. There should be one lavatory for 1-5 beds.

✓ There should be disinfection and storage arrangements for bed pans.

✓ Isolation arrangements should be immediately available for septic and infectious cases.

✓ A nurses duty room should be available with facilities for the nurses to carry on her duties efficiently.

✓ There should be one bath room for 1-5 beds.

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2. EQUIPMENT & LINEN

✓ A maternity home should have a proper labour room fitted with all the necessary instruments with a separate room for sterilisation.

✓ A Nursing Home where surgical operations are performed must have a well equipped operation Theatre with a separate room for sterilisation.

The following essential equipment must be available in every nursing/maternity home.

- (a) High Pressure steriliser and an Instrument Sterilizer.
- (b) Oxygen cylinder.
- (c) Intravenous apparatus.
- (d) Modern equipment as is considered essential for running a Nursing Home/Maternity home.

Every Nursing Home admitting surgical cases should have atleast one followers Bed.

Every surgical nursing home should have a properly equipped operation theatre with separate sterilisation room. Beds in the Nursing Home should be either Iron spring beds or Iron frames with Niwar.

3. LINEN

Linen should be provided in the following scale.

Bed Sheets
Mattress
Pillows
Blankets
Draw sheets
Pillow cases

6 Sheets per bed plus 25% reserve.
1 per bed plus 10% reserve.
2 per bed plus 10% reserve
1 per bed plus 10% reserve.
6 per bed plus 25% reserve.
6 per bed plus 25% reserve.

4. MEDICINES.

Poison Box should be kept under lock and key.

5. Staff.

As per Act.

6. NURSES.

One nurse for 3 beds with a minimum of 2 nurses in a nursing home/maternity home of 10 beds.

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7. MIDWIVES.

2 midwives for 1 to 10 beds in case of maternity home only.

8. FEES FOR REGISTRATION AND RENEWAL OF REGISTRATION

The fees to be paid for registration and renewal of registration shall be charged as under:-

- (i) Rs.30/- in respect of a nursing home having not more than 10 beds.
- (ii) Rs.50/- in respect of a nursing home having more than 10 beds but less than 25 beds.
- (iii) Rs.100/- in respect of a nursing home having 25 beds and over.

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IS : 1273 (Part 1) - 1988

elements, such as open areas, horticulture to increase the comfort conditions inside the building and also in the surrounding environment should be kept in view. Orientation of building shall conform to provisions and recommendations contained in IS : 7662 (Part 1)-1974*.

6. RESIDENTIAL ACCOMMODATION

6.1 If adequate land is not available, residential accommodation for essential staff only, which may include resident medical officer, nurses and assisting staff, should be provided.

6.2 For the relatives of patients some accommodation like shelter/home may be provided.

6.3 Residential accommodation for a major portion of nursing staff should be provided close to the hospital block in the form of a hostel.

7. FUNCTIONAL AND SPACE REQUIREMENTS

7.1 The recommended functional and space requirement for various functions shall be as given in Table 1 (see also Fig. 1).

*Recommendations for orientation of buildings: Part 1 Non-industrial buildings.

TABLE 1 FUNCTIONAL AND SPACE REQUIREMENT FOR 30-BEDDED HOSPITAL (Clause 7.1)

ZONE	FUNCTIONS	AREA PER BED IN m ²	TOTAL AREA m ²
(1)	(2)	(3)	(4)
Entrance zone (A)	Reception & Registration — Reception counter — Record storage Pharmacy — Issue counter — Formulations — Drugs storage Public utilities Circulation space	2	60
Ambulatory zone (OPD) (B)	Examination & workup — Examination room — Sub-waiting Consultation — Consultation rooms — Toilets — Sub-waiting Nursing station — Nurses desk — Clean utility — Dirty utility — Treatment rooms — Injection and dressing ECG — Sub-waiting Casualty/Emergency Public utilities Circulation space	10	300

(Continued)

TABLE 1 FUNCTIONAL AND SPACE REQUIREMENT FOR 30-BEDDED HOSPITAL — Contd

ZONE	FUNCTIONS	AREA PER BED IN m ²	TOTAL AREA m ²
(1)	(2)	(3)	(4)
Diagnostic zone (C)	Pathology (optional) — Laboratory — Sample collection — Bleeding room — Washing/disinfection — Storage — Sub-waiting Imaging (radiology, radiography, ultra-sound) — Preparation — Change — Toilet — Control — Dark room (film developing & processing) — Treatment room — Sub-waiting Public utilities Circulation space	6	180
Intermediate zone (inpatient nursing units) (D)	Nursing station — Nurses desk — Clean utility — Treatment room — Pantry — Store — Sluice room — Trolley bay Patient area — Bed space — Toilets — Day space — Isolation Ancillary rooms — Doctor's rest room — Nurses' duty room Public utilities Circulation space	25	750
Critical zone (operation theatre/labour room) (E)	Patient area — Preparation — Pre-anesthesia — Post operative resting Staff area — Changing — Resting Supplies area — Trolley bay — Equipment storage — Sterile storage O. T./L. R. area — Operating labour room — Scrub and gown — Instrument sterilization — Disposal Public utilities Circulation space	8	240

(Continued)

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TABLE 1 FUNCTIONAL AND SPACE REQUIREMENTS FOR 30 BEDDED HOSPITAL - Contd

ZONE	FUNCTIONS	AREA PER BED IN m ²	TOTAL AREA m ²
(1)	(2)	(3)	(4)
Service zone (F)		7	210
	Dietary		
	—Dry store		
	—Day store		
	—Preparation		
	—Cooking		
	—Delivery		
	—Pot wash		
	—Utensil wash		
	—Utensil store		
	—Trolley park		
	C. S. S. D.		
	—Receipt		
	—Wash		
	—Assembly		
	—Sterilization		
	—Sterile storage		
	—Issue		
	Laundry		
	—Receipt		
	—Weigh		
	—Sluice/Wash		
	—Hydro-extraction		
	—Tumble		
	—Calender		
	—Press		

TABLE 1 FUNCTIONAL AND SPACE REQUIREMENTS FOR 30-BEDDED HOSPITAL - Contd

ZONE	FUNCTIONS	AREA PER BED IN m ²	TOTAL AREA m ²
(1)	(2)	(3)	(4)
	Laundry		
	—Clean storage		
	—Issue		
	Civil engineering		
	—Building maintenance		
	—Horticulture		
	—Water supply		
	—Drainage and sanitation		
	Electrical engineering		
	—Sub-station and generation		
	—Illumination		
	—Ventilation		
	Mechanical engineering		
	—Air-conditioning		
	—Refrigeration		
	Other services		
	—Gas supply		
	—Telephone and intercom		
	—Fire protection		
	—Waste disposal		
	—Mortuary		
Administrative zone (G)		2	60
	General administration		
	General stores		
	Public utilities		
	Circulation space		
	TOTAL	60	1800

(Continued)

SECTION 3 MANPOWER REQUIREMENT

8. MANPOWER REQUIREMENT

8.1 In the beginning when the hospital starts working, it is recommended that the total strength should be based on two persons per bed but should increase to three persons per bed when the hospital is working to its full load capacity. Given below is the recommended strength:

	Min
8.1.1 Medical Staff	
General medicine	1
General surgery	1
Obstetrics and Gynaecology	1
Paediatrics	1
Anaesthesiology	1
Dentist (optional)	—
Pathologist (optional)	—
Radiologist (optional)	3
General duty medical officers	1
Community medicine	—

8.1.2 Health Staff	1
Female health assistant	1
Extension educator	—
Nutritionist	—
Public health nurse	—

8.1.3 Nursing Staff

	Min
Matron	1
Operating theatre nurse	1
Labour room nurse	1
General nurse	7
Nursing aids	7

8.1.4 Para-medical Staff

	Min
Pharmacist/Asst. Pharmacist	1
Dietician/Asst. dietician (optional)	—
Technologist/Technician ECG (optional)	1
Technologist/Technical imaging	1
Technologist/Clinical pathology	1
Haematology/Blood Bank	1
Technologist/Laundry (optional)	1
Technologist/Medical records	1
Technologist/C S S D	5
Technical aids	1
Technologist, Ophthalmology	1
Technologist, Dental	1

8.1.5 Engineering Staff

	Min
Technologist/Technician, Elec.	1
Technologist/Mechanical/Plumbing	1
Engineering aides	2

TABLE I FUNCTIONAL AND SPACE REQUIREMENTS FOR 30 BEDDED HOSPITAL - Cont'd

ZONE	FUNCTIONS	AREA TOTAL
1	1	1
2	2	2
3	3	3
4	4	4
5	5	5
6	6	6
7	7	7
8	8	8
9	9	9
10	10	10
11	11	11
12	12	12
13	13	13
14	14	14
15	15	15
16	16	16
17	17	17
18	18	18
19	19	19
20	20	20
21	21	21
22	22	22
23	23	23
24	24	24
25	25	25
26	26	26
27	27	27
28	28	28
29	29	29
30	30	30

ZONE	FUNCTIONS	AREA PER BED IN m ²	TOTAL AREA m ²	ZONE	FUNCTIONS	AREA PER BED IN m ²	TOTAL AREA m ²
(1)	(2)	(3)	(4)	(1)	(2)	(3)	(4)
Service zone (F)	Dietary — Dry store — Day store — Preparation — Cooking — Delivery — Pot wash — Utensil wash — Utensil store — Trolley park C. S. S. D. — Receipt — Wash — Assembly — Sterilization — Sterile storage — Issue Laundry — Receipt — Weigh — Sluice/Wash — Hydro-extraction — Tumble — Calender — Press	7	210		Laundry — Clean storage — Issue Civil engineering — Building maintenance — Horticulture — Water supply — Drainage and sanitation Electrical engineering — Sub-station and generation — Illumination — Ventilation Mechanical engineering — Air-conditioning — Refrigeration Other services — Gas supply — Telephone and intercom — Fire protection — Waste disposal — Mortuary		
				Administrative zone (G)	General administration General stores Public utilities Circulation space	2	60

(Continued)

SECTION 3 MANPOWER REQUIREMENT

8. MANPOWER REQUIREMENT

8.1 In the beginning when the hospital starts working, it is recommended that the total strength should be based on two persons per bed but should increase to three persons per bed when the hospital is working to its full load capacity. Given below is the recommended strength:

	Min
8.1.1 Medical Staff	
General medicine	1
General surgery	1
Obstetrics and Gynaecology	1
Paediatrics	1
Anaesthesiology	1
Dentist (optional)	1
Pathologist (optional)	—
Radiologist (optional)	—
General duty medical officers	3
Community medicine	1
8.1.2 Health Staff	
Female health assistant	1
Extension educator	1
Nutritionist	—
Public health nurse	—

	<i>Min</i>
8.1.3 Nursing Staff	
Matron	1
Operating theatre nurse	1
Labour room nurse	1
General nurse	7
Nursing aids	7
8.1.4 Para-medical Staff	
Pharmacist/Asst. Pharmacist	1
Dietician/Asst. dietician (optional)	—
Technologist/Technician ECG (optional)	1
Technologist/Technical imaging	1
Technologist/Clinical pathology	1
Haematology/Blood Bank	
Technologist/Laundry (optional)	1
Technologist/Medical records	1
Technologist/C S S D	1
Technical aids	5
Technologist, Ophthalmology	1
Technologist, Dental	1
8.1.5 Engineering Staff	
Technologist/Technician, Elec.	1
Technologist/Mechanical/Plumbing	1
Engineering aides	2

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APPENDIX -IV
FOR

Extract from Development Control Rules for
Madras Metropolitan Area MMDA as amended upto
31.7.1986.

PART I USE ZONES.

7. Primary Residential Use Zone:-

(a) In the Primary Residential use Zone, buildings or premises shall be normally permitted only for the following purposes and accessory uses. Permissible non-residential activity shall be limited to one in a sub-division.

(i) Any residence including dwelling detached, semi-detached, tenements or flats

(ii) Professional consulting offices of the residents and incidental uses there to occupying a floor area not exceeding 40 square metres.

(iii) Petty shops dealing with daily essentials including retail sale of provisions, soft drinks, cigarettes, newspapers, tea stalls, confectionary retail shops, mutton stalls, and milk kiosks, cycle repair shops, tailoring shops and trades declared as non-offensive as per G.O. Ms. No. 2771, Rural Development and Local Administration dated the 22nd December 1962 (as amended from time to time) may be permitted subject to the restrictions contained in the said order occupying a floor area not exceeding 20 square metre.

(iv) Nursery, primary and high schools **For Use Only**

(v) Schools of Commerce including tutorial institutions occupying a floor area not exceeding 40 square metre.

(vi) Parks and playgrounds occupying an area not exceeding 2 hectares.

(vii) Taxi stands and car parking.

(viii) Farms, gardens, nurseries occupying an area not exceeding 2 hectares.

(ix) Installations of motor for pumping water air conditioning and lifts.

(x) Cottage industries listed in G.O. Ms. Nos. 565 and 566, dated the 12th March 1962 as amended run by power upto 5 Horse Power. Also craft centres and assembly of electronic parts for manufacture of radios, transistors, television sets, computer chips and such others with installations not exceeding 5 HP and the number of employees not exceeding 25

(ix) Storage of domestic cooking gas cylinders subject to the conditions prescribed in G.O. Ms. No.

329, dated the 24th February 1977, namely, necessary clearance should be obtained by the parties concerned from the Director of Fire Services and the Department of Explosives of the Government of India.

The construction of godowns for the storage of cooking gas cylinders should also conform to the building rules and other development control rules and Tamil Nadu Urban Land (Ceiling and Regulation Act, 1976.)

(b) The following uses may be permitted with special sanctions of the Authority:-

(i) Hostels, dormitories, restaurants not exceeding 300 square metres in floor area.

(ii) Public utility building like sewage pumping stations, water works, the stations, telephone exchanges, Government and semi Government offices, servicing the local needs, libraries, bus terminals and depot yard occupying a site area not exceeding 1 hectare and Banks occupying a floor area not exceeding 200 square metres.

(iii) Community halls, clubs, religious, buildings, gymnasiums, welfare institutions occupying a floor area not exceeding 300 square metres.

(iv) Clinics, hospitals, dispensaries, nursing homes occupying a floor area not exceeding 300 square metres.

(v) Parks and playgrounds occupying a site area not exceeding 4 hectares.

(vi) Petrol filling stations and service stations with installation not exceeding 5 Horse power.

(vii) Markets and areas for shops occupying an area of not more than 0.25 hectares.

(viii) Installation of motor incidental to the permissible uses noted above not exceeding 5 horse power.

(c) All uses not specifically permitted under sub-rules (a) and (b) above shall be prohibited in the zone.

(b) The extent of plot site, plot frontage, floor space index, plot coverage, height and set back lines

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of residential uses and other specified uses namely Clinics, dispensaries, nursing homes, nursery schools and primary schools not exceeding 300m² in floor area and schools of commerce will be regulated as per Table given below. Nursery and primary schools exceeding 300m² in floor area will be regulated as per Table given under DCR 3 (d), but they will be permitted in primary residential use zone. For other uses viz. Commercial, Light Industrial, General Industrial, special and Hazardous, Industrial and Institutional uses etc., and Clinics, dispensaries, and Nursing homes, exceeding 300m² in floor area, they will be regulated in accordance with the Table given under the respective use zone. In the cases of approved sub-divisions and layouts the extent of plot, size, floor space index and setback lines shall be regulated according to layout conditions specified by the MMDA while approving such layout:

ous, Industrial and Institutional uses etc., and Clinics, dispensaries, and Nursing homes, exceeding 300m² in floor area. They will be regulated in accordance with the Table given under the respective use zone. In the cases of approved sub-divisions and layouts the extent of plot, size, floor space index and setback lines shall be regulated according to layout conditions specified by the MMDA while approving such layout:

THE TABLE

	George town and other areas where continuous buildings are permissible	Madras City excluding area mentioned under Column (2) and Municipals and Township areas.	Metropolitan area excluding areas mentioned under Columns (2) and (3)
	(1)	(2)	(3)
A. Minimum extent of plot ...	150 square metres except in areas specifically set apart for continuous buildings where it shall not be less than 80 square metres for housing economically weaker sections it shall be not less than 20 square metres within Madras City and 40 square metres rest of the Metropolitan area.		
B. Minimum Plot frontage ...	9 metres except in areas specifically set apart for continuous building where it shall be 4.5 metres and for housing for economically weaker sections it shall not be less than 4 metres.		
C. (i) Maximum F.S.I. ...	1.7	1.50	1.25
(ii) Maximum plot coverage ...	65 percent	65 percent	55 percent.
	For Economically Weaker section plots, the coverage shall not exceed 75 per cent.		
D. Maximum height ...	One and half times the width of the a butting road provided that this height may be exceeded to the extent of 1 metro for every 30 centimetres by which the building is set back from the street or 15 metres whichever is less except in areas set apart specifically for multistoried buildings.		
E. Minimum set back ...	In accordance with rule 5 (i). Where building lines have not been specified it shall be as follows:—		
Front set back ...	1.5 metres for all road widths ...	A butting roads width above 30 metres. 6 metres above 15 metres and less than 30 metres. Above 10 metres but less than 15 metres. Below 10 metres 1.5 metres	

EXPLANATION :—(i) For Economically Weaker Section plots, front set back shall not be less than 1.00 metre irrespective of the road width except where a building line is prescribed.

(ii) For shops front set back shall not be less than 3 metres.

Rear set back	Nil.	Depth of plot	Rear set back.
...	...	Upto 15 metres	1.5 metres.
...	...	Between 15 to 30 metres	3.0 metres.
...	...	Above 30 metres	4.5 metres.

Structures like a lavatory, lumber room, garage, etc., not intended for human habitation may be permitted in the rear set back space :
Provided that such structures does not occupy more than one third width of the site and 6 metres of the depth of the site : Provided further that the height of such structures does not exceed 4 metres measured from the rear level of the site.

For Economically Weaker Section plots, rear set back space need not be insisted upon.

Side set back	Nil.	1.5 metres on each side except in areas set apart for economically weaker sections, where it shall not be less than one metre on any one side. If a person wants to provide 3 metres on one side only he should produce a "No objection Certificate" from his adjoining plot owner for the same.
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Provided that in the case of an existing building it shall be open to the Authority to specify on which side the open space shall be left when such open space is to be left on one side only

(e) where it is proposed to have more than one activity in a particular building, the space regulations that will govern the development shall be based on dominant activity in that building, decided on the basis of the percentage of floor area used

8. Mixed Residential use zone :

(a) In the Mixed Residential use zone buildings or premises shall be normally permitted only for the following purposes and accessory use :—

(i) All uses permissible under sub-rules (a) and (b) of rule 7

(ii) Banks and sale deposit vaults offices occupying floor area not exceeding 500 square metres.

(iii) Restaurants occupying floor area not exceeding 500 square metres.

(iv) Hotels, hostels, boarding and lodging houses, dormitories and welfare institutions occupying a floor area not exceeding 500 square metres.

(v) Establishment and shops retailing in vegetables, fruits, flowers, fish, meat and such other daily necessities of the residents occupying a floor area of not exceeding 500 square metres or an organised markets.

(vi) Bakeries and confectioneries, laundries, tailoring, goldsmith shops, hair dressing saloons, flour mills occupying floor area not exceeding 500 square metres.

(vii) Petrol filling station, automobile service station and work shops occupying a site area not exceeding 500 square metre.

(viii) Manufacturing service establishments using electric motors employing not more than 15 Horse power and/or employing not more than 10 workers excluding those which are obnoxious or hazardous nature by reason of odour, effluent dust, smoke, gas, vibration, noise etc., or otherwise likely to cause danger and nuisance to public health or amenity.

(ix) Workshops, excluding those which are obnoxious or hazardous in nature by reason of odour effluent, dust, smoke, gas vibrations noise etc. or

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otherwise likely to cause danger or nuisance to public health or amenity occupying a site area of not exceeding 500 square metres.

(b) the following uses may be permitted with special sanction of the authority:--

(i) Departmental stores for the conduct of retail business, professional consulting offices and uses under clauses (ii) to (vi) of sub-rule (a) above with out restriction of floor space.

(ii) Cinema theatres, assembly halls and reading rooms.

(iii) Colleges, higher educational, technical and research institutions.

(iv) Clean industries as determined by the authority based on the performance characteristics with a maximum of 31 horse power employing not more than 25 workers.

(c) All uses not specifically mentioned under sub-rule (a) and (b) above shall be prohibited in the zone.

(d) The extent of plot size, plot frontage, floor space index, plot coverage, height and set back lines in the zone shall be regulated according to the rule 7 (d).

9. Commercial use zone :

(a) In the commercial use zone buildings or premises shall normally be permitted only for the following purposes and accessory uses.

(i) All uses permitted in Primary and Mixed Residential use zones.

(ii) All commercial and business uses including all shops, stores markets and uses connected with the display and sale of merchandise either wholesale or retail excluding explosive, obnoxious products and other materials likely to cause health hazards.

(iii) Business offices and other commercial and financial institutions occupying a floor area not exceeding 1,000 square metres.

(iv) Warehouses repositories and other uses connected with storage or wholesale trade occupying a floor area not exceeding 1,000 square metres but excluding storage of explosive or products which are either obnoxious or likely to cause health hazards.

(v) Research, experimental and testing laboratories not involving danger of fire, explosive or

health hazards occupying a floor area not exceeding 1,000 square metres.

(vi) Manufacturing and service establishments and commercial uses using electric motors and or exceeding 50 horsepower and/or employing not more than 25 workers excluding those that are obnoxious or hazardous nature by reason of odours, effluent, dust, smoke, gas, vibration, noise etc., or otherwise likely to cause danger or nuisance to public health or amenity.

(b) The following uses may be permitted with the special sanction of the authority.

(i) All Commercial and business uses including all shops, stores, markets, shopping centres and uses connected with the display and sale of merchandise, either wholesale or retail but excluding explosives obnoxious products and other materials likely to cause health hazards, without limitation of floor area.

(ii) Business offices and other commercial and financial institutions without limitation of floor area.

(iii) Warehouses and other uses connected with storage or wholesale trade, but excluding storage of explosive or products which are either obnoxious or likely to cause health hazards.

(iv) Commercial and entertainment centres including touring talkies, sports, stadium, recreation complexes, research, experimental or testing Laboratories not involving danger of fire exclusive of health hazards.

(v) Organised parking lots, multi-storey parking Bus terminal and depots.

(vi) Educational, technical and research institutions.

(vii) Garment industry irrespective of the number of persons employed where the authority satisfied of its non-objectionable nature based on its performance characteristics.

(c) All uses not specifically mentioned under rule (a) and (b) above shall be prohibited.

(d) The extent of plot size, floor space index, set back line etc. for commercial uses shall be regulated according to the table given below. For other activities of Residential character and institutional character where public assembly will be regulated in accordance with the table given under the respective use zones.

THE TABLE

	George Town and other areas where continuous buildings are permissible.	Madras City excluding areas mentioned under column 2 & Municipal and Township areas.	Metropolitan area excluding areas mentioned under columns (2) and (3)
(1)	(2)	(3)	(4)
A. Minimum extent of plot ...	90 square metres.	120 square metres.	100 square metres.
B. Minimum Plot frontage ...	4.5 metres.	4.5 metres.	4.5 metres.
C. (i) Minimum FSI ...	2.00	2.00 ^{1/2}	1.75
(ii) Maximum plot coverage ...	75 per cent.	75 per cent.	65 per cent
D. Maximum height ...	One and half times the width of the abutting road provided that this height may be exceed to the extent of one metre for every 30 cm. by which the building is set back from the street or 15 metres whichever is less except in areas set apart specifically for multistoreyed buildings.		
E. Minimum set back ...	In accordance with sub-rule (1) of Rule 5 where no set back lines have been specified the building line shall be as follows:—		
(i) Front set back ...	15 metres for all road widths.	Abutting roads of width above 30.0 metres Above 15 metres but less than 30.0 metres. Less than 15 metres.	Set back 6.0 metres. 4.5 metres 3 metres.
(ii) Side set back ...	NIL	1/3th the height of the building subject to a minimum of 2 metres on either side.	
(iii) Rear set back ...	NIL	1/3th the height of the building subject to a minimum of 2 metres	

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10. Light Industrial Zone:—

(a) In the light industrial zone buildings or premises shall be normally permitted for the following purposes and accessory uses

(i) All uses permissible in the commercial use zone with the special sanction of the authority except residential uses

(ii) Residential buildings for security and other essential staff required to be maintained in the premises.

(iii) All industries using electrical power utilising machinery not exceeding 130 Horsepower or with employees not exceeding 100 in number but excluding all industries of obnoxious and hazard-

ous nature by reason of odour, effluent, dust, smoke, gas, vibration, etc. or otherwise likely to cause danger or nuisance to public health or amenity.

(iv) All industries not producing noxious or dangerous effluents or where sufficient precaution to the satisfaction of the authority have been taken to eliminate noxious or dangerous effluents.

(b) The following uses may be permitted with special sanction of the authority:—

(i) All uses permissible in the commercial zone.

(ii) Storage of petroleum, timber explosive and inflammable and dangerous materials.

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(III) All industries upto 200 Horsepower where sufficient precautions have been taken to the satisfaction of the authority eliminate noxious or dangerous effluents.

(c) All uses not specifically permitted under (a) and (b) shall be prohibited.

(d) The extent of plot, floor space index, set back lines etc. for light industrial uses shall be regulated according to the table given below. For other activities of Residential and commercial character and institutional activities where public assembly, they will be regulated in accordance with the tables given under the respective zones.

THE TABLE

	Goorgo Town and other areas where continuous buildings are permissible.	Madras City excluding area mentioned under Column (2) Municipal Township areas	Metropolitan area excluding areas mentioned under Column (2) and (3)
(1)	(2)	(3)	(4)
Minimum extent of plot ...	220 square metres.	330 square metres.	440 square metres.
Minimum Plot frontage ...	9 metres.	12 metres.	12 metres.
(i) Maximum floor space index	1.00	1.00	1.00
(ii) Maximum plot coverage	75 per cent	75 percent	75 per cent
Set back lines Front set back	In accordance with rules 5 (i). Where no set back lines have been specified the building line shall be 4.5 metres for roads of width of 15 metres and below and 6.0 metres for other roads of width exceeding 15 metres, provided, that gate pillars, security rooms of not more than 4.5 metres in height and 50 square metres in extent shall be permitted in the front building line space.		
Side set back	Nil	Minimum 3 metres on one side	Minimum 3 metres on one side
Rear set back	3 metres.	3 metres.	3 metres.
Maximum Height	One and half times the width of abutting street provided that this height may be exceeded to the extent of 1 metre for every 30 centimeters by which the building is set back from the street, or 15 metres whichever is less, except in areas set apart specifically for multi-storied buildings.		

11. General Industrial Zone :-

(a) In the General Industrial Zone buildings or premises shall be normally permitted for the following purposes and accessory uses.

(i) All commercial and industrial uses permissible in the light industrial zone.

(ii) All industries using electrical power upto 500 Horsepower excluding those of obnoxious or hazardous nature listed in Annexure VIII.

(iii) Residential buildings for security and other essential staff required to be maintained within the area.

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APPENDIX V

Extract from Development Control Regulations for Greater Bombay 1991 for land use classification & uses permitted.

48. Signs and Outdoor Display Structures. (1) National Building Code to apply. The display of advertising signs and outdoor display structures on buildings and land shall be in accordance with Part X Signs and Outdoor Display Structures, National Building Code of India.

(2) Additional conditions.—In addition to sub-regulation (1) above, the following provisions shall apply to advertising sign in different land use zone:—

(i) Residential zone (R-1).—The following non-flashing and neon signs with illumination not exceeding 40 Watt light—

(a) One name plate with an area not exceeding 0.1 sq. m. for each dwelling unit.

(b) For other users permissible in the zone, one identification sign or bulletin board with an area not exceeding 10 sq. m. provided the height of the sign does not exceed 1.5 m.

(c) "For sale" or "For rent" signs for real estate, not exceeding 2 sq. m. in area provided they are located on the premises offered for sale or rent.

(d) Residential zones with shop lines (R-2):—Non-flashing business signs placed parallel to the wall and not exceeding 1 m. in height per establishment.

(iii) Commercial Zones (C-1) and (C-2).—Flashing or non-flashing business signs placed parallel to the wall not exceeding 1 m. in height provided such signs do not face residential buildings.

(3) Prohibition of advertising signs and outdoor display structures in certain cases.—Notwithstanding the provisions of sub-regulations (1) and (2), no advertising sign or outdoor display structures shall be permitted on buildings of architectural, aesthetical, historical or heritage importance as may be decided by the Commissioner, or on Government buildings, save that in the case of Government buildings only advertising signs or outdoor display structures may be permitted if they relate to the activities for the said buildings' own purposes or related programmes.

(4) The Commissioner may, with the approval of the Corporation, add, alter or amend the provisions in sub-regulation (2) above.

PART VIII

LAND USE CLASSIFICATION & USES PERMITTED

49. Uses and Ancillary Uses.—The uses and specified ancillary uses as indicated in these Regulations will be permitted in each of the predominant use zones as shown in the development plan. Such ancillary uses will be subject to fulfilment of the prescribed conditions.

50. Power of Granting Permission.—Where it is specified that a particular use is to be allowed only with the Commissioner's special permission, the power of granting such permission shall be exercised by the Commissioner or an officer not below the rank of Deputy Municipal Commissioner.

51. Purely Residential Zone (R-1 Zone).—Ancillary uses permitted—Apart from residential use, the following uses and specified ancillary uses to the extent of 50 per cent of the floor space of the principal use shall be permitted in buildings, premises or plots in the purely residential zone:—

(i) Customary home occupations

(ii) Medical and dental practitioners' dispensaries or clinics, including pathological or diagnostic clinics with a restriction of one dispensary or clinic per building to be permitted on the ground floor, on the floor just above the ground floor or on the first floor.

(iii) Nursing homes, polyclinics, maternity homes and medical practitioners/consultants in different disciplines of medical sciences in independent buildings or independent parts of buildings on the ground floor, first floor or second floor, with separate means of access/entrance from within the building or outside, but not within the prescribed marginal open spaces in any case, and with the special permission of the Commissioner.

(iv) Professional offices and ancillary offices of the premises and incidental to such residential use, or medical and dental practitioners' dispensaries or clinics of a resident of the building, with only one professional office or clinic per building, without any indoor work, each not exceeding 100 sq. m.

(v) Educational buildings, including buildings of trade schools but including students' hostels in independent buildings, religious buildings, community halls, welfare centres and assembly.

Provided that the Commissioner may, by order, permit Montessori schools, kindergartens or day-nurseries in a part of a residential building on the ground floor or on the floor above the stairs if the area thereof is not less than 40 sq. m. and no nuisance is likely to be caused to the residents of the building:

Provided further that in congested localities where it is not possible to provide a separate building for a school, the Commissioner may allow a primary school in any part of or on any separate floor of a residential building. In doing so, he shall take into account the location, room sizes, means of access, water and sanitary arrangements and other relevant factors. He shall also ensure that a staircase is easily accessible from the entrance and serves the classrooms. The school shall also conform to other requirements of educational buildings stipulated in Regulation 40.

(vi) Public libraries on the ground floor and floor 1 or on two consecutive floors immediately above the stairs in a building constructed on stilts, and museums in part or entire building.

(vii) Club houses, or gymkhanas not conducted as a business, on independent plots which may have an extension counter or only branch of a bank, in such club-houses or gymkhanas.

(viii) Public or private parks, gardens and playfield in independent plots not utilised for business purposes, but not amusement parks.

(ix) Bus shelters, bus stations, bus depots, railway stations, taxi-stands and heliports, on independent plots.

(x) Radio broadcasting and television studios and sound recording and dubbing studios in independent buildings or part of, building or in independent plots, with the permission of the Commissioner.

(xi) Places for the disposal of human bodies, subject to the Corporation's approval.

(xii) Police stations, telephone exchanges, Government sub-office only in the suburbs and extended suburbs municipal sub-offices of Bombay Electric Supply and Transport under taking or the concerned electric company, consulate offices, post and telegraph offices, branches of banks including safe deposit vaults (except that the area of each bank including the vault shall not exceed 400 sq. m. in the Island City), electrical sub-stations, receiving stations, fire stations, civil defence warden posts and first aid posts, home guards and civil defence centres, pumping stations, sewage disposal works and water supply installations and ancillary structures thereof required to cater to the local area on roads of width of not less than 12 m. However, a branch of a bank with a safe deposit vault may be permitted on road of less than 12 m. except that in the Island City the area of each bank including the vault shall not exceed 400 sq. m.

(xiii) Storage of liquefied petroleum gas cylinders (bottled gas) for domestic consumption not exceeding 300 kg. in a residential building and not exceeding 8000 kg. in an independent ground floor structure (except a garage) at any one time, with the special permission of the Commissioner and subject to compliance with statutory safety requirements.

(xiv) General agriculture, horticulture and poultry farming (but not dairy farming) in the areas comprised in suburbs the are extended suburbs, poultry farming being permitted at the rate of 0.25 sq. m. built-up area per bird in an independent plot measuring not less than 1 ha.; provided that no offensive odours, dirt and/or dust are created, that there is no sale of products not produced on the premises, and the access buildings are not located within from any of 9 m. the boundaries or 6 m. from the main buildings or the plot.

Provided further that the above restriction on space shall not apply to any poultry kept for domestic consumption only.

(xv) Where the commercial zone boundary is a street of and between 18.3 m. and 31 m. wide in the suburbs and extended suburbs and of 21 m. and 31 m. wide in Island City (with shops) is at least 400 m. away, convenience shops at the rate of one shop per 15 tenements on ground floor or in semi-detached ground floor building, with no other use over it, may be permitted provided that the remaining area on the ground floor is used for parking purposes in conformity with these Regulations. Such shopping use will not be permissible in more than two adjoining plots in any locality and shall not cover more than 5 per cent of the plot area.

(xvi) Flour Mills, with the special permission of the Commissioner, if (a) they are in a single-storeyed detached or semi-detached structure, and (b) their power requirement does not exceed 7.5 KW. each.

(xvii) Research, experimental and testing laboratories not involving any danger of fire or explosion or of any obnoxious nature and located on a plot not less than 4 ha. in area, provided that the laboratory is at least 30 m. from any of the boundaries of the site and the adjoining residential building 30 m. from the laboratory.

52. Residential Zone with Shop Line (R-2 Zone). (1) The residential zone with shop line (R-2 Zone) in which shopping will be permissible as indicated herein, will comprise:

(a) Plots in a residential zone along roads on which the shop line is marked on the development plan.

(b) Plots in a residential zone along roads having existing or prescribed width of 18.3 m. and 31 m. in the suburbs and extended suburbs.

(c) Plots in a residential zone along roads having existing or prescribed width of and between 24 m. and 31 m. in the Island City.

(2) No new shops will, however, be permitted on plots in the residential zone with a shop line (R-2 Zone) which shut and are along the following roads, even if a shop line is marked on such roads in the development plan except what is permitted by way of convenience shopping.

(a) *Western Corridor*.—From Regal Cinema Junction to Vithalbhai Patel Road, Khar covering Malim Chana Road, Nalinji Subhash Road, Dr. N. A. Furandare Marg, Babulnath Road, Justice Patkar Marg, Bhulabhai Desai Road, Lala Lalpatrai Road, Dr. Annie Besant Road, Veer Savarkar Marg, Malim Causeway, Vithalbhai Road upto its junction with Chitrakar Dhurandhar Marg, Khar.

(b) (i) Mahim Causeway from General Arun Kumar Vaidya Marg upto its junction with Swami Vivekanand Road and further upto the latter road's junction with Chitrakar Dhurandhar Marg.

(ii) Juhu Tara Road, Shri Mathuradas Visanji Marg, (Kurla Andheri Road) and Jai Prakash Road.

(c) *Central Corridor*.—From Regal Cinema Junction to V. N. Purav Marg, Trombay, covering Mahatma Gandhi Road, Dadabhai Navroji Road, Lokmanya Tilak Road, Mohamed Ali Road, Ibrahim Rahimtulla Road, Jamsetji Jeejeebhoy Road, Dr. B. Ambedkar Marg, Sion Road, Taiya Topo Road, V. N. Purav Marg upto Anushakti Nagar.

(d) Other roads viz. Shahid Bhagatsing Road, Lokmanya Tilak Road, L. Jagmohandas Road (Napean Sea Road), Bhulabhai Desai Road (Warden Road), August Kranti Marg, Walkeshwar Road, S. K. Barodwala Marg (Altamount Road) Dahanukar Marg (Carmichael Road), Napean Sea Road, Mann Mandir Road.

(e) All Express Highways/Freeway :

Provided that where the above-mentioned roads intersect other roads, shopping will be permissible on plots on the latter roads in the residential zone with a shop line (R-2 zone) only on the side of the building facing such roads and with access only on such roads.

Provided further that the above restrictions on shopping will not apply to areas falling in the Local Commercial Zone (C-1 zone) and in the case of reconstruction or redevelopment of an existing building having existing shop line.

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(3) Notwithstanding anything contained in this Regulation, for reasons of competition, traffic or nuisance, new shopping or convenience shopping, even if otherwise permissible, the Commissioner may not, for reasons to be recorded in writing, permit such shopping.

(4) Uses permitted in the Residential Zone with Shop Line (R-2 zone).—The following uses shall be permitted in buildings, premises or plots in a residential zone with shop line :

(i) All uses permitted in the purely residential zone (R-1 zone).

(ii) Stores or shops for conduct of retail business, including department stores. These will, however, be no storage or sale of combustible materials except with the Commissioner's special permission.

(iii) Personal services' establishments, only in the suburbs and extended suburbs.

(iv) Hair dressing saloons and beauty parlours

(v) Frozen food stores.

(vi) Shoe repair and sports shops

(vii) Professional offices each not exceeding 100 sq. m. in area only in the suburbs and extended suburbs.

(viii) Shops for the collection and distribution of clothes and other materials for cleaning, pressing and dyeing establishments.

(ix) Tailoring, embroidery and button-hole making shops, each employing not more than 9 persons.

(x) Cleaning and pressing establishments for clothes, each occupying a floor area not more than 200 sq. m. and not employing solvents with a flash point lower than 59°C, machine with dry-load capacity not exceeding 30 kg. and employing not more than 9 persons.

Provided that the total power requirement does not exceed 4 KW.

(xi) Shops for goldsmiths, lock-smiths, watches and clocks and their repairs, bicycles and their rental and repairs, optical glass grinding and repairs, musical instrument, and their repairs, picture-framing, radio, television and household appliances and their repairs, umbrellas and their repairs and upholstery work, each employing not more than 9 persons.

(xii) Coffee grinding establishments with electric motive power not exceeding 0.75 KW. (0.025 KW. individual motor each).

(xiii) Restaurants, eating houses, cafeterias, ice-cream and milk bars under one establishment with total area not exceeding 200 sq. m. on the ground and/or floor 1 of a building with the special permission of the Commissioner.

(xiv) Bakeries, with no floor above, each not occupying for production an area more than 75 sq. m. and not employing more than 9 persons, if the power requirement does not exceed 4 KW. where only electrical ovens are used, an additional heating load upto 12 KVA being permitted.

(xv) Confectioneries and establishments for the preparation and sale of confectionery each not occupying for production an area more than of 75 sq.m. per establishment and employing not more than 9 persons, motive power not exceeding 1.12 KW, as well as sugarcane and fruit juice crusher each employing not more than 6 persons with motive power not exceeding 1.12 KW. and area not more than 25 sq. m.

(xvi) Printing presses with aggregate motive power each not exceeding 3.75 KW and not employing more than 9 persons and individual electric motors of not more than 1.5 KW.

(xvii) Trade and other similar schools, not involving any danger of fire or explosion, or offensive noise, vibration, smoke, dust, odour, glare, heat or other objectionable features.

(xviii) Vegetable, fruit, flower, frozen fish, frozen meat or frozen food shops.

(xix) Battery charging and repairing establishments each not employing more than 6 persons with an area not more than 25 sq. m. and not more than 2 charges with power not exceeding 5 KW.

(xx) Photographic studios with laboratories, retouching, photo-copying, video-taping establishments etc. and their laboratories, each with an area not exceeding 75 sq. m. and employing not more than 9 persons and not using power more than 3.75 KW.

(xxi) Coal or fire-wood shops.

(xxii) Local sub-offices of any public utility.

(xxiii) Electronic industry of assembly, but not of manufacturing type, with the Commissioner's special permission, subject to following restrictions :-

(a) Only on the ground floor each with an area not exceeding 50 sq.m.

(b) Total electric power inclusive of motive power and heating load not to exceed 3.75 KW.

(c) Employing not more than 9 persons each.

(xxiv) Pawn shops.

(xxv) Art galleries i.e. display shops.

(xxvi) Undertakers' premises.

(xxvii) Establishments using power only for heating, refrigeration or airconditioning purposes.

(xxviii) Private lockers. In the Island City, the total area shall not exceed 400 sq. m. each.

(xxix) Data-processing unit, with use of computers.

(xxx) Repairing garages, without activities of body-building and spray painting, each employing not more than 9 persons or using 1.5 KW motive power with no floor, above, with the permission of the Commissioner to be allowed to function only between 08 and 20 hours.

(xxxi) Motor driving schools, with the permission of the Commissioner.

(xxxii) Travel agencies, ticket booking and selling agencies for air, surface or water travel or transport of any other modes of travel or transport.

(xxxiii) Accessory uses customarily incidental to any permitted principal use, including storage upto 50 per cent of the total floor area of the principal use.

(5) *Conditions governing additional uses permitted in the R-2 zone.*—The uses permissible in the R-2 zone shall be restricted and subject to the conditions below :—

(i) A depth of 12 m. measured from the building line along the front portion abutting the street only shall be provided.

(ii) All goods offered for sale or displayed should be within the premises comprising the shop and should not be kept in the passages or open spaces.

(iii) Shops shall be permitted only on the ground floor of a building unless specified otherwise.

(iv) Area of each shop will not exceed 100 sq. m. unless otherwise specified.

(v) Motive power, unless otherwise specifically indicated, shall not exceed 2.25 KW per shop, with no individual motor exceeding 0.75 KW, no power being allowed to be sub let.

(vi) Power may be discontinued if the Commissioner is satisfied that the particular use is a nuisance to the residents.

(6) With the special permission of the Commissioner shopping uses and departmental stores may be permitted on the entire ground floor of the building, subject to the following conditions :—

(i) The side and rear marginal open spaces shall not be less than 9 m. in width.

(ii) No back-to-back shops would be permitted unless they are separated by a corridor at least 1.8 m. in width which shall be properly lighted and ventilated.

(iii) All goods offered for sale or displayed should be within the premises comprising the shop and should not be kept in the passages or open spaces.

Provided that such shopping uses and departmental stores may be permitted in the entire building where the whole building is in occupation of one establishment or of a co-operative society only and subject to the above conditions.

(7) Notwithstanding anything contained in these Regulations, convenience shops as defined in item (20) of sub-regulation (3) of Regulation 3 may be permitted on all roads having width of 12 m. and above. In paathan and Kolivada areas, however, these users will be permitted on roads having width of 9 m. and above.

(8) *Uses permitted in independent premises/buildings in the Residential Zone with Shop Line (R-2 Zone).*—The following uses may be permitted in independent premises/buildings/plots 3 in the R-2 zone :—

(i) Drive-in-theatres, theatres, cinemas, club houses, assembly or concert halls, dance and music studios and such other places of entertainment on roads with width not exceeding 25m. These uses may be permitted in combination with permissible non-residential uses except that of petrol pump, with the special permission of the Commissioner.

Provided, however, in the case of a cinema/theatre the front open space shall be minimum 12 m. and the side and rear open spaces shall not be less than 6 m.:

Provided further that in the case of development and/or re-development of a cinema/theatre, the user for a cinema/theatre may be permitted in combination with the permissible uses in a residential zone with a shop-line (R-2 zone) excluding the uses for bakery, confectionery, trade and other similar shops and coal or fire wood shops, with a cinema/theatre being permitted underneath or above any building subject to compliance with fire and safety requirements specified by and to the satisfaction of the Chief Fire Officer. However, residential user in combination with that of a cinema/theatre may not be allowed in the same building.

Provided further that the redevelopment of a plot allocated for a church/shrine shall be subject to such conditions as may be prescribed by the Government.

(ii) Petrol filling and service stations each employing not more than 9 persons in combination with other permissible uses in the zone subject to clearance by the Controller of Explosives and the Chief Fire Officer, and observance of such conditions as they may prescribe and with the permission of the Commissioner.

(iii) Trade or other similar schools.

(iv) Bulk storage of kerosene and bottled gas for domestic consumption with the special permission of the Commissioner.

(v) Parking of automobiles and other light vehicles on open plots as a business or otherwise.

(vi) Fish or meat shops.

(vii) Residential hotels or lodging houses in independent buildings or parts of buildings or on upper floors thereof with special written permission of the Commissioner, who will take into account the suitability of the size and shape of the plot, means of access, water and sanitary arrangements etc. before granting the permission. The Commissioner shall not permit such use unless he is satisfied about the provision of these arrangements :

Provided that residential hotels of 4 and 5 star categories may be allowed only in an independent plot of size not less than 2,500 sq.m. and on roads of 18 m. width or more, a hotel of lower star category being also allowed on a separate floor of a premises or a building with separate access :

Provided further that development of residential hotels of the star categories shall be permitted by the Commissioner, only after due approval by a Committee consisting of the Commissioner, the Metropolitan Commissioner, Bombay Metropolitan Region Development Authority, the Commissioner of Police (Law, Order and Traffic) and the Managing Director, Maharashtra Tourism Development Corporation Ltd.

(viii) General agriculture, horticulture and domestic poultry, with limitation of keeping of upto 20 birds at the rate of 0.25 sq.m. per bird.

(ix) Repairing garages not employing not more than 9 persons or 1.5 KW motive power with no floor above, with the permission of the Commissioner.

(x) Business offices on roads of 18 m. wide and more outside the Island City subject to the fulfilment of parking and other requirements; except that balconies if any of such buildings shall not be free of F.S.I. computation.

(xi) Correctional and mental institutions, institutions for children, the aged or widows, sanatoria and hospitals (except veterinary hospital) with the special permission of the Commissioner, provided that those principally for contagious diseases shall be located not less than 30 m from any boundaries.

(xii) Stadium.

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53. Local Commercial Area Zone (C-1 Zone) (i) Uses permitted in a Local Commercial Zone (C-1 Zone) - The following uses are permissible in the C-1 Zone :-

(i) Any uses permitted in a residential zone with a shop line (R-2 Zone).

(ii) Confectioneries, bakeries and establishments for the preparation and sale of eatables each not occupying for production an area in excess of 250 sq.m. per establishment and employing not more than 25 persons or using power exceeding 10 KW with no upper floor, over the furnace portion. If only electrical ovens are used, an additional load of upto 24 KVA may be permitted.

(iii) Auto part stores and show rooms for motor vehicles and machinery.

(iv) Sale of used or second hand goods for merchandise, excepting for junk, cotton and other waste rags or other materials of an offensive nature.

(v) Club houses or other recreational activities conducted as business (with an extension counter or branch of a bank).

(vi) Storage of furniture and household goods.

(vii) Retailing of building materials, open or enclosed, with not more than 500 sq.m. of area per establishment.

(viii) Pasteurising and milk processing plants each employing not more than 9 persons and 7.5 KW motive power within an area not more than 50 sq.m.

(ix) Printing, book-binding, engraving and block-making, each with an area not exceeding 120 sq.m. and motive power not exceeding 7.5 KW per establishment.

(x) Veterinary dispensaries and hospitals and kennels in the suburbs and extended suburbs only.

(xi) Supari and masala grinding/pounding using motive power not exceeding 7.5 KW or occupying more than 25 sq.m. area, with the special permission of the Commissioner.

(xii) Prisons and animal pounds only in the suburbs and extended suburbs

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Appendix: 'VI'

INCINERATOR

As recommended by NIHFW.

INCINERATOR

Oil fired, should be operated in the range of 500-700 degree Celsius
- able to burn the combustible waste.

consists of

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main combustion chamber,
post combustion chamber,
smoke extracting fan,
stainless steel smoke washer,
oil service tank,
oil storage tank &
water storage tank

ITEM NO.
70/94

A-09.08.94

-93-

Sub : Change of land use of an area measuring 3.6ha. from 'recreational' to 'light and service industries' (Printing Press) at Wazirpur Industrial Area, Delhi.

F.20(11)/91-MP

P R E C I S

Reference is invited to the Authority resolution no.4 dt.21.2.92 (App. 'H' P.No.96-97) approving the change of land use of an area measuring 3.6 ha. from 'recreational use' to 'light and service industries' (Printing Press Complex) at Wazirpur Indl. Area, Delhi.

2. The Govt. of India, Ministry of Urban Development was requested to convey the approval of the Central Govt. under section 11A of Delhi Development Act, 1957 to issue a public notice for inviting objections/suggestions. The Govt. of India, Ministry of Urban Development had conveyed the approval of the Central Govt. vide their letter no.K-13011/6/92-DDIB dt.26.5.92 (App. 'I' P.no.98) Accordingly, a public notice was issued on 27.6.92. (Appendix 'J' Page No. 99)

3. In response to the public notice only one objection/suggestion was received from Town and Country Planning Organisation (TCPO through the Govt. of India, Ministry of Urban Development) (Appendix 'K' p.no. 100 .

_____) saying that in TCPO does not favour any change of land use where reduction in 'recreational area' is caused. MPD-2001 also stipulates that change of 'recreational area' be permitted only under extra ordinary circumstances. Hence, while according the proposed change, equivalent 'recreational area' must be provided, so that, the overall quantum of 'recreational area' is not reduced.

4. It is observed that the layout plan of the area under reference was prepared and approved by the Vice-Chairman, DDA on 2.8.85 in file no.F.5(1)/84-Dir.(CP) prior to the approval of MPD-2001, in accordance with the MPD-62 land use for development of a Printing Press Complex. Accordingly, MPD-2001 provides that layout plans already approved by the Authority or any other Local Authority concerned in accordance with law, shall be deemed to have been approved under this code. However,

Contd.../-

as in the present case the change of land use was

The Authority vide resolution no. 4 dated 21.2.92 agreed to process the change of land use. As suggested by TCPO, the provision of 'equivalent recreational' area is to be provided while planning the surrounding areas.

5. The proposal for change of land use was considered by the Technical Committee in its meeting held on 22.9.92 and considered the objection/suggestion of the TCPO. It was desired that in the first instance, the details of the allotment of sites, buildings already constructed and the area development for landscaping, be ascertained by the Sr. Land Scape Architect and Commissioner (Lands) on a map supported by a local inspection report.

6. According to the report of the Lands Department there are 16 industrial plots, out of which 12 plots stands disposed off and only 4 plots no. 8,9,10 are available with DDA for disposal / allotment. These plots are already at an advanced stage of disposal / allotment.

7. The field staff of Lands Department have inspected the site and reported that 35 keeckers trees were existing in the plotted area. The circumference (stem) of the trees is 4" to 8" and height is about 8' to 10' (no. of trees in various plots is indicated on the plan is enclosed).

8. The Technical committee reconsidered the matter in its meeting held on 15.3.94, 14.6.94 & 11.7.94 and recommended to process the change of land use from 'recreational use' to 'light and service industries' (Printing Press Complex), under section 11 A of the Delhi Development Act 1957 since out of 16 plots, 12 plots already stand disposed off / allotted and only 4 plots remain, and these plots form part of the approved plan based on MPD-1962,

Contd/-

-95-

The matter is placed before the Authority for its consideration and approval of the recommendations of the Technical Committee as in para 8.

RESOLUTION

Resolved that recommendations of the Technical Committee as contained in para 8 of the Agenda be approved. It was further resolved that equivalent recreational space be provided in the nearest urban development area.

APPENDIX 'H' TO ITEM NO. 70/94

ITEM Sub: Change of land use of an area measuring 3.6 hec. from 'recreational' to 'light and service industries' (Printing Press Complex) at Wazirpur, Delhi. (F.20(11)/91-L.F.).

NO.

4

A-21.2.92

P R E C I S

1. layout plan has been prepared and approved by the competent authority for a piece of land measuring 3.6 hec. in Lawrence Road Industrial Area, Wazirpur, Delhi earmarked for development of a printing press complex. It consists of 16 plots of different sizes out of which three have been constructed upon. On the recommendation of the Lands Deptt., L.C., Delhi vide his order dated 3.6.91 approved the allotment of plot nos. 5 and 6 to M/s Daily Jan Sandesh (Jan Sewa Trust).

For office use only

The development control norms of the plots as per the approved layout plan are as follows:-

Ground coverage	40%
F&R	120
Height	45 ft.

and Setbacks have been prescribed as shown in the plan.

2. In MPD-2001, the land use of the area is shown as 'recreation' (green). The norms for "light and service industry" as per MPD-2001 are as under:-

Minimum Plot size 100 sqm

S.No.	Plot size in sqm.	Max. ground coverage	Max. F&R	Max. height
1.	100 to 400	60%	125	9 mt.
2.	Above 400 and upto 4,000	50%	125	9
3.	Above 4,000 and upto 12,000	45%	125	9
4.	Above 12,000	40%	100	9

Other Controls;

- i) Max. no. of floors allowed shall be three viz basement, ground floor and first floor. Basement should be below ground floor and the maximum extent of ground coverage shall be counted in F.R.
- ii) Mezzanine shall not be allowed but where already constructed it shall be included in the F.R.

3. The case was considered by the Technical Committee in its meeting held on 27.9.91 at (Appendix Page 12/25 'p'). The Technical Committee has observed that the area developed by D.L. as a printing Press complex in Wazirpur, had been earmarked for development 'light & service industry' in MPD-62. However in MPD-2001, the land use thereof was changed to that of 'recreational use'. Keeping in view the fact that some of the plots had meanwhile been allotted to various printing presses, the Committee decided that the earlier land use for this pocket should be restored. Accordingly it was recommended that the case be processed for change of land use from 'Recreational' to 'light of Service Industry' (printing press complex).

For office use only

4. The proposal is placed before the Authority for approval to the change of the prescribed land use of an area measuring 3.6 hect., from 'recreational' to 'light and service industries' (printing press complex) at Wazirpur, Delhi.

R E S O L U T I O N

Resolved that the proposal to change the prescribed land use of 3.6 hect. from 'recreational' to 'light and service industries' (Printing Press Complex) at Wazirpur, Delhi be approved.

Confidential
9/5/92
16.3.92

[Signature]
[Signature]
[Signature]

(APPENDIX -98- TO ITEM NO. 70/94)

पुष्प मेहरा मजुमदार
सि.स. 8-1-65
दिनांक 26/5/92

No.K-13011/6/92/DDIB
Government of India
Ministry of Urban Development
(Delhi Division)
....

New Delhi, Dated 26th May, 1992

To

13804
26/5

Shri Anil Bhardwaj,
Dy. Director (MP),
Delhi Development Authority,
Vikas Minar,
New Delhi.

Sub: Change of land use of an area measuring 3.6 hect.
from 'recreational' to 'light and service industries'
(Printing Press Complex) at Wazirpur, Delhi.

Sir,

I am directed to refer to your letter No.F.20(11)/91-MP/223 dated 25.3.92 on the above subject and to convey the approval of the Central Government under Section 11A of the Delhi Development Act, 1957 to issue a public notice for inviting objections/suggestions from the public for the proposed change of land use.

Yours faithfully,

(I.L.BANSAL)
Under Secretary

✓ Ur. II *Amr*
28/5/92

(APPENDIX 'J' TO ITEM NO. 70/94).

To be published in the Gazette of India Part II
Section 3 Sub Section (ii) dt. 27.6.92.

No.F20(11)91-TP

Dated 22.6.92

PUBLIC NOTICE

The following modification which the Central Government proposes to make to the Master Plan/Zonal Development Plan for Delhi, hereby published for public information. Any person having any objection or suggestion with respect to the proposed modification may send the objection/suggestion in writing to the Secretary, Delhi Development Authority, Vikas Sadan, 'B' Block, INA, New Delhi within a period of thirty days from the date of issue of this notice. The person making the objection or suggestion should also give his name and address.

MODIFICATION:

"The land use of an area, measuring about 3.6ha. (8.9 acres) falling in sub-zone H-2 and bounded by Road no. 37 in the North-West, Ring Road in the West and Wazirpur DTC Depot in the South, is proposed to be changed from 'Recreational' to 'Manufacturing' (Light and service industry)".

2. The plan indicating the proposed modification will be available for inspection at the office of the Deputy Director, Master Plan Section, Vikas Minar, 6th floor, IP Estate, New Delhi on all working days within the period referred to above.

Sd/-

(RANBIR SINGH)
SECRETARY
DELHI DEVELOPMENT AUTHORITY

VIKAS SADAN
'B' BLOCK, INA,
NEW DELHI.

DATED THE 22.6.92

APPENDIX 'K' TO ITEM NO. 70/94

TOWN & COUNTRY PLANNING ORGANISATION
GOVERNMENT OF INDIA
MINISTRY OF URBAN DEVELOPMENT

'E' Block,
Delhi Vikas Bhawan,
Indraprastha Estate,
New Delhi-110002.

P.No.3-59/69-TA, H-2

Dated 17th July, 1992.

TO

Ministry of Urban Development,
Nirman Bhawan, New Delhi.

Sub: Change of Landuse of an area measuring
about 3.6 hac. (8.9 acres) falling in sub-zone
H-2 from "recreational" to manufacturing
(light and service industry).

Sir,

I am to refer to public notice dated 22.6.92 on the
above subject published in local newspaper on 27.6.92 copy
of which has been forwarded to this organisation. This has
been examined and our observation are as follows.

In principle TCPO does not favour any change of landuse
where reduction in recreational area is caused. This view
of the TCPO has also been endorsed in MFD-2001 which stipulates
"that conversion of recreational area to other uses should be
permitted only under extra-ordinary circumstances."

Hence while agreeing for this proposed change, DDA may
be requested to provide equivalent recreational area elsewhere
as per the requirements of MFD-2001 so that the overall quantum
of recreational area is not reduced.

J. S. Maurya
(J.S. MAURYA)
TOWN & COUNTRY PLANNER

USCIB

3290/DOA
27-7-92

ITEM NO. Sub : Change of land use of an area measuring 1.0
71/94 hect. from 'recreational (District Parks)'
to public & semi public facilities (Cremation/
A-09.08.94 Burial Ground)' in Shalimar Bagh Block 'C'
& 'D' Sub Zone - H-6.

F.20(12)/94-MP

P R E C I S

During the L.G.'s visit in Shalimar Bagh area on 10.7.92 it was decided that provision for a Burial Ground in Village Haider Pur, Ambedkar Nagar be made as there are few JJ clusters in the close vicinity, some unauthorised colonies, village extensions, as a part of Shalimar Bagh Block 'C' & 'D' are in existence.

2. As per study it is observed that there are about 1000 Muslims families living around this area. Further, the existing cremation ground (North of Village Haiderpur) part of Facility Centre No.50; ... also needs to be closed down being part of the 'Facility Centre' and location is very near to the District Centre. In the light of these facts and as there is requirement of the Burial Ground site also, it is observed that a composite site of Burial Ground and Cremation Ground may be identified at a suitable location with a suitable green buffer/rows of trees in between these two sites having separate enteries.

3. The proposed site is identified as a suitable site. This is undeveloped green area at the crossing of West Yamuna Canal and 30 mtr. wide Master Plan road. About 1 hect. (0.4 hect. each for Cremation Ground and Burial Ground and 0.2 hect. for the green buffer) is proposed for this purpose and is accessible by an existing pucca road (proposed 30 mtr.r/w). Both the sites will have an area of 0.5 acre each with adequate parking facilities and mandatory green area all around. The mandatory green strip of 20 mtr. has been proposed in the middle by taking 10 mtr. out of each plot. Both the sites will have independent enteries from 30 mtr. road with suitable set backs and parking areas as indicated in the proposal.

4. The matter was discussed in the Technical Committee meeting held on 18.1.94 under Item No.01/94 for the

Contd.

consideration of the following:

- i. To approve the proposal of a composite cremation ground/burial ground in an area of 1.0 hect.
- ii. The case will be processed for change of land use accordingly.
- iii. MCD will develop this site and close the existing Cremation Ground site (forming part of Facility Centre-50.).

5, The Technical Committee after detailed discussion approved the proposal for development of a composite Cremation Ground/Burial ground in an area measuring 1.0 hect. with proper green buffer and having separate entry. The Committee also recommended to process the change of land use of the site from 'recreational use' to 'public and semi public use' of the MPD-2001. It was also decided that the land of the existing cremation ground as soon as the proposed one is developed and operated by MCD be transferred to the DDA as the same forms part of the proposed 'Facility Centre'.

6. The proposal contained in para 5 above, is placed before the Authority for consideration and approval.

R E S O L U T I O N

Res-olved that the recommendations contained in para
5 of the Agenda item be approved.

ITEM NO.

72/94

A-09.08.94

Sub: Achievements of the D.D.A. in 1993-94.
No. F. PS/Secy./DDA/94/ 2213

P R E C I S

The following are the salient features of Physical and Financial achievements made by DDA during the year 1993-94.

1. Revenue receipts of DDA recorded an all time high of Rs.459 crore during the year. Receipts in 1992-93 were Rs. 413 crore. There was an increase in the receipts by 11%.
2. Total expenditure during the year was Rs.474 crore including payment of Rs.72 crore to the Revolving Fund, in comparison to Rs. 397 crore during the year 1992-93. There was thus an over-all increase in the total expenditure to the tune of 18%.
3. Expenditure on capital works, including land acquisition, land development, houses/shops construction etc. rose to an all time high of Rs.374 crore, recording an increase of 26% over the expenditure of Rs.290 crore incurred under this head in 1992-93.
4. Earnings by way of sale of shops increased from Rs.53.5 crore in 1992-93 to Rs. 76.6 crore in 1993-94. Against 646 shops sold in 1992-93, 718 shops were sold during 1993-94. The number of shops/offices remaining unsold went down from 4870 as on 1.4.93 to 3805 as on 1.4.94.
5. Rs. 213 crore came through Land Disposal during this year, in comparison to Rs. 102 crore during the previous year. This was thus an increase of about 110 % under this head.
6. Earnings on account of Ground Rent increased from Rs.12.7 crore during 1992-93 to Rs.23 crore during 1993-94, thereby recording an increase of almost 90%.
7. Record payment of Rs.72.7 crore was made to the Govt. of NCTD towards payment of cost of Land acquisition against Rs.4 crore made during 1992-93.
8. Drive against collection of damages from unauthorised users of DDA properties yielded better results. Rs. 49 lakh was recovered under this head against Rs. 23 lakhs recovered last year.
9. This year 1993-94 witnessed draw for a record number of flats against 12967 during 1992-93, 21651 flats were put in the draws, thus recording an increase of almost 70%.
10. Allotment of land to Cooperative Group House Building Societies received a tremendous boost during the year under report. Against 4 possession letters issued during 1992-93, 30 possession letters were issued during the year 1993-94 and offers of allotment were made to 160 Societies. So far more than sixty C.G.H.S. have taken our possession in Dwarka.
11. Cases of Conversion of properties from Lease-hold to Free-hold were monitored very minutely. Against 2566 cases disposed-of during 1992-93, 14839 cases were disposed-of during 1993-94.

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12. Against 905 cases of mutations decided during the year 1992-93, the number of cases decided during 1993-94 went upto 970.
13. New records were established in Reclamation of encroached lands. ~~AC-8~~
650 acres of land was reclaimed during the year in comparison to 284 acres during the previous year. Similarly 4513 structures were demolished in comparison to demolition of 458 structures in the previous year.
14. Cases of misuse of residential properties were dealt with more severely. 381 Prosecutions were launched under Section 29 of Delhi Development Act in comparison to 314 Prosecutions launched during 1992-93.
15. The work relating to all the remaining four Zonal Plans was completed by DDA's Technical Committee during this year. Work was thus completed on all the 8 Zonal Plans.
16. Staff Strength of DDA was brought down to 27258 in comparison to 30198 at the close of the previous year.
17. Recruitment Rules were finalised for 54 categories of employees as compared to 14 cases finalised during the previous year.
18. Following notable law suits were won by DDA.
 - i) M/s. Skiper Construction Vs. UOI & Ors.
The Supreme Court allowed DDA to auction the Tower Plot/constructed portion, irrespective of any Stay orders from any Court.
 - ii) Rama Nand Vs. UOI & Ors.
Our view point of charging the rates prevailing at the time of making offer of allotment was upheld.
 - iii) NBI Coop. Societies Vs. DDA
From this decision the Authority will be benefited to the extent of crores of rupees.
 - iv) Kailash Nath Builders Vs. DDA
The earnest money amounting to Rs.78 Lakh deposited by the Builders M/s. Kailash Nath & Associates was allowed to be forfeited.
 - v) Bansi Lal etc. Vs. DDA:
The contention of the petitioner that they are lessee of the land measuring 13444 bighas was rejected.
 - vi) Inder Sen Chadha & Ors. Vs. DDA:
The DDA was able to take back possession of the land measuring 11 Bighas situated on the G.T. Karnal Road.
 - vii) Bhaqwana Vs. DDA:
Delhi High Court held that the rate of premium to be charged from the allottees, being given alternative allotments in lieu of land acquired from them has to be a pre-determined rate as prevalent on the date of allotment.

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viii) Sarhati Devi Vs. DDA:

DDA was authorised to take over the possession of the land which was required for construction of LIG/MIG flats in Sector A-9, Narela.

ix) Ashok Kumar Bahl Vs. UOI

This suit was regarding revision/escalation in the cost of land by DDA towards cost of flat. The stay granted by the Hon'ble Supreme Court against the judgement of Delhi High Court order was a very important achievement for DDA.

19. Following additional measures were taken on the Finance side.

(i) Cost benefit analysis was done for three upcoming projects i.e. Dwarka Ph.I, Rohini Ph.III and Narela.

(ii) Following steps were taken to contain the increase in cost of flats:

a) The interest on capital investment, which was being charged for 20 months was reduced to 15 months for flats upto double storey and to 18 months for flats beyond double storey.

b) One time discount was introduced for flats in far-flung/outlying areas like Narela and Rohini Ph-III @Rs.100/-per sq.mtr. of the plinth area of the flat.

c) It was decided to allocate flats at 50% stage of construction.

(iii) To facilitate availing of loans by the allottees, HDFC and GIC Grih Vitta Counters were opened in Vikas Sadan.

(iv) In order to facilitate the allottees to have all sorts of accounts information at one window the Housing Accounts wing was decentralised, zone-wise

(v) Concept of floor equalisation charges was introduced in place of EWS charges levied hitherto on ground floor flats only.

(vi) About 75000 defaulter notices were issued under NPRS and 11000 under General Scheme for recovery of hire purchase instalments. In addition, about 11000 non-recovery certificates were issued under the Punjab Land Revenue Act for recovery of about Rs.10.5 crore under General Housing Schemes. An amount of Rs.5 crore approximately was actually recovered on this account. 22 properties were attached under the orders of the Collector.

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20 Following Innovations were done by D.D.A. during 1993-94:

1. Institution of DDA Urban Heritage Awards for the first time with first prize of Rupees One Lakh.
2. Convenient Shopping Centres auctioned as a single unit without construction to encourage private participation in construction.
3. Easier terms of payment to MIG/LIG/Janta flats.
4. Conscious efforts were made to arrest the dangerous trends in price escalation of flats.
5. Record investment in land acquisition.
6. Notable additions in Sports facilities:
 - (a) Olympic size Swimming Pool in Siri Fort,
 - (b) Horse Riding in Saket,
 - (c) 30 Sports Fields made operational,
 - (d) 30 multigyms - planning completed.
7. (e) Open Squash Tournament was organised by DDA at National level. Quality improvements in works. Failure of samples registered a steep decline by 12 percentage points in 1993-94 over that of 1992-93.
8. Major reports finalised:
 - i) Regulations regarding setting up of motels,
 - ii) Regulations for setting up of Nursing Homes.
9. First clean water bathing ghat in the Yamuna taken up near Wazirabad.
10. Blue Print of a National Botanical Garden in Rohini finalised under the guidance of Dr.M.S.Swaminathan.
11. Garden Festival of Delhi organised in about 60 DDA parks with a view to spruce up its maintenance.
12. Rules of Urban Development Fund finalised.
13. A tabular statement giving comparative figures is at Appendix 'L'
Page No. 107-109.
14. The matter is placed before the Authority.

RESOLUTION

Authority noted the achievements of DDA during the year 1993-94, with appreciation.

APPENDIX 'L' TO ITEM NO. 72/94
DELHI DEVELOPMENT AUTHORITY in 1993-94

Sl. No.	ITEMS	UNITS	91-92	92-93	93-94	REMARKS.
1.	Financial Achievement					
	(a) Total Receipt in DDA	Cr.of Rupees	351	413	459	Increase of 15%.
	(b) Total expenditure	Cr.of Rupees	386	397	474	Increase of 20%.
2.	No.of allotment letters of DDA flats issued.	Nos.	11,995	12,967	21,651	Increase of 70%
3.	No.of Cooperative Societies to whom possession letters issued.	Nos.	-	4	30	
4.	(a) Land acquired/possession taken	Acre	232	1,293	549	
	(b) Amount paid for land acquisition	Cr.of Rupees	24.99	4.00	72.68	
5.	No.of CSC/LSC completed	Nos.	31	61	26	Conscious decision taken to auction C S C / L S C sites to encourage private participation.
6.	Zonal Plan finalised	Nos.	0	4	4	Work completed at Technical Committee level.
7.	Conversion from lease hold to free-hold disposal	Nos.	0	2,566	14,839	This huge work was completed with no extra staff.
8.	No.of persons (recommendees) waiting for offer of alternative plots.	Nos.	3,408	1,674	1,090	Sharp fall in pendency.

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-108-

			<u>91-92</u>	<u>92-93</u>	<u>93-94</u>	
9.	Mutation cases decided	No.	758	905	970	
10.	(a) No. of structures demolished.	Nos.	4,763	4,058	4,513	
	(b) Area reclaimed	Acres	261	284	650	Increase of more than 100%.
11.	No. of case of prosecution launched in courts reg. misuse U/S 29 of DD Act.	Nos.	19	314	301	Misuse dealt with more stringently.
12.	(a) No. of shops sold	Nos.	369	646	718	
	(b) Amount fetched	Cr. of Rupees	44.15	55.55	76.60 (Approx).	Increase of 42%.
13.	Receipt from disposal of land	Cr. of Rupees	96.43	102.45	213.40	Increase of 110%.
14.	Receipt from disposal of flats.	Cr. of Rupees	167.69	155.20	127.00 (approx)	Decrease of 28% as new flats are lying in outlying areas.
15.	Receipt from ground rent.	Cr. of Rupees	8.10	12.69	23.00	Increase of 90%.
16.	Collection of damages	Lakhs of Rupees	-	23	49	More than 100% increase.
17.	Expenditure on establishment (regular)	Cr. of Rupees	51.27	52.50	56.75 (approx)	In spite of reduction in staff strength expenditure went up because of adhoc increase in salary as ordered by GOI.
18.	Expenditure on Maintenance	Cr. of Rupees	50.04	40.85	42.75 (approx)	
19.	Expenditure on capital works like LA, Land Dev., House const. shop construction.	Cr. of Rupees	312.05	290.00	374.50 (approx)	Increase of 28%
20.	Economy Measures Expenditure on Tele. phone, Postage, Stationery, Staff Cars, Maintenance of Vikas Sadan, Vikas Minar.	Cr. of Rupees	5.53	5.35	6.47 (approx).	Economy Measures: Non-capital expenditure kept under strict watch.

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		<u>91-92</u>	<u>92-93</u>	<u>93-94</u>
21. No. of DDA employees at the end of the year (regular + workcharged)	Nos.	32,921	30,198	27,258

22. No. of Recruitment Rules finalised during the year.	Nos.	13	14	54
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ITEM Sub: Self Financing Scheme - VII for allotment of category-
NO. II flats to the public and senior citizens.
73/94 F.1(3)94/AD/Regn./SFS-I
A-09.98,94

R E C I S

Authority is aware that for some time now DDA is implementing the following housing schemes:

- (1) Self Financing Scheme-V & VI, VI-A and VI-B
- (2) New Pattern Registration Schemes - 1979
- (3) Ambedkar Awas Yojna - 1989

2. In the past two/three years, we have made substantial progress in offering flats/allocations to the registrants of Self Financing Schemes. The current status of allotments under different Self Financing Schemes is as under:-

Schemes upto SFS V	:	Cat.-II as well as Cat.-III registrants already offered a flat.
SFS VI & VI-A	:	Cat.-II - already covered Cat.-III - 2556 waitlisted registrants as on 1.4.1994.
SFS VI-B	:	300 Cat.-II registrants are awaiting offer (approx.).

Besides, there are few left out registrants of SFS-V and VI. A view is being taken to give them another chance. These registrants and those under SFS VI-B will require a few hundred flats only. A release for them and for the cat.-III registrants of SFS VI is separately under consideration. In conclusion we have no major commitment for SFS Cat.-II flats as on date.

3. The outcome of the last release of SFS cat.-II flats announced in June, 1994 is as under:-

- Number of flats/allocations on offer	:	5531
- Number of flats/allocations allotted	:	<u>2285</u>
- Number of flats/allocations surplus	:	<u>3246</u>

The above surplus flats/allocations are proposed to be parcelled out under this new SFS - VII.

4. The eligible criteria and the reservations under the scheme will be same as under the SFS - VI except that a special consideration is being proposed for persons in the

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age group of 50-65. In a communication dated 17.5.1994 at (App.'M' P.No. ¹¹³⁻¹¹⁹ Govt. of India, MOUD has asked DDA to furnish its comments on the possibility of floating a scheme for retiring/retired public servants where all major persons can apply. We propose to earmark 500 flats/allocation for persons in the age-group of 50-65 irrespective of their public/private sector backgrounds. Since 1985 DDA has not announced any housing scheme on SFS pattern. It is necessary, therefore, to cater to the demand from all sectors. In this manner, we would be providing a special consideration for the senior segment of the population.

5. Majority of the available allocation/flats are located in Dwarka and Kohini. Presently, these areas are not so popular. Hence it is proposed not to provide any locality choice while inviting applications. All available flats shall be pooled and allotted through draw of lots.
6. Regarding the initial deposits to be made by the applicants, it is proposed that we may demand an amount of Rs.50,000/- which is roughly equal to 10% of the estimated lower range price of the flats. This is in consonance with the practice followed by some other urban development Authorities.
7. At this stage when we are considering this new scheme, we may also improve upon the past practice of having opened ended registrations i.e. without linking the persons retained in waiting lists with the number of flats available in hand or proposed to be constructed in that particular year. Many other urban development bodies invite applications against a specified number of flat in a particular pocket/sector and after the draw convey regrets to the unsuccessful applicants and refund the deposits. We propose to follow the similar practice under this scheme. This is also advantageous

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as in each successive release of flats, new demand gets represented and those who become subsequently uninterested are not unnecessarily on the wait-list as used to happen upto now.

8. Efforts will be made to not to retain the amount deposited by the applicants for more than three months beyond the last date announced for receipt of applications. If for some reasons DDA cannot conduct the draw and announce the list of successful applicants within the above period, refund of money would be made along with interest @ 7% payable for the period beyond 3 months and upto last day of the month prior to one in which refund is processed.

9. Other terms and conditions of the construction of flats and their financing would broadly remain the same as currently followed under SFS. One change is proposed to be made in the period of interest that DDA pays for belated construction. It would be specified that this interest will be payable till the date a draw is held for allotting a specific flat and before issue of the final demand. These draws would be timed to match with the completion of the flats. Details of the scheme would be finalised at the level of Vice-Chairman.

10. The scheme would be published in the papers and a brochure containing the terms and conditions of allotment would be prepared and put on sale as is currently the practice.

11. The scheme shall remain open from 20.9.94 to 20.10.94.

12. The proposal is placed before the Authority for its approval.

R E S O L U T I O N

Resolved that the proposals as contained in paras 4 to 11 of the Agenda Item be approved with the following modifications:-

- i) Available flats only in Dwarka and Rohini be offered under this scheme.
- ii) The scheme shall remain open from 20th Sept., 1994 to 31st October, 1994.
- iii) Interest shall be admissible to the unsuccessful applicants, as indicated in para 8 of the agenda item, if the refund is not made within six months of the closure of the scheme.
- iv) Proposals contained in para 9 of the Agenda Item shall be modified to the extent that "compensation" shall be paid in lieu of "interest", as earlier resolved by the Authority vide item No. 33/94 dt. 24.5.94.

APPENDIX 'M' TO ITEM NO. 73/94

30-5-94 6496
No.E-20014/1/94-DDIII
Government of India
Ministry of Urban Development
(Shahari Vikas Mantralaya)

ANNEX 'A'
1945.1
For the file

New Delhi, dt. 17-5-94

Vice-Chairman,
DDA, Vikas Sadan,
New Delhi.



Sub: Registration of houses constructed by Govt./Govt. Agencies for allotment to Govt. servants and pensioners.

I am directed to send herewith a copy of the brief prepared for discussion in a special meeting of the Standing Committee of National Council (NCM) relating to the registration of houses constructed by Govt./Govt. agencies for allotment to Govt. servants and pensioners, and to request to send your detailed comments thereon so as to put up the case alongwith the motion to Additional Secretary. 21.5.

1332-b
17.5.94

This may be treated as most urgent.

PC End: As Above.

Yours sincerely

(Kamal Dass)
Desk Officer

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Ministry of Urban Development

A copy of the brief prepared for discussion in a Special Meeting of the Standing Committee of the National Council (JCM) held on 12.5.94, relating to the registration of houses constructed by Govt./Govt. agencies for allotment to Govt. servants and pensioners is enclosed herewith along with the minutes of the Secretary to consider how DDA can float a scheme for retired/retiring officers for housing in Delhi. As desired by AS(NPS), the action taken in this regard may kindly be intimated to the Coordination Section by 31.5.94

G V Krishna Rau
31/5/94
(G V Krishna Rau)
DS(WS&PSP)/13.5.94

JS(HD)

Handwritten notes:
The matter has been
for consideration of the
Ministry.

CC (20)

316/DS/WS
13/5

10/5
13/5/94

1409/150/186
13/5/94

Item No.39: ⁻¹¹⁵⁻ Registration of houses for allotment to Government servants/pensioners.

BRIEF FOR THE JCM MEETING (NATIONAL COUNCIL) TO BE HELD ON 12.5.1994 RELATING TO REGISTRATION OF HOUSES CONSTRUCTED BY GOVERNMENT/GOVERNMENT AGENCIES FOR ALLOTMENT TO GOVERNMENT SERVANTS AND PENSIONERS.

This matter was raised in the National Council Meeting held on 31.1.1991 and was discussed subsequently in the meetings of the Standing Committee held on 19.9.1991, 2.4.1992, 5.11.1992 and in a separate meeting with Secretary (UD) on 16.12.1992.

2. Since long, this Ministry had been receiving representations from retiring or retired Central Government Employees as also their Associations urging upon the need for suitable reservation of houses for them. "Land and Housing" Being state subjects, the request of the Central Government Employees Associations as well as the 4th Pay Commission recommendation was forwarded to all the State Governments/U.Ts. Administrations advising them to keep these in view while formulating social housing schemes and intimate the position to this Ministry in due course. According to the reports received from various State Govts./UT Admins., some of the States, like Karnataka, Kerala, Orissa, Maharashtra, Punjab, Tamil Nadu, A&N Islands, Chandigarh, Goa Daman & Diu and Pondicherry have made some provision for reservation of houses/sites for Central Government Employees in their housing schemes. Other States either do not favour reservation or are yet to take a decision in the matter.

3. To ameliorate the difficulties being faced by the Central Govt. Employees in securing ownership housing, this Ministry has set up an independent organisation viz. Central Government Employees Welfare Housing Organisation as a Society registered under the Societies' Registration Act XXI 1860 on 17.7.1990. The Organisation will put up group housing projects on behalf of the Central Government Employees in various parts of the country to meet the needs of their shelter.

contd.../

*Reply from
other states.*

580
All the schemes will be on self-financing basis by the employees. The Organisation will in fact be working on no-profit no-loss basis, providing a social service to the said employees. The Organisation has requested various State Governments to allot land in the cities and towns where there is concentration of Central Government Employees, for the aforesaid purpose. So far, the Organisation has been successful in securing land at Bombay, Madras, Calcutta and NOIDA (UP), it is trying to secure land in Chandigarh, Lucknow, Panchkula, etc. Since its inception, CGEWHO has announced four housing schemes viz. (i) Nerul, New Bombay (ii) Madras (iii) Calcutta and (iv) NOIDA (UP). The Bombay project will start shortly. Calcutta and Madras project are on turn-key basis.

4. As far as Delhi Development Authority is concerned, in the meeting of the Standing Committee held on 2.4.1992, it was decided that the D.D.A. would be suitably addressed to devise some scheme under which the retired and the retiring Government servants would be allowed to register their request with the DDA on a continuing basis.

16-12-93
5. In the meeting of the Standing Committee of the National Council (JCM) held on 5.11.1992, a suggestion was made that in regard to items pertaining to this Ministry, the Staff Side can have a detailed discussion with Secretary (UD). Accordingly, a meeting was held on 16.12.1992 in the Ministry of Urban Development vide minutes at Annexure-I and extracts of "Action Taken" Notes at Annexure-II) when this subject was also discussed. The request of the staff side for enabling continued registration of retired/retiring Government Employees was thereupon taken up with the DDA further examined by them, but they did not find it possible to accede to this request. However, DDA has recently approved a scheme for priority allotment of houses to retired/retiring public servants registered under the New Pattern Registration Scheme, 1979. The salient features of this scheme are enclosed in a statement given in Annexure-III.

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MINISTRY OF URBAN DEVELOPMENT

A special meeting of the Standing Committee of the National Council (JCM) is scheduled to be held on 12.5.94 at 11.00AM under the Chairmanship of Cabinet Secretary in the Committee Room of the Cabinet Secretariat, Rashtrapati Bhavan, New Delhi. Prior to this special meeting, briefing for the meeting with the Cabinet Secretary is arranged at 10.00AM on 12.5.94 at the same venue. Deptt. of Personnel and Training had earlier requested us to send the briefs in respect of Item Nos. 39 and 77 and the briefs were already sent to the DPT. The notes and the background material for the meeting is placed in the file and submitted for perusal.

G V Krishna Rao
(G V Krishna Rao)
DS(WS&LP)/10.5.94

AS(OPS)
Secretary (UD)

JP Singh
10.5.94

Meeting held 12.5.94

*Should, however, consider how DDD
can float a scheme for retired/settling
officers, for housing in Delhi.*

Defunct
12.5.94

He

*Pl. send an extract
of Secretary's minute to JS(III)
who is looking after the Urban
Division. Report by ~~DDDD~~ 31.5.94.*

DS(EN)

G V
13/5

JP Singh
12.5.94

I Eligibility criteria

The eligibility criteria is :

- a) Public servants already registered under the NPS-1979
- b) Persons who have retired or will retire between 31.12.91 and 31.12.94
- c) The terms 'public servant' would mean and include the employees of the following organisation:
 - i) Central Governments;
 - ii) Delhi Administration;
 - iii) Statutory Autonomous Body of State Government and Union Territories.
 - iv) Public sector Undertakings/Institutes of Government of India and NCTD.
 - v) Nationalised Banks.
 - vi) State Governments.
- d) The employees of the Afore-mentioned organisation who have taken voluntary retirement not prior to December, 1992 shall also be eligible for allotment.

II. Applicability of the Scheme

Priority allotment under the scheme for retired/retiring Persons would be made only in LIG and MIG categories.

Contd...3/-

III Cancellation of Registration on Non-Acceptance of Allotment

In case a registered person fails to avail an opportunity for allotment of a flat under the scheme, his registration shall be cancelled.

IV Payment requirement

a) In case of eligible registrants who have retired, allotment will be made on cash-down basis.

b) In case of retiring persons, payment terms would be such that they pay instalments upto the date of retirement and the balance at the time of retirement.

-----LH10

ITEM NO.

74/94

A-09.08.94

Sub:- R.Rs for the post of Commissioners in D.D.A.
No. F.7(335)/87/PB-I

P R E C I S

Authority in its meeting held on 27-7-93 considered R.Rs for the post of Commissioner and decided that Govt. of India, Ministry of Urban Development may be approached for deciding the scale of pay of the post of Commissioners in D.D.A. in the light of scales of Rs.5900-6700/- already allowed to Chief Engineers in D.D.A. and after resolving the issue, to place R.Rs before the Authority. The proposed R.Rs are placed at (Appendix 'N' page No. 122 - 124).

2. Pursuant to the said decision of Authority, Govt. of India, Ministry of Urban Development was addressed demi-officially, vide letter No.F.7(335)/87/PB-I/3736 dated 3-8-93, to communicate the decision of Govt. regarding scale of pay of Commissioners in D.D.A. The letter is placed at (Appendix 'O' to pages 125). Ministry of Urban Development was also reminded by even letter dated 30-9-93 (Appendix 'P' to pages 126). Decision of Govt. of India, Ministry of Urban Development is still awaited.

3. C.A.G. in his Report for the year ending 31.3.92 has adversely commented on the non-existence of R.Rs in DDA. Pending decision of Govt. of India, Ministry of Urban Development, it is proposed that selection grade scale of Rs 4500-5700/- (which is the scale of Director in Govt. of India) may be fixed for the post of Commissioners in DDA as an interim arrangement.

Contd...../-

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Accordingly the proposed R.Rs for the post of Commissioners in D.D.A. are placed at (Appendix 'N' Page No. 122-124).

4. Accordingly, Authority may consider and approve the above proposal.

R E S O L U T I O N

Shri A.P. Sinha, Jt. Secy., Ministry of Urban Development, informed the Authority that the Ministry was in the process of taking a view in the matter.

The Authority resolved that decision on this Item may be deferred.

APPENDIX

TO ITEM NO. 74/94

RECRUITMENT REGULATIONS FOR THE
POST OF COMMISSIONER
IN DELHI DEVELOPMENT AUTHORITY

1. Name of post : Commissioner
2. No. of posts : 5 (excluding the post of Secy, DDA).
3. Classification : Subject to variation dependant on workload.
4. Scale of pay : Scale of Director, Govt. of India.
5. Whether selection post or non-selection post. : Selection.
6. a) Age limit for direct recruitment. : Not applicable.
b) Whether benefit of any added years of service admissible under Rule 30 of CCS (Pension) Rules, 1972. : Not applicable.
7. Educational and other qualifications required for direct recruitment. : Not applicable.
8. Whether age and educational qualifications prescribed for the direct recruits will apply in the case of promotees and deputat-ionists. : Not applicable.
9. Period of probation, if any. : Two years.

Contd...../-

10. Method of recruitment, whether by direct recruitment or by promotion or transfer or by deputation and percentage of the vacancies to be filled by various methods.

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1 By transfer on - 3 posts deputation.
By promotion - 2 posts falling which
by transfer on deputation.

11. In case of recruitment by promotion/transfer/deputation, grades from which promotion/transfer/deputation is to be made.

Deputation.

Transfer on deputation of officers of the rank Director/Dy. Secretary in Govt. of India.

Promotion

i) From Directors in DDA who have put in atleast 8 years of regular service in the grade of Rs.3700-125-4700-150-5000 or selection grade of Rs.4500-150-5700 and possess the minimum educational qualification of a Bachelor Degree from a recognised University.

ii) Preference may be given to such of the candidates who have Post-Graduate qualification or a degree in Law or M.B.A. or some specialised qualification equivalent to post graduate level from a recognised University/Institute.

12. If a DPC exists what is its composition.

- | | |
|-----------------------------|-------------|
| i) Vice-Chairman | - Chairman. |
| ii) Engineer Member | - Member. |
| iii) Finance Member | - Member. |
| iv) Principal Commissioner | - Member. |
| v) Commissioner (Personnel) | - Convenor |

13. Saving

: Nothing in these regulations shall affect reservation, relaxation or age limit and other concessions required to be provided for Scheduled Castes and Scheduled Tribes, Ex-Servicemen and other special categories of persons in accordance with the orders issued by the Central Govt. Delhi Development Authority from time to time in this regard.

Contd...../-

APPENDIX

'F'

TO ITEM NO. 74/94

Commissioner (Personnel)
Commissioner (Land & Projects)
Delhi Development Authority
Vikas Sadan,
New Delhi-110003

D.O.No.F.7(335)87/PB.I/Pt.4/4729

September 30, 1993

J. Alphons
IAS

Dear Shri Pillai,

Kindly refer to my D.O. letter No. F.7(335)87/PB.I/Pt. dated 3.8.93, regarding communication of decision of the Government of India, regarding scale of pay of Commissioners in Delhi Development Authority.

2. No communication in this regard has been received so far.

3. I shall be grateful, if you kindly communicate the decision regarding scale of pay of Commissioners in DDA at the earliest, so that Recruitment Regulations for the post of Commissioner could be finalised.

With regards,

[Signature]
Yours sincerely,

(K.J. Alphons)

Shri R.V. Pillai,
Additional Secretary to the
Government of India,
Ministry of Urban Development,
Nirman Bhawan,
New Delhi.

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APPENDIX

'F'

TO ITEM NO. 74/94

J. Pillai
IAS

Commissioner (Personnel)
Commissioner (Land & Projects)
Delhi Development Authority
Vikas Sadan,
New Delhi-110023

D.O.No.F.7(335)87/PB.I/Pt.4/4729

September 30, 1993

Dear Shri Pillai,

Kindly refer to my D.O. letter No. F.7(335)87/PB.I/Pt. dated 3.8.93, regarding communication of decision of the Government of India, regarding scale of pay of Commissioners in Delhi Development Authority.

2. No communication in this regard has been received so far.

3. I shall be grateful, if you kindly communicate the decision regarding scale of pay of Commissioners in DDA at the earliest, so that Recruitment Regulations for the post of Commissioner could be finalised.

With regards,

K.J. Alphons
Yours sincerely,

(K.J. Alphons)

Shri R.V. Pillai,
Additional Secretary to the
Government of India,
Ministry of Urban Development,
Nirman Bhawan,
New Delhi.

Phones : Office 698958/698696 Residence : 6493128

LAI D ON THE TABLE

-: 127 :-

ITEM SUB:- Grant of Senior Scale to the Stenographers recruited after
NO. 31.12.1986.
75/94
A-09.08.94 File No. F2(1)92-PB-III

P R E C I S

In DDA prior to 1.1.1986 there was a unified scale of Rs.330-700/- for stenographers. The Fourth Pay Commission revised the scale of stenographers as under:-

1. Junior Stenographer Rs.1200-2040/-
2. Senior Stenographer Rs.1400-2300/-
(again revised to Rs.1400-2600/-)

For implementation of the recommendation of the Fourth Pay Commission in respect of Stenographers, a Committee was constituted vide Authority's Resolution No.20 dated 19.1.87 which submitted its report and on the recommendations of the said Committee, Authority passed Resolution No.33 dated 13.3.87 wherein it was resolved:-

1. That the Stenographers recruited upto 1982 should be considered for placement in the senior scale of Stenographers i.e. Rs.1400-40-1800-EB-50-2300/- as adopted by the Govt. of India.
2. The Stenographers recruited in 1983 and onwards be initially placed in the scale of Rs.1200-30-1560-EB-40-2040/- but be assured of their placement in the scale of Rs.1400-2300/- after having completed three years of service, giving the benefit of FR(22)C. This way all Stenographers recruited till 1986 shall be placed in the Sr. Scale of Rs.1400-40-1800-EB-50-2300/- by December,1989. However, the scale of Rs.1400-40-1800-EB-50-2300/- proposed here will be considered as (Personal) to the officials and will not tantamount to creation of these posts in the senior scale.
3. The Committee also recommended that in future all recruitments to the post of Stenographers should only be in the Junior revised scale of Govt. of India viz. Rs.1200-30-1560-EB-40-2040/- and promotion to the post

Contd.....

of senior stenographers will be only from amongst the Junior Stenographers and no direct recruitment in the Senior scale should be permissible. The initial recruitment should be at the speed as prescribed by the Govt. of India from time to time.

The Resolution No.33/87 was, however, silent as to whether senior scale is also to be given to the Stenographers recruited after 31.12.1986 i.e. after completion of three years service. On the basis of the said Resolution, an office order No.1365 dated 13.4.1987 was issued wherein para (ii) it was stated that:-

"The Stenographers appointed after 31.12.1982 initially be placed in the revised pay scale of Rs.1200-30-1560-EB-40-2040/- and be placed in the scale of Rs.1400-40-1800-EB-50-2300/- after having completed three years service and giving the benefit of FR22(C)."

It may, however, be pointed out that earlier Stenographers have been recruited after 31.12.1986 and upto 1989 in the speed of 100 w.p.m. in shorthand and 40 w.p.m. in typing except for Stenographers belonging to SC/ST categories who have been recruited in the speed of 80 w.p.m. in shorthand and 40 w.p.m. in typing. Thus, on the basis of the said order the pay scale of Rs.1400-2300/- (now revised to Rs.1400-2600/-) has to be given to all the Stenographers after completion of three years service. The said Resolution No.33 dated 13.3.87 and the Office Order No.1365 dated 13.4.1987 are attached as (APPENDIX 'Q' & 'R' P.NO. 132 - 133 & 134).

However, at a later date it was noticed that the second part of the said order dated 13.4.87 does not reflect the Resolution passed by the Authority in its strict sense, as such in supersession of the said order dated 13.4.87, further order bearing No.5024 dated 19.12.91 (App. 'S' P.No.135-136) was issued wherein para (v), it was stated as under:-

"The Authority also placed an embargo and directed that the revised scale of Rs.1400-2300/- will not be sanctioned on completion of three years of service to such of Stenographers who are recruited on or after 1.1.87. All recruitments to the post of Stenographers would be made at the level of junior scale which is

Contd.....

Rs.1200-30-1560-EB-40-2040/-."

Due to issuance of the order dated 19.12.91, some of the Junior Stenographers felt aggrieved as they were to be denied the senior scale of Rs.1400-2300/- (now revised to Rs.1400-2600/-) as they were recruited after 31.12.86. So, they went to Court. They had filed Writ Petitions as under:-

1. Gulzari Lal Verma & Others Vs DDA
2. Ghanshyam Dass & Others Vs DDA

CWP No.2518/91

CWP No.2217/92

In case of Ghanshyam Dass & Others the Hon'ble Court on 15.6.92 has stayed the operation of the order dated 19.12.91 and stay has been confirmed. The Court has, however, given liberty to apply for changes in the order dated 19.12.91. After this the Authority has again passed Resolution No.61 dated 11.6.92 wherein again two scales have been provided i.e. (i) Junior Scale - Rs.1200-2040/- and (ii) Senior Scale Rs.1400-2600/-. The Resolution further provides that for promotion to the post of Senior Stenographer, the same will be made from Junior Stenographers having five year service with speed of 100/40 w.p.m. in shorthand and typing respectively. It may be pointed out that the Stenographers recruited upto 1989 in General category were in the speed of 100 w.p.m. in shorthand and 40 w.p.m. in typing test and in reserved category were on 80 w.p.m. in shorthand and 40 w.p.m. in typing tests. In pursuance of Authority Resolution dated 11.6.92, order bearing No. 2752 dated 28.8.92 (APP. 'T' P.NO. 137) has been issued. This order which was issued in continuation of the earlier Order dated 19.12.91 has also been deferred due to reason that operation of Order dated 19.12.91 has been stayed by the Court.

There are many posts of P.As. lying vacant, which cannot be filled due to the reason that with the grant of stay, there is no Senior Stenographer in DDA and the promotion to the post of P.A. has to be made only out of the Senior Stenographers as per approved Recruitment Rules.

Contd.....

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The Legal Department has advised that since the Resolution No.33 is silent about the grant of Senior Scale to the Stenographers recruited after 31.12.86, the matter may be placed again before the Authority for necessary clarification/modification of the Resolution No.33 dated 13.3.87.

The Stenographers who were recruited after 31.12.86 have pointed that there should be no disparity in giving Senior pay scale to those Stenographers who had completed three years of service and also passed the test of stenography with speed of 100/40 w.p.m. In the interest of justice, uniformity has to be maintained particularly in one class of officials placed in the similar situation according to their qualification and prescribed method of recruitment. The case has been examined keeping in view the above noted contention of Stenographers and it is pointed out that Stenographers have been recruited upto 1989 only have passed their test at the speed of 100 w.p.m. in shorthand 40 w.p.m. in typing except in case of SC/ST who have qualified the test at the speed of 80 w.p.m. in shorthand and 40 w.p.m. in typing.

To avoid anomaly and to modify the Resolution No.33 dated 13.3.87, the approval of the Authority is solicited on the following points:-

(1) To grant the Senior Scale of Rs.1400-2300/- (now revised to 1400-2600/-) to all the Stenographers recruited upto 31.12.89 after completion of three years service subject to condition that they have qualified the test at the speed of 100 w.p.m. in shorthand and 40 w.p.m. typing and re-designate them as Senior Stenographers. However, those SC/ST candidates who had not passed the test of 100/40 w.p.m. will have to clear it first. The financial implications in respect of 106 Stenographers appointed between 1987 and 1989 works out to Rs.14 lacs (apprx.) as arrears upto 1993 and Rs.56,850/- (apprx.) per month as recurring expenditure.

Contd.....

(2) The Junior Stenographers who have been recruited after December, 1989 will be considered for promotion to the post of Senior Stenographer in the pay-scale of Rs. 1400-2600/- as per approved Recruitment Rules vide Resolution No. 61 of 1992 and the Resolution No. 33 dated 13.03.1987 will not be applicable in their case.

The matter is placed before the Authority.

RESOLUTION

Resolved that the proposals contained in paras 1 & 2 of the agenda item be approved.

APPENDIX Q TO ITEM NO. 75/94

No. Sub: Adoption in DDA the orders of the Government
33 of India relating to the Fourth Pay Commission.

P R E C I S

13.3.87. Agenda item on the subject of Adoption in DDA the orders of the Government of India relating to the Fourth Pay Commission was placed before the last meeting of the Authority held on 19.1.87 as item No. 20. The Authority resolved that the entire package of recommendation related to pay and allowances of the Fourth Pay Commission in respect of Group B, C and D employees of the Central Government as accepted by the Government of India be adopted for Group B, C and D employees of the DDA. The Authority further resolved that anomalies, if any, be considered expeditiously by a Committee consisting of Commissioner, MCD, Secretary, DDA, Director(Personnel), DDA and Chief Accounts Officer, DDA.

The basic anomaly in adopting the recommendations of the Fourth Pay Commission was in regard to the pay scales of the Stenographers in DDA and in terms of the Resolution of the Authority, the matter was referred to the Committee constituted by the Resolution of the Authority in its meeting held on 19th January, 1987. The Committee met on 4th March, 1987 at 11.30 A.M. to consider the issue and its report is at Appendix (Q 165 to 168). The main recommendations of the Committee are that the Stenographers recruited upto 1982 should be considered for placement in the senior scale of stenographers viz. Rs. 1400-40-1800-EB-50-2300 as adopted by the Government of India.

The stenographers recruited in 1983 and onwards be initially placed in the scale of Rs. 1200-30-1560-EB-40-2040 but be assured of their placement in the scale of Rs. 1400-40-1800-EB-50-2300 after having completed three years of service giving the benefit of FR 22(c). This way all Stenographers recruited till 1986 shall be placed in the senior scale of Rs. 1400-40-1800-EB-50-2300 by December, 1989. However, the scale of Rs. 1400-40-1800-EB-50-2300 proposed here will be considered as 'personal' to the officials and will not tantamount to creation of these posts in the senior scale.

contd....

APPENDIX 'R' TO ITEM NO. -75/94

DELHI DEVELOPMENT AUTHORITY
(PERSONNEL BRANCH - I)

E.O. No. 1365

OFFICE ORDER

April 13, 1987

Sub: Revision of pay scales of Stenographers of DDA in pursuance of Central Govt. Employees Rules as notified by the Govt. of India vide OM No. P.15(1)/13/E6 dt. 22.9.1986.

The Authority vide its Resolution No. 33 dated 13.3.1987 has resolved that the pay scales of the Stenographers in DDA be revised as under:-

- (i) The Stenographers recruited by 31.12.1982 be placed in the Revised Pay Scale of Rs. 1400-40-1800-ES-50-2300.
- (ii) The ~~Stenographers recruited after 31.12.1982~~ initially be placed in the Revised Pay Scale of Rs. 1200-30-1500-ES-40-2040 and ~~after 31.12.1982~~ ~~be placed in the Scale of Rs. 1400-40-1800-ES-50-2300~~ ~~after having completed three years service~~ and giving the benefit of FR-22(c).

2. The Scale of pay of Rs. 1400-40-1800-ES-50-2300 will be considered as 'Personal' to the officials and will not tantamount to creation of the posts in the Senior Scale.

3. This is in continuation of office order No. F.7(17)/87/PB-I dated 27th January, 1987.

4. These orders will take effect from 1.1.1986. (1st January, 1985).

Sd/-

(G.G. Saxena)

Deputy Director (P)-I.

All Departmental Heads/
All Branch Officers/All Drawing & Disbursing
Officers.

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The Committee also recommended that in future all recruitments to the post of stenographers should only be in the junior revised scale of the Government of India viz. Rs. 1200-30-1560-ET-40-2040 and promotion to the post of senior stenographer will be only from amongst the Junior Stenographers and no direct recruitment in the senior scale should be permissible. The initial recruitment should be at the speed as prescribed by the Government of India from time to time.

As regards the question of number of posts to be allocated in the senior scale and the junior scale, the question may be considered by the DDA keeping in view the need and requirement of the Department.

The matter is placed before the Authority for its consideration and approval.

RESOLUTION

The Authority that the recommendation of the Committee constituted by the Authority in its meeting held on 19.1.1987 to consider the anomalies, if any in the adoption in DDA of the orders of the Government of India relating to the Fourth Pay Commission in respect of pay scales of the Group B, C and D employees of DDA, in respect of the pay scales of the stenographers in DDA as detailed in the agenda item, be approved. It further resolved that the question of grant of cycle allowance and other allied matters, if any, be also referred to the Committee for its consideration and recommendations.

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APPENDIX 'S' TO ITEM NO. 75/94
DELHI DEVELOPMENT AUTHORITY
OFFICE OF DIRECTOR (PERSONNEL)

Estt. Order No. 5024

OFFICE ORDER

Dated: 19-12-91

Revision of pay scale of Stenographers of
DDA in pursuance of Central Government
Employees Rules as notified by the Govern-
ment of India vide OM No. F.15(1)/1C/86,
dated 22.9.1986.

.....
The Authority vide its Resolution No. 33
dated 13.3.1987 resolved as under:-

" The Stenographers appointed after 31.12.82
initially be placed in the Revised Pay Scale of Rs. 1200-
30-1560-EB-40-2040/- and placed in the scale of Rs. 1400-
40-1800-EB-50-2300/- after having completed three years
service and giving the benefit of FR 22(C)".

Based upon this resolution an Estt. Order
No. 1365, dated 13.4.87 was issued. The para 2 of this
order does not reflect the true position of the resolu-
tion. Accordingly the following modified order in respect
of para 2 of E.O. No. 1365, dated 13.4.87 is issued with
immediate effect.

The Stenographers recruited in 1983 and
onwards upto 31.12.86 be initially placed in the scale
of Rs. 1200-30-1560-EB-40-2040/- and their pay scale will
be revised to Rs. 1400-40-1800-EB-50-2300/- after comple-
tion of 3 years of service, giving them the benefit of
FR 22(C).

The Authority also placed an embargo and
directed that the revised scale of Rs. 1400-2300/- will
not be sanctioned on completion of 3 years of service
to such of the Stenographers who are recruited on or
after 1.1.87. All recruitments to the post of Steno-
grapher would be made at the level of junior scale which
is Rs. 1200-30-1560-EB-40-2040/-

Contd.....

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These orders are issued with the
prior approval of Vice Chairman, DDA and will
take effect from 1.1.86.

(C.N. Jha)
Director (Personnel)

dt 19-12-91

All Departmental Heads/All Branch Officers/
All Drawing & Disbursing Officers.

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APPENDIX 'T' TO ITEM NO. 75/94
DELHI DEVELOPMENT AUTHORITY
(PERSONNEL DEPARTMENT)

Estt. Order No. 2152

Dated: 28.8.92

Subj: Revision of pay scale of Stenographers
of Delhi Development Authority.

The Authority vide its Resolution No. 61/92 dated 11.6.92 has resolved to revise the pay scale of Stenographers from Rs. 1400-40-1800-EB-50-2300/- to Rs. 1400-40-1600-50-2300-ED-60-2600/- w.e.f. 1.1.1995 in pursuance of Ministry of Finance (Deptt. of Expenditure OM No. 7(18)E-III/81 dated 4.5.1990. The revised scale will be admissible to such of the Stenographers who were recruited upto December, 1986, from the date of their placement in the pay scale of Rs. 1400-40-1800-EB-50-2300/- in terms of E.O. No. 1365 dated 13.4.87 and E.O. No. 5024 dated 19.12.91.

2. The Stenographers placed in the scale of Rs. 1400-40-1600-50-2300-ED-60-2600/- will henceforth be designated as 'Senior Stenographers' and rest of the Stenographers recruited after 31st December, '86 will continue to be called as Stenographers in the pay scale of Rs. 1200-30-1560-ED-40-2040/-.

3. The sanctioned strength of Senior Stenographers and Stenographers is fixed as 272 and 155 respectively. The recruitments/promotion of the Senior Stenographers will be made as per Recruitment Regulations approved by the Authority vide its Resolution No. 61/92 dated 11.6.1992.

4. This issues with the concurrence of Finance Member.

(P.N. GUPTA)
COMMISSIONER (PERSONNEL)

Dated: 28.8.92

No. F.7(114)90/PD-I/Pt.

Copy to:

- All Departmental Heads/All Branch Officers/
- All Drawing & Disbursing Officers.
- All Stenographers.

Secretary

Delhi Development Authority

Chairman,
Delhi Development Authority.

15/9/94

APPENDIX TO ITEM NO: 66/94

ZONAL DEVELOPMENT PLAN

नवालय के प्रयोग हेतु
इसकाही का नाम
दिनांक

ZONE "G"
(WEST DELHI)
:MPD-2001:

AREA PLANNING UNIT
DELHI DEVELOPMENT AUTHORITY

C O N T E N T S

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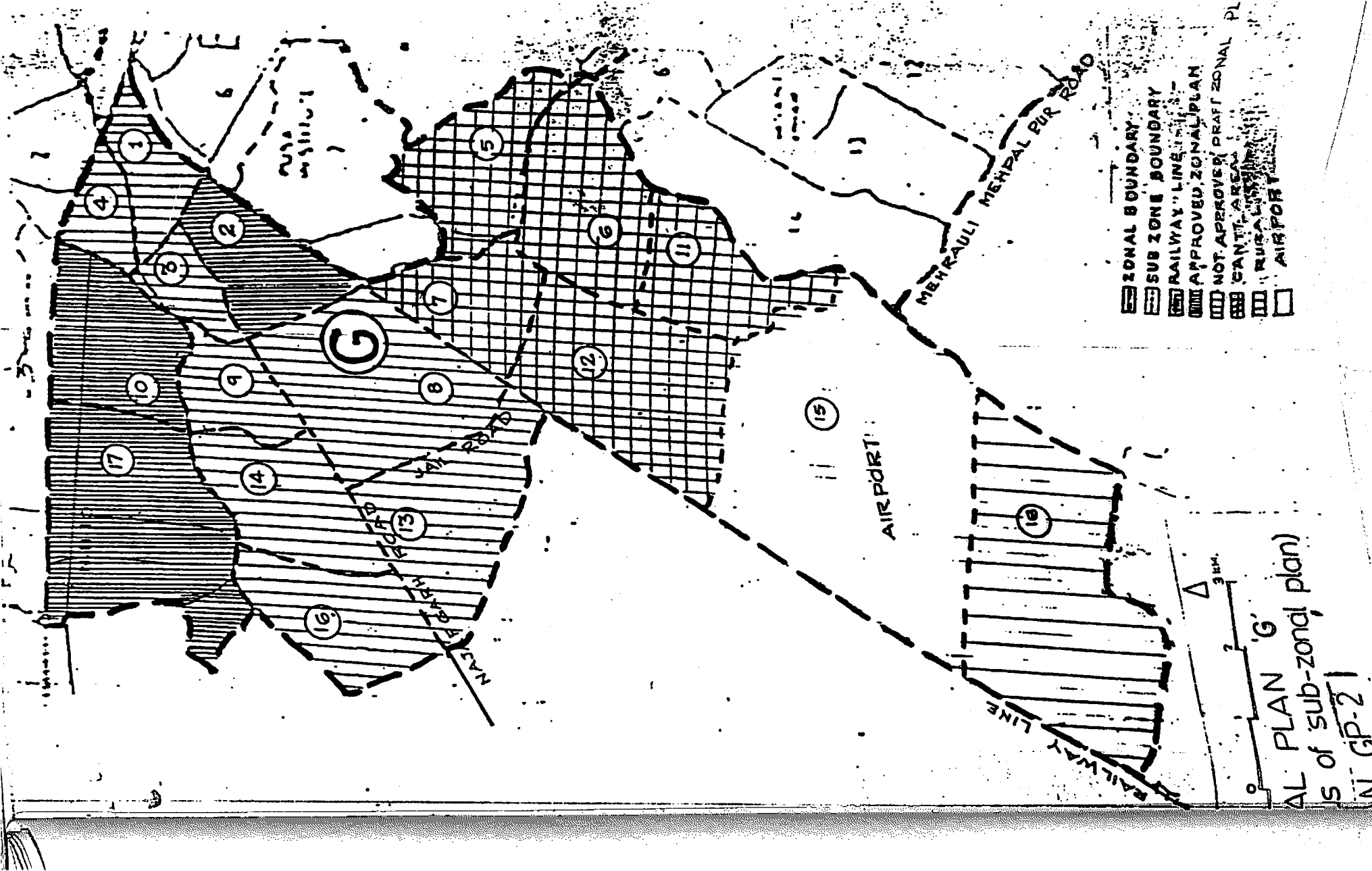
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2.2 The Zonal (Divisional) plan of the area has been formulated under Section 8 and will be processed under Section - 10 of the Delhi Development Act 1957. The modification of land use shall be processed under Section 11(A) simultaneously.

2.3 Zone 'G' is divided in 13 Sub-Zones. Status of approval of Sub-zonal plans (earlier Zone plans) has been indicated in Table GP-I & Plan GP-2.

TABLE GP-I

SUB ZONE	NAME	STATUS
G-1	Najafgarh, Road Ind. Area	Not approved.
G-2	Ramesh Nagar Kirti Nagar Area	Approved
G-3	Moti Nagar	Not approved.
G-4	Jaidev Park Area	Not approved.
G-5	Cantt. Area	Not PREPARED.
G-6	Cantt. Area	Not PREPARED.
G-7	Cantt. Area	Not PREPARED
G-8	Rajouri Garden	Not approved.
G-9	Tatarpur Area	Not approved.
G-10	Madipur Area	Approved.
G-11	Cantt. Area	Not PREPARED
G-12	Cantt. Area	Not PREPARED
G-13	Janakpuri Area	Not approved.
G-14	Tilak Nagar	Not approved.
G-15	Indira Gandhi International Airport.	Not approved proposed
G-16	Vikasuri/Bodella	Not proposed
G-17	Jwala Heri/Paschim Puri Area	Approved
G-18	West of NH-8 area	Not PREPARED

OBSERVATIONS

- | | |
|--------------------|---|
| i) Approved | 3 |
| ii) Not approved/ | 8 |
| iii) Cantt/Airport | 6 |
| iv) Rural | 1 |

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3.0 MASTER PLAN IMPLEMENTATION :

3.1 MID-2001 stipulated that the sub-zonal plan for Government (Undetermined) use will be prepared by the Cantt. Board. These are G-5 to 7, 11 & 12 (5 Nos.)

3.2 The new sub-zone G-18 has been added in MAP-2001 and is predominantly Rural Use Zone and the stipulated 2 KM green belt may be followed along the National Territory Boundary.

4.0 POPULATION AND EMPLOYMENT :

- 4.1 i) Population as per MPD-62
i.e. Delhi Urban Master Plan - 8,03,175 Persons
ii) Population as per Census 1991 - 8,68,277 Persons
iii) Population as per Census 1991 - 12,29,607 Persons
iv) Planned population year-2001 - 13,69,112 Persons
v) Holding capacity as envisaged - 14,89,570 Persons
in MPD-2001.

(For sub-zone wise projected population refer 6A-I Annexure-I Page 29)

4.2 As per MID-2001 work studies zone 'D' has been categorised under Marginal Potential area with respect to the utilisation of available holding capacity of 2001 populations.

4.3 Based on the various activities a total of 32 employment centres have been identified with estimated workforce of about 3.95 lacs (Annexure-II page 27).
The following places will have more than 10,000 workers :

INDUSTRIAL SCHEMES :

(a)	Mavegur	- 32,470 Workers
(b)	Kirti Nagar	- 26,700 Workers
(c)	Najafgarh Road	- 45,000 Workers
(d)	Rohtak Road	- 33,100 Workers

COMMERCIAL

(a) Fistic. Centre Rajore Garden	18, 000	Workers
(b) Distc. Centre Janak puri	12, 000	Workers
(c) Distc. Centre Raschim Yihar	10, 300	"
(d) Distc. Centre Rohcek Road	23, 300	"

5.0 IMPORTANT DEVELOPMENT. IMPORTANT SPECIFIC USE AREAS:

As per PWD-2001 Zone 'G' can be divided into the following parts for the purpose of development/development:

- i) Rural Area
- ii) Confinement Area
- iii) Airport Area
- iv) Other Important specific use
 - a) Police Jail
 - b) Industrial belts.

5.1 RURAL AREA:

The sub-zone 1-12 which are located in PWD-2001 Zone 'G' are divided into the rural part of 'G' Division. The area is bounded by the belt of the west, airport on the north, and on the east and U.P. boundary line on the south. The provision in PWD-2001 is to establish a green belt along U.P. boundary with a depth of about 2 km.

5.2 CONFINEMENT AREA:

5 sub-zones viz. G-5, 6, 7, 11 and 12 of the 'G' Division form a part of the Confinement Area. The development of these sub-zones will be taken up as per the provision in PWD-2001.

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5.3 AIRPORT AREA:

The sub-zone G-15 of this zone comprising of Airport area and is bounded by Rewari Railway line on the West, Cantt. area on the North, NH-8 in the East and new Rural use sub-zone G-18 on its South. An International Airport and a National Airport are located within this area.

5.4 URBAN VILLAGES :

In all a total of 26 villages are falling in this zone. Six out of these are located in sub zone G-18 which continuous to be predominantly a Rural use zone. The remaining 20 (G-8) are located in the Urban area including Cantonment.

5.5 TIKHAI JAIL

This central is located in sub-zone G-13 of the Division and is an important feature of the zone. This is a high security Central Jail and is the only one of its kind not only in Delhi but also in the entire northern region.

5.6 INDUSTRIAL BELTS:

The major extensive industrial areas located in this zone are along Najafgarh Road and Rohtek Road as well as in Mayapuri and Kirti Nagar. There are the major employment centres of the Division employing around 2/5th of the total work force of the division.

6.0 ZONAL LEVEL PLANS:

In consistence with MPD-2001 frame work the provisions and proposals of the Master Plan have been detailed out particularly with reference to various use zone, circulation, public & semi-public facilities, infrastructure and recreational etc.

6.1 LAND USE PLANS :

Based on the existing land use analysis the proposed land use analysis at sub-zonal level -Annexure GA-3, the proposed land use analysis at the zonal level is given in GT-2. The facilities proposed in various sub-zones have been detailed out in the land use plan.

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LANDUSE ANALYSIS OF ZONAL PLAN LEVEL ZONE 'G'
(Sub-Zones G-1 to 4, 8 to 10, 13 & 14, 16 & 17 - Total 11 Nos.)*

TABLE-GT-2

S.NO.	LAND USE ANALYSIS	EXISTING		PROPOSED	
		Area in Hact.	%age	Area in Hact.	%age
1	Residential	3149.56	57.72%	3165.36	58.02%
2	Commercial	141.29	2.58%	173.05	3.26%
3	Manufacturing	374.47	6.86%	389.97	7.15%
4	Recreational	586.80	10.75%	595.10	10.90%
5	Transportation	593.00	10.87%	596.63	10.93%
6	Utility	82.70	1.53%	93.10	1.70%
7	Government	75.81	1.39%	75.81	1.39%
8	Public/Semi-Public	325.89	5.98%	362.30	6.65%
9	Vacant	126.8	2.32%	-	-
Total		5456.32	100%	5456.32	100%

* Remaining sub-zones the position is 5 Nos. falls in Govt. use undetermined (Cantt. Area G-5 to 7 and 11 & 12), 1 No. Airport (G-15) and 1 No. Rural Area (G-18) and have not been accounted in this table. Details refer Annexure GA- 3 & 4 at page 29 & 30 of the report.

6.1.2 POLLUTING INDUSTRIES

According to 1985 list of 1476 industrial units based on rapid survey of Delhi Admn. Only 298 such industries units (Annex. ^{GA-5}) are shown in Zone 'G'. However 104 units of the list are located outside the zone. 168 Nos. of these are located in Planned Industrial Schemes and 26 units are located in other than industrial areas.

Breakup of polluting industries as per the list supplied by Delhi Admn. based on 1985 survey :-

- i) Total No. as per the list 298
- ii) Industries located outside Zone 'G' 104
- iii) Industries falling in Zone 'G' (i) minus (ii) 194
- iv) Located in Planned Industrial Schemes 163
- v) Located/isolated in other than industrial areas 26

6.1.3 HEAVY AND LARGE SCALE INDUSTRIES:

Out of the list of Polluting Industries, 3 units have been identified as large scale industries.

TABLE GP - 3

S.No.	Name of the Unit and Address	Area in Ha.
1	M/s Metal Forging (P) Ltd., B-1, Mayapuri Industrial Area Phase-I.	2.0
2	M/s Hindustan Insecticides Ltd. Guru Govind Singh Marg, N. Delhi	5.0
3	M/s Indian Oxygen Ltd., Shivaji Marg 66, New Delhi.	1.4

These heavy and large scale industries shall shift to DMA and NCR, keeping in view the National Capital Plan, National Industrial Policy of Govt. of India. The land thus become available on account of shifting could be used for making up the deficiency in facilities as per the requirement of the zone/sub-zone. It is recommended that the owner will of an average surrender part of the total land to be used for meeting the deficiency and the remaining to be for his gross use as prescribed land use in the Master Plan/Zonal Plan or as per policy.

6.1.4 NOXIOUS AND HAZARDOUS INDUSTRIES:

Delhi Admn. has identified 10 such industrial units in Nov. 1992, 8 of these are located in Zone 'G' (Annex-CA-6). These units will also be regulated by the provisions made in the MPC-2001.

6.2

TRANSPORT NETWORK :

6.2.1

BACKGROUND NOTE:

The zone is well connected by roads and rail lines. The important roads of the zone are Rohtak Road/WH-10, Ring Road, Outer Ring Road, Najafgarh Road, Jail Road, Pankha Road etc. NH-8 is located passing through the South Eastern part of the zone. Express highway proposed to link Mathura Road with G.T. Road will also pass through the sub-zone G-13. The Railway lines are broad gauge to Rohtak and Ring Railway and the Metergauge to Reversi/Jaipur-line (is also being upgraded to broadgauge).

Major Road

1. Rohtak Road
2. NH-10/NH-8
3. Ring Road
4. Outer Ring Road
5. Jail Road
6. Najafgach Road
7. Pankha Road
8. Express High (3-13)

Railway Lines

- Rohtak Railway Lines
- Ring Railway
- Rewari/Jaipur

6.2.2 EXISTING/PROPOSED GRADE SEPARATORS AND EXISTING BRIDGES:

It is proposed in the MFD-2001, that major road intersections may be provided with grade separators to ease out the traffic. The emphasis

has also been given to grade separation for

pedestrian in zone for cyclist wherever required.

In this zone there are 6 Nos. grade separators

exists. These are

1. Patel Nagar
2. Mayapuri
3. Delhi Cantt.
4. Near Punjabi Bagh (Transport Centre)
5. Mangol Puri
6. Days Basti/Zakhira

and two existing bridges these are one at Khayala

g others one is near East Punjabi Bagh Club.

Looking into the overall future development of

National Capital Union Territory of Delhi, it is

proposed to have 4 Nos. more grade

separators to improve the traffic flow. These

separators to improve the traffic flow. These

separators to improve the traffic flow. These

are proposed in the following locations.

1. Punjabi Bagh Chowk
2. Peeria Garhi Garden
3. Lajwanit Garden
4. Raja Garden
5. Pankha Road

The existing/proposed grade separators and

bridges are shown on the plan.

However, out of these the construction of the grade separator in the junction of Indder Ring Road and Shivaji Marg near Raja Garden is under construction.

6.2.3 IMPORTANT ROAD INTERSECTIONS :

There are 7 nos. new road intersections in this zone. The details have to be worked out for the individual intersections as per the requirement of the area and adequate pedestrian, cycle tracks may be incorporated to these intersection which will meet the future demand and safety to the commuters.

6.2.4 L.R.T ROUTE :

In the MPD-2001, the provisions for LRT Route overall transport. The LRT Route is passing through two directions i.e.

(i) Raja Garden
East Punjabi Bagh
Tilak Nagar
Shivaji Marg

(ii) Lajwanti Garden
Hari Nagar to Janak Puri along 150' road
R/W and meeting with Shivaji Marg in
Tilak Nagar.

The LRT Route is shown in ZMP.

6.2.5 BUS DEPOT :

In the MPD-2001, it is envisaged to have two Bus depot for a population of 5 lakhs. Accordingly, the required number of Bus Depot are 5 for a population of 12 lakhs approx. At present, there are 5 nos. of Bus Depot already exists in this zone. Therefore, as such there is no deficiency in providing the Bus Depot.

6.2.6 BUS TERMINAL
It is envisaged in the MPD-2001, that one Bus Terminal be provided for 1 lakh population. Hence the required number of Bus Terminal is 13 for a

exists in this zone, namely

- 1 Keshopur
- 2 Uttam Nagar
- 3 ITI Hari Nagar
- 4 Tagore Garden
- 5 Raja Garden
- 6 Punjabi Bagh
- 7 Moti Nagar

One bus Terminal site is proposed in G-10 area in the proposed Community Centre. This makes a total of 8 Nos. Bus Terminal sites in this zone against 12 nos.

'BUS DEPOTS IN ZONE- 'G'

TABLE : GT-4

Description	Required as per MPD-2001	Position in zonal Plan			Net deficiency/surplus	REMARKS
		Existing	Proposed	Total		
2	3	4	5	6	7	8
Bus Depots	2	5	-	5	+3	

BUS TERMINALS IN ZONE 'G'

TABLE: GT-5

Description	Required as per MPD-2001	Position in zonal Plan			Net deficiency/surplus	REMARKS
		Existing	Proposed	Total		
2	3	4	5	6	7	8
Bus Terminals	13	7	1	8	-5	

6.2.7 CYCLE TRACK :

In the MPD-2001, two cycle tracks has been provided namely along the Najagarh Drain and cutting across the Sub-zone 2 & 3. However before implementation the detail feasibility of providing the cycle tracks will be worked out and accordingly it will be modified and implemented as per site condition.

exists in this zone, namely

- 1 Keshopur
- 2 Uttam Nagar
- 3 ITI Hari Nagar
- 4 Tagore Garden
- 5 Raja Garden
- 6 Punjabi Bagh
- 7 Moti Nagar

One bus Terminal site is proposed in G-10 area in the proposed Community Centre. This makes a total of 8 Nos. Bus Terminal sites in this zone against 12 nos.

'BUS DEPOTS IN ZONE- 'G'

TABLE : GT-4

Description	Required as per MPD-2001	Position in zonal Plan			Net deficiency/surplus	REMARKS
		Existing	Proposed	Total		
2	3	4	5	6	7	8
Bus Depots	2	5	-	5	+3	S

BUS TERMINALS IN ZONE 'G'

TABLE: GT-5

Description						
		4	5	6	7	8
2	3	4	5	6	7	8
Bus Terminals	13	7	1	8	-5	

6.2.7 CYCLE TRACK :

In the MPD-2001, two cycle tracks has been provided namely along the Najagarh Drain and cutting across the Sub-zone 2 & 3. However before implementation the detail feasibility of providing the cycle tracks will be worked out and accordingly it will be modified and implemented as per site condition.

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6.2.8 RAILWAY STATIONS/YARDS :

Presently there are two Railway Station/Yards exists in this zone. These are

1. Kirti Nagar
2. Delhi Cantt.

However there are 4 railway stations exactly on the periphery of this zone which also carry the needs of this zone. These are

1. Mangol Puri
2. Shakur Pur
3. Daya Basti
4. Patel Nagar

All these railway stations are shown ^{small} in the plan.

6.3 GREEN AREAS :

The total green area proposed at zonal level works out to about 595.10 Hec., out of which 519.70 Hec is under District Parks, Stadium and Children Parks and the remaining 75.4 Hec is zonal level mainly located in the residential areas.

6.3.1 District Parks and Sports Stadiums :

Besides retaining the master plan level green areas, a number of sports stadium and children park have been proposed in conformity with recommendations of MPD-2001. including the existing facilities in sub-zone G-10 one children park and other sports stadium have been proposed. In sub-zone G-17, one sport stadium has already been built by DDA and the other has been planned near Nangloi, only to cater the rural population. One sport complex has already been built by DDA in Hari Nagar and proposed to it developed and another one in the green area to the South of Mayapuri Indl. Area Ph-II.

A number of schemes which are either existing or have been proposed involving change of land use from 'Recreational Use, it is proposed to compensate equivalent area in the urban extensions in the extension of sub-zone G-17.

6.3.2 NEIGHBOURHOOD PARKS:
The larger green areas in the neighbourhood have been considered for inclusion in the NHP which works out to approx. 75.4 ha. and are evenly distributed in most of the residential colonies of the zone. These calculations for the green areas have not been done for sub-zones falling in the Cantt Area, Airport and Rural sub zone G-18.

TABLE GT-6

Sub Zones	District Park	AREA IN HAC. Children Park	NHP	Play Ground/ Stadium	Total	Remarks
					3.50	
-1	3.50		2.50		2.50	
-2			0.75		4.75	
-3	4.00		6.00		6.00	
-4			17.50	8.0	127.20	
-8	101.70		1.0		30.50	
-9	29.5		3.40	25.00	104.60	
-10	72.20	4.0	12.50		42.50	
-13	30.00				36.00	
-14	36.00		7.75		40.55	
-16	32.80		24.0	15.0	197.0	
-17	158.0				595.10	
			75.4	48.0		
	467.70	4.0				

-12-

6.4

6.4.1

WATER SUPPLY

Based on the norms of Master Plan - 2071 the total requirement of water supply for the entire zone excluding cantonment area and area outside urban limits will be around 98 MGD (Million Gallons per day) with the break-up as follows:-

1) Domestic (@ 225 litres per capita per day)	<u>MGD</u> 60.9
11) Industrial, commercial and community (= 4500 litres/hect./day) 1.5 x 47 hectares per capita per day.	12.8
111) Fire Protection	
@ 1% of total demand i.e. @ 4 litres per capita per day.	1.1
1V) Garden @ 67,000 litres/hect./day i.e. 35 litres/capita/day	9.5
V) For floating population and special uses like embassies, big hotels etc. @ 52 litres/capita/day	14.1
TOTAL	<u>98.3.</u>

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184.6 185.6 186.6 187.6 188.6 189.6 190.6 191.6 192.6 193.6 194.6 195.6 196.6 197.6 198.6 199.6 200.6 201.6 202.6 203.6 204.6 205.6 206.6 207.6 208.6 209.6 210.6 211.6 212.6 213.6 214.6 215.6 216.6 217.6 218.6 219.6 220.6 221.6 222.6 223.6 224.6 225.6 226.6 227.6 228.6 229.6 230.6 231.6 232.6 233.6 234.6 235.6 236.6 237.6 238.6 239.6 240.6 241.6 242.6 243.6 244.6 245.6 246.6 247.6 248.6 249.6 250.6 251.6 252.6 253.6 254.6 255.6 256.6 257.6 258.6 259.6 260.6 261.6 262.6 263.6 264.6 265.6 266.6 267.6 268.6 269.6 270.6 271.6 272.6 273.6 274.6 275.6 276.6 277.6 278.6 279.6 280.6 281.6 282.6 283.6 284.6 285.6 286.6 287.6 288.6 289.6 290.6 291.6 292.6 293.6 294.6 295.6 296.6 297.6 298.6 299.6 300.6 301.6 302.6 303.6 304.6 305.6 306.6 307.6 308.6 309.6 310.6 311.6 312.6 313.6 314.6 315.6 316.6 317.6 318.6 319.6 320.6 321.6 322.6 323.6 324.6 325.6 326.6 327.6 328.6 329.6 330.6 331.6 332.6 333.6 334.6 335.6 336.6 337.6 338.6 339.6 340.6 341.6 342.6 343.6 344.6 345.6 346.6 347.6 348.6 349.6 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682.6 683.6 684.6 685.6 686.6 687.6 688.6 689.6 690.6 691.6 692.6 693.6 694.6 695.6 696.6 697.6 698.6 699.6 700.6 701.6 702.6 703.6 704.6 705.6 706.6 707.6 708.6 709.6 710.6 711.6 712.6 713.6 714.6 715.6 716.6 717.6 718.6 719.6 720.6 721.6 722.6 723.6 724.6 725.6 726.6 727.6 728.6 729.6 730.6 731.6 732.6 733.6 734.6 735.6 736.6 737.6 738.6 739.6 740.6 741.6 742.6 743.6 744.6 745.6 746.6 747.6 748.6 749.6 750.6 751.6 752.6 753.6 754.6 755.6 756.6 757.6 758.6 759.6 760.6 761.6 762.6 763.6 764.6 765.6 766.6 767.6 768.6 769.6 770.6 771.6 772.6 773.6 774.6 775.6 776.6 777.6 778.6 779.6 780.6 781.6 782.6 783.6 784.6 785.6 786.6 787.6 788.6 789.6 790.6 791.6 792.6 793.6 794.6 795.6 796.6 797.6 798.6 799.6 800.6 801.6 802.6 803.6 804.6 805.6 806.6 807.6 808.6 809.6 810.6 811.6 812.6 813.6 814.6 815.6 816.6 817.6 818.6 819.6 820.6 821.6 822.6 823.6 824.6 825.6 826.6 827.6 828.6 829.6 830.6 831.6 832.6 833.6 834.6 835.6 836.6 837.6 838.6 839.6 840.6 841.6 842.6 843.6 844.6 845.6 846.6 847.6 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6.4.2 SEWERAGE:

Assuming that 90% of the total water requirement will go into the sewerage, the total sewerage for the entire zone would be around 79 MGD as per the details given in the Table No. GT-17. In the zone a large sewerage treatment plant Keshopur is already existing. The existing capacity of the plant is 32 MGD which is proposed to be augmented to 170 MGD by the year 2001.

Table GT-17

SEWERAGE & SOLID WASTE

COMMUNITY	SEWERAGE (MGD)	SOLID WASTE (TONNES)
1	4.5	42.00
2	8.3	78.80
3)	11.6	108.4
4)	6.9	64.4
5.	6.0	55.7
6	12.5	117.90
7 & 8	10.4	97.50
9	5.6	52.4
10.		121.00
11)	12.9	
12)		
13)		
TOTAL		737.4 TONNES
78.7 MGD		

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TABLE GT-8

Community No.	Required as per MPD-2001	Position in Zonal plan			Net deficiency (-)/ Surplus (+)
		Exist.	Prop.	Total	
1	1	1	1	2	+ 1
2	1	1	-	1	-
3 & 4	2	1	1	2	-
5	1	1	-	1	-
6	1	1	-	1	-
7	-	1	1	2	-
8	2	-	-	-	-2
9	2	-	-	-	-1
10	1	-	-	-	-1
11 & 12	2	-	1	1	-1
TOTAL		5	4	10	-3

7.2.2 SR. SECONDARY SCHOOLS:

At present there are 92 Sr. Secondary Schools functioning in the zone while many of the Senior Secondary School of Delhi U.M. are already running in the double shifts. New Sr. Secondary Schools site have been proposed in the zonal plan.

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GT. 10

Community No.	Required as per MPD-2001		Position in Zonal Plan						Net defi- ciency(-)/ Surplus(+)	Remark
			EXISTING		PROPOSED		TOTAL			
			Gen.	Inter	Gen.	Inter	Gen.	Inter		
	Gen.	Inter	Gen.	Inter.	Gen.	Inter	Gen.	Inter.	Gen.	Inter
	-	1	-	-	-	-	-	-	-	-1
1	-	1	-	-	-	-	1	-	-1	-2
2	2	2	1	-	-	-	1	-	+1	-4
3 & 4	-	4	1	-	-	-	-	-	-	-2
5	-	2	-	-	-	1	-	2	-	-
6	-	2	-	1	-	-	1	1	-1	-3
7 & 8	2	4	-	1	1	-	1	-	+1	-3
9	-	3	-	-	-	-	-	-	-	-2
10	-	2	-	-	1	4	1	4	-	-
11 & 12	1	4	-	-						
TOTAL	5	24	2	2	3	5	5	7	-	-17

7.4

COMMERCIAL :

In the zone 4 district centres and one sub-district centre at Hari Nagar are already existing as against the total requirement of only 2 to 3 district centres as per the norms of MPD-2001. 7 additional community centres and a few local shopping centres have been proposed in the zone as detailed out in Table GT-10 and GT-11. Two warehousing and depots at Kirti Nagar and Mayapuri are already existing in the zone in addition to one Transport centre functioning at Rohtak Road. One P & V market on DAMB covering an area of around 6 hect. is also functioning in the zone.

TABLE GT-12

DISTRICT CENTRES

Description	Required as per MPD-2001	Position in Zonal Plan			Net defi- ciency(-)/ Surplus(+)	Remar- ks
		Exist.	Prop.	Total		
Total	3	4+1	-	5	+2	

Contd.1.....

TABLE GT- 14

LOCAL SHOPPING

Community No.	Required as per MPD-2001	Position in Zonal Plan			Net deficiency(-)/surplus(+)	Remarks
		Exist.	Prop.	Total		
1	4	1	-	1	-3	
2	8	11	-	11	.3	
3 & 4	12	1	-	2	-11	
5	7	2	-	3	-5	
6	6	3	-	6	-3	
7 & 8	13	6	-	-	-7	
9	11	-	-	5	-11	
10	5	5	-	17	-	
11 & 12	13	17	-	-	+4	
				46	-33	
TOTAL	79	46	-	-	-	

TABLE GT- 13

COMMUNITY CENTRE

Community No.	Required as per MPD-2001	Position in Zonal Plan			Net deficiency(-)/surplus(+)	Remarks
		Exist.	Prop.	Total		
1	1	2	-	2	+1	
2	1	3	-	3	+2	
3 & 4	2	6	1	6	+4	
5	1	-	-	1	-1	
6	1	1	-	1	-	
7 & 8	2	3	2	3	+1	
9	2	1	2	3	+1	
10	1	1	2	-	+2	
11 & 12	2	1	-	3	+1	
			7	25	+12	
TOTAL	13	18	-	-	-	

7.5 PETROL PUMPS:

As against the requirement of 27 Petrol Pumps as per MPD-2001, 27 sites are already existing. In addition 15 sites has been proposed, which are mainly to be located in District/Community Centres.

7.6 L.P.G. GAS GODOWN:

As against 30 sites of L.P.G. Godowns as per MPD-2001, 47 sites are already existing. Accordingly no additional sites have been proposed.

TABLE GT-11

S.No.	Description	Required as per MPD-2001	Position in Zonal Plan		Total	Net Defici- ency (-)/ Surplus (+)
			Exist.	Prop.		
1	Petrol Pumps	27	24	17	41	+14
2.	L. P. G. Gas Godown	30	47	-	47	+17

7.7 OTHER COMMUNITY FACILITIES

A number of public and semi public facilities have been augmented in the zone mainly in fixm 14 facility centres and 5 service centres as per the details in Table CT-15. In addition as per the provisions of MPD-2001, the land becoming available on account of shifting of existing hazardous and noxious industrial units would be utilised for the making up the deficiency as per the needs of the community based on the norms specified in MPD-2001.

TABLE CT- 15

Facility proposed

S.No.	Facility/ Service Centre No.	Area in Hect.	Facility proposed
1	PC-34	11.65	General Hospital, Intermediate Hospital 'A', Intermediate Hospital 'B', Nursing Home, Police Station, Fire Station, Head Post Office.
2	PC 35	6.00	Intermediate Hospital 'A', Intermediate Hospital 'B', Police Station, Nursing Home (3 Nos.)
3	PC 36	4.00	Intermediate Hospital 'A', Nursing Home (4 Nos.)
4	PC 37	4.00	Intermediate Hospital 'A', Nursing Home (3 Nos.)
5	PC 38	5.00	Intermediate Hospital 'A', Intermediate Hospital 'B', Police Station, Forensic Science Laboratory, Head Post Office.
6	PC 39	2.40	Police Station, Forensic Science Laboratory, Head Post Office.
7	PC 40	9.00	College, ITI + Polytechnic, Fire Station.
8	PC 41	18.50	Socio-Cultural, College, Telephone Exchange, Deptt. of Telegraph, Police Station, General Hospital, Fire Station.
9	PC 42	15.50	College, ITI-Technical School, General Hospital, Intermediate Hospital 'B', Nursing Home (2 Nos.)
10	PC 43	13.20	Police Station, Fire Station, University Campus, Intermediate Hospital 'B' (2 Nos.), Telegraph Office, Head Post Office.
11	PC 44	6.00	College, Intermediate Hospital 'A', Nursing Home (2 Nos.)
12	PC 45	6.95	College, Police Station, Fire Station, Nursing Home (2 Nos.)

13.	FC 46	4.00
14.	FC 47	3.20

College
Police Station, Fire Station,
Nursing Home (3 Nos.)

TABLE - GT-16

SERVICE CENTRES

1	S 13	1.08
2	S-14	5.00
3	S-15	7.55
4	S-16	16.00
5	S-17	7.00

2 No. of LPG Godowns.
4 No.s of LPG Godowns.
4 No. of LPG Godowns.
4 No. of LPG Godowns
4 No. of LPG Godowns.

13. FC 46
14. FC 47

4.00
3.20

College
Police Station, Fire Station,
Nursing Home (3 Nos.)

SERVICE CENTRES

1 S 13
2 S-14
3 S-15
4 S-16
5 S-17

1.08
5.00
7.55
16.00
7.00

TABLE - GT-16
2 No. of LPG Godowns.
4 No.s of LPG Godowns.
4 No. of LPG Godowns.
4 No. of LPG Godowns
4 No. of LPG Godowns.

According to the provision in MPD-2001 Clause-10 of non-residential activities of residential premises could be permitted selectively, carefully taking into consideration its community needs, provision for Traffic, parking generated and also environmental impact.

The MCD has forwarded a table of 19 streets (Annexure GA-7 page no.) these have further been studied and it is observed that non residential activity could be permitted along the following 6 roads/streets as per the conditions specified in MPD-2001.

Table GT - 18

S.No.	Name of road/location
1.	Main Najafgarh Road from Laxman Sylvania, New Moti Nagar Chowk to Outer Ring Road Crossing i.e. Ganesh Nagar.
2.	Between Kirti Nagar Maya Puri Chowk to Kirti Nagar Patel Nagar Chowk
3.	Lajwanti Garden Chowk to Nangal Raya
4.	Subhash Nagar to Din Dayal Upadhaya Hospital
5.	Tilak Nagar Chowk to Nangal Raya Fly over i.e. Jail Rd.
6.	H Block Bali Nagar Najaf Garh Road to B Block Bali Nagar.

In case of the remaining streets covered in the list, one no. (Sl. No. 7 of the list) falls outside the zone, 7 roads are having less than 18 M R/W S.No. 1, 4, 14, 17, 18 and 19 of the list and therefore excluded and 5 streets have been found less than 25% of the existing commercial activity S.No. 3, 6, 8, 12 and 13 have also not been recommended.

9.0 LAND USE CHANGES AT MASTER PLAN LEVEL:

As per Zonal plan proposals the change of land use at Master Plan level has been categorised (i) which are already processed and notified & (ii) which are yet to be processed (refer Table GT-19)

(A) CASES INVOLVING CHANGE OF LAND USE ALREADY PROCESSED /NOTIFIED IN ZONE 'G' **TABLE GT-19**

S.No.	Sub Zone	AREA (Hac.)	CHANGE OF LAND USE		REMARKS
			From	To	
1.	14	6.0	Public & S-Public (FC-43)	Commercial (F&V Mkt.)	
2.	16	8.1	Recreation (Distt. Park)	P & SP facilities (DAP Bth.)	
3.	14	1.67	Residential	Commercial (L.S.)	
4.	8	0.03	Industrial (Manufacturing)	P & SP (Religious-Masjid)	

(B) CASES INVOLVING CHANGE OF LAND USE TO BE PROCESSED IN ZONE - 'G'

S.No.	Sub Zone	AREA Hac.	CHANGE OF LAND USE		REMARKS
			From	To	
1.	17	7.5	Recreational (Distt. Park)	Light Mfg. SC-17 PVC	Existing
2.	9	2.6	-do-	P & SP facilities Animal Care Centre	-do-
3.	9	1.5	-do-	Residential (Transit Camps)	-do-
4.	17	1.73	-do-	Residential (G.H.)	-do-
5.	3	0.4	-do-	P & SP facilities (Cremation Ground)	-do-
6.	17	0.84	-do-	-do-	-do-

The Green area covered in the change of Land uses reflected above is proposed to be compensate in the Urban Extn. area between Rohtak Road and Najafgarh Road.

Approved by T/C

SUB ZONE	AREA IN HAC.	MPD-62	CENSUS		Holding Capacity	Population 2001
			1981	1991		
1	246.00	27,500	34,844	43,824	40,000	40,000
2	372.00	51,000	54,377	68,231	74,000	70,075
3	183.00	33,750	57,881	58,361	60,000	60,000
4	169.00	28,000	16,840	15,000	33,200	29,928
8	866.00	1,52,389	1,40,349	1,69,282	1,90,100	1,80,62
9	320.00	50,000	66,106	1,15,545	1,17,715	1,07,39
10	535.00	66,000	53,426	61,000	1,02,780	92,910
13	681.00	90,750	1,24,216	1,62,615	1,14,540	1,96,475
14	507.00	92,525	1,42,009	1,77,666	1,67,515	1,62,414
16	514.00	64,851	13,136	93,643	1,06,000	87,42
17	1063.00	2,09,140	36,800	1,23,810	2,42,900	2,01,68
Centt. area 12 & 15	4934.00	-	90,662	94,393	1,00,000	1,00,000
18	1475.00	-	37,630	46,237	40,220	40,210
TOTAL	11,865.00	8,03,175	8,68,277	12,29,607	14,89,570	13,69,14

PLANNING DIVISION 'G'

WORK FORCE 2001

Estimated Work Force-2001

S.No.	Schemes	
	COMMERCIAL	18,080
1	District Centre (Shivaji Place)	12,000
2	District Centre (Janakpuri)	23,300
3	District Centre (Rehtak Road)	10,800
4	District Centre (Paschim Vihar)	4,060
5	Sub-District Centre (Hari Nagar)	940
6	Community Centre (Karampura)	2,000
7	Community Centre (Mansarovar Garden)	500
8	Community Centre (Kirti Nagar Indl. Area)	2,660
9	Community Centre (Moti Nagar)	3,130
10	Community Centre (Hari Nagar)	630
11	Community Centre (Rajouri Garden)	4,080
12	Community Centre (Ajay Enclave)	1,060
13	Community Centre 3 Nos. (Mayapuri Indl. Area)	2,500
14	Community Centre (Raghuvir Nagar)	750
15	Community Centre (Madipur)	
16	Community Centre (Punjabi Bagh)	4,810
17	Community Centre (Lajwanti Garden)	3,750
18	Community Centre (Pankha Road)	1,040
19	Community Centre ('B' Block Janakpuri)	5,690
20	Community Centre (Subhash Nagar)	7,500
21	Community Centre (Tilak Nagar)	90
22	Community Centre 3 Nos.	6,690
23	Community Centre 3 Nos.	7,680
24	Warehousing (Mayapuri)	
25	Warehousing (Kirti Nagar)	
26	Fruit & Vegetable Market (D.A.H.)	

Conte.....

INDUSTRIAL

1.	Extensive Industrial Area Najafgarh Road	45,000
2.	Light Industries Kirti Nagar	26,780
3.	Light Industries Rohtak Road	3,150
4.	Meyapuri Industrial Area	32,470
5.	Extensive Industrial Area Rohtak Road	38,100

TRANSPORTATION

1.	Transport Centre Rohtak Road	1,130
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TOTAL

2,70,370

ZONE - 'G'		EXISTING LAND USE (AREA IN HAC)										
Sub zone	Residen tial	Commer cial	Manufac turing	Recreat ional	Traffic & Transport	Utility	Govt. Det.	Undet.	Public & Semi Pub	Rural	Vacant	Total
G-1	44.56	1.50	150.00	3.50	33.48	4.0	-		3.61		5.00	245.65
G-2	222.21	3.60	73.75	2.50	41.14	-	-		12.76		15.50	372.48
G-3	131.51	2.00	-	4.75	24.59	2.0	-		18.35		-	183.20
G-4	115.54	0.80	12.50	6.00	20.93	4.0	-		9.23			169.00
G-5	377.97	19.58	108.22	127.60	96.72	-	6.81	69.0	54.80		5.00	865.70
G-6	204.83	26.30	-	22.00	29.40	4.80	-		17.52		15.25	320.10
G-10	269.24	5.20	-	104.60	131.83	4.80	-		15.44		3.89	535.00
G-13	433.20	29.80	-	42.50	70.71	-	-		99.00		6.00	681.21
G-14	395.71	5.91	-	34.00	34.40	4.40	-		15.77		20.21	507.00
G-16	325.38	11.80	-	48.65	30.68	48.60	-		38.89		10.00	514.00
G-17	629.41	34.80	30.00	190.70	82.52	10.10	-		39.52		45.95	1063.00
TOTAL		3149.56	141.29	374.47	586.80	593.00	82.70	75.81	325.89		126.80	5456.32
Centt. Area												
Sub-zone G-5, 6, 7, 11, 12, 15												
G-18		43.0			1065.00	32.0			18.0	317.00		1475.00
											(including village area)	4933.68
GRAND TOTAL											11865.00	

PROPOSED LAND USE (AREA IN H.A.C.)

Sub Zone	Residen	Comm	Manufac	Recreat	Traffic &	Utility	Govt.	Unde.	Public &	Rural	Vacant	TOTAL
Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area
G-1	44.26	1.50	150.00	3.50	33.48	4.0	8.61					245.68
G-2	222.21	3.60	89.25	2.50	41.14	-	13.76					372.5
G-3	131.51	2.00	-	4.75	24.59	2.0	18.35					183.20
G-4	115.54	0.80	12.50	6.00	20.93	4.0	9.23					169.00
G-8	377.97	24.58	108.22	127.20	96.72	0.40	54.80	69.0				865.70
G-9	211.58	26.30	-	30.50	29.40	4.80	17.52					320.10
G-10	269.24	5.20	-	104.60	132.96	4.80	18.20					535.00
G-13	483.20	29.80	-	42.50	70.71	-	105.00					681.21
G-14	400.51	13.67	-	36.00	31.00	4.40	21.42					507.00
G-16	325.38	11.60	-	40.55	30.68	58.60	46.99					514.00
G-17	633.66	58.80	30.00	197.00	85.02	10.10	48.42					1063.00
TOTAL	3169.36	178.05	389.97	595.10	596.63	93.10	362.30	75.81				5456.32
Can't area												4933.68
G-5, G-6, G-7, G-11, G-12, G-13												1475.00
G-18												18.0
												1065.00
												32.0
												18.0
												317.00
												1475.00
												11865.00

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List of roads converted from residential to commercial falling under the jurisdiction of West Zone, MCD.

S.No.	Area/Location	On	Residential to commercial in %
		50'	15%
		200'	75%
1.	A, B and C, D Kirti Nagar		
2.	Main Najafgarh Road from Laxman Sylvania, New Moti Nagar Chowk to Outer Ring Road Crossing i.e. Ganesh Nagar.	210%	60%
3.	Outer Ring Road Crossing i.e. from Ganesh Nagar to Keshopur Depot.	60'	20%
4.	Between Residential N, M Block Kirti Nagar and DLF Area Kirti Ngr.	100'	60%
5.	Between Kirti Nagar Mayapuri Chowk to Kirti Nagar Patel Nagar Chowk	210'	70%
6.	Mayapuri Chowk to ESI Hospital (Basaidarapur Ring Road)	200'	75%
7.	Pankha Road to Najafgarh Drain	200'	25%
8.	Uttam Nagar Chowk	200'	70%
9.	Pankha Road Uttam Nagar Chowk to Nangal Raya.	100'	40%
10.	Lajwanti Garden Chowk to Mayapuri Chowk	80'	75%
11.	Subhash Nagar to Din Dayal Upadhyaya Hospital	100'	40%
12.	Tilak Nagar Chowk to Nangal Raya Fly over i.e. Jail Road.	80'	10%
13.	Hari Nagar Chowk Tower to C-1 Janakpuri Chowk	60'	15%
14.	E Block Mansarovar Garden to 'F' Block Mansarovar Garden	60'	20%
15.	'G' Block Kirti Nagar to 'B' Block Kirti Nagar	100'	25%
16.	H Block Bali Nagar Najafgarh Road to 'A' to 'B' Block Bali Nagar	50'	30%
17.	C Block Rajouri Garden to 'A' to 'B' Block Rajouri Garden	60'	40%
18.	J-8, J-9 Block Rajouri Garden	80'	20%
19.	J-2 Block Rajouri Garden to J-12 Block Rajouri Garden	80'	
	Subhash Nagar Drain to Jiwan Block Gangar Ram Vatika.		

-35-
INDUSTRIAL UNITS IN PLANNING DIVISION 'G'

S.NO.	NAME/ADDRESS OF THE UNITS	ITEM NO. OF MFG.	POLLUTION	
			ADM	NATL
		Insulation	Yes	
		Vernish		
1.	M/s Reliance Paint Pvt. Ltd. RZ 7&8 Prem Nagar Uttam Nagar N Delhi	Electro- plating	Yes	Yes
2.	Mohan Electroplating Works C-202 Maya Puri II N Delhi	P.Wax	Yes	-
3.	M/s D.K. traders c-198 Maya Puri-II, N.Delhi	Wool Dyeing	Yes	Yes
4.	M/s Gulshan Wool Store A-39 Maya Puri-II, N.Delhi	Rubber Chappals	Yes	Yes
5.	M/s Rama Enterprises C-8 Maya Puri-II, N.Delhi	Sodium Chloride	Yes	Yes
6.	M/s Punjab Chemical Mfg. Company A-8 Maya Puri-II, N.Delhi	C.I. Casting	Yes	Yes
7.	M/s Saluja Foundry A-5/2 Maya Puri-II, N.Delhi	Brass casting	Yes	Yes
8.	Plasto Craft Indl. Corpn. A-58 Maya Puri-II, New Delhi	Tyre Retreading	Yes	Yes
9.	Delhi Tyre Belos Co.(Regd.) C-58 Maya Puri-II, N.Delhi	Electro- plating	Yes	Yes
10.	Bright Electroplaters C-88 Mayapuri-II, N.Delhi	Aluminium SCI Casting	Yes	Yes
11.	Sanjashtra Mfg. Corpn. C-79 Maya Puri-II, N.Delhi	Electro- plating	Yes	Yes
12.	Krishan Electroplating Works C-81, Mayapuri-II, N.Delhi	Electro- plating	Yes	Yes
13.	Arocltic conduit Pipe Industry C-168, Mayapuri-II, N.Delhi	Electro- plating	Yes	Yes
14.	Khanna Electroplating C-166 Maya Puri-II, N.Delhi	Hosiery Weaving & Dyeing	No	Yes
15.	Aggarwal Jain Hosiery C-161 Mayapuri-II, N.Delhi	Electro- plating	Yes	No
16.	Anand Sons Trade Linkers C-157 Mayapuri-II, N.Delhi	Brass Casting	Yes	No
17.	Orient Sanitary Works C-156/1 Mayapuri-II, N.Delhi	Polishing Rubber Hose Pipe	Yes	No
18.	Modern Rubber & Plastic Works C-14 Mayapuri-II, N.Delhi	C.I. Casting	Yes	Yes
19.	Sudershan Foundry C-155, Mayapuri-II N.Delhi	Rubber Foam	Yes	No
20.	Century Foam C-192 Mayapuri-II, N.Delhi	Auto Parts	Yes	No
21.	Expo Industries C-200 Mayapuri-II, N.Delhi	Rubber Tubes & Tyres	Yes	No
22.	Calcutta Rubber factory A-21 Mayapuri-II, N.Delhi	Tyre retreating	Yes	No
23.	Shiv Tyres A-21 Mayapuri-II, N.Delhi	tyre Retreating	Yes	No
24.	Vishal Tyres A-15 Mayapuri-II, N.Delhi	Rubber Shoos	Yes	No
25.	Histyle Footwear A-11 Mayapuri-II, N.Delhi			

2.	3.	4.	5.
26. M.N. Enterprises A-99 Mayapuri-II N.Delhi	Electro plating	No	Yes
27. Modern Tyre Retreating A-99, Mayapuri-II, N.Delhi	Tyre Retreating	Yes	No
28. Sardar Carbonic Gas Co. Ltd. C-225 Mayapuri-II N.Delhi	Pure CO ₂	Yes	Yes
29. Amritsar Dyeing House C-178 Mayapuri N.Delhi	Wool Dyeing	Yes	Yes
30. National Acad Supply Comp. C-113 Mayapuri-II N.Delhi	Diluted Sulphuric Acid	Yes	No.
31. Jindal Stamping 1598 Nangal Raya	Electro Stamping	No	No
32. Punjab Steel Works D-38/39 Mayapuri-I N.Delhi	Iron & Steel Forging	Yes	No
33. Rawls Steel Rolling & Forging B-8 Mayapuri-I	Re-rolling of Iron & Steel	Yes	No
34. J.K. Forging, 83 Mayapuri-I	Steel Forging	Yes	No
35. Well Make Engg. Co., C-104 Pyapuri-I	Indi. Furnace	Yes	No
36. Pal Bros, WE-83 Mayapuri-I	Stainless Steel cutlery	Yes	No
37. Lehari Kundan & co. WH-25 Mayapuri-I	Printing INK	Yes	No
38. Manjeet Plastics, B-51 Mayapuri-I	Hawai Chappel Utensils	Yes	No
39. Philco Steel Pvt. Ltd. E-122 Mayapuri-I N.Delhi	Rolling Shutter	Yes	No
41. Populat Rolling & Steel Ind.	Bright Bars	Yes	No
42. Pindi Engg. Ling & Steel Ind.	Aluminium Utensils	Yes	No
43. Philco Metal Indus. Pvt. Ltd. B-137 Mayapuri-I N.Delhi	PVC Chappel	Yes	No
44. Bharat Udyog, B-140 Mayapuri-I	Plastic containers	Yes	No
45. Adarsh Packers, B-19 Mayapuri-I	Washing Soap	Yes	No
46. Ruby Soap Industries WH-80 Mayapuri-I N.Delhi	Paints & Varnish	Yes	No
47. Metro Paints Industries B-91-92 Mayapuri-I N.Delhi	Washing Soap	Yes	No
48. Eagle Paints Corpn. A-2/4 Mayapuri-I	Hawai Chappel Plastic Chappels	Yes	No
49. Hans Raj Singh & Sons A-3/2 Mayapuri II N.Delhi			
50. Aristo Rubber, A-35/1 Mayapuri-I			
51. Dayal Printing Press A-35/2 Mayapuri-I N.Delhi			

SNo. Name/Address of the unit

52. Delhi Paints Corpn. A-21 Mayapuri-I
53. Pawan Bros., A-20/3 Mayapuri-I
54. Embassy Chemical Works
A-20/1 Mayapuri -I
55. Ram Parkash & B. Co.
A-27/4 Mayapuri-I N. Delhi
56. Swahntar Bharat Steel Industry
A-47 Mayapuri-I N. Delhi
57. Deepak Steels, A-47 Mayapuri-I
58. Parmanand Ch. Parkash
A-49/4 Mayapuri-I N. Delhi
59. Shiva Industries, B-28 Mayapuri-I
60. Calcutta Paints & Chemical Works
B-53 Mayapuri-I N. Delhi
61. Singh Electroplating Works
102B A/1 Kirti Nagar Indl. Area
62. Parkash Paint Mart
WZ-8/5-A Kirti Nagar Indl. Area
63. Harsha Trading Company
WZ-8/5-A Kirti Nagar Indl. Area
64. Deepak Chemicals
WZ-8 Kirti Nagar Indl. Area
65. Paramount Cable Company
1 DLF Indl. Area
66. Janta Feet Wear
5/370 Indl. Area Kirti Nagar
67. Plasto Industries
4/4A Indl. Area Kirti Nagar
68. Malhetra Tyre Service Company
3/21 Indl. Area Kirti Nagar
69. Bharat Metal Industries
3/20 Indl. Area Kirti Nagar
70. Short Benfitting Company
4/8 Indl area Kirti Nagar
71. Vertex Engg., 5/1 Indl. Area Kirti Nagar
72. Surmela Tools Pvt. Ltd.
WZ-8/7 Indl Area Kirti Nagar
73. Alite Metal Industries
WZ-8/2 Indl Area Kirti Nagar
74. Art Colour Ltd., WZ-8/3 Kirti Nagar
75. Sikha Electroplating
5/31 Indl Area Kirti Nagar
76. Manjeet Rubber Industries
3/29 Indl Area Kirti Nagar
77. Kumar Rolling Flour Mill
6/6a7 Indl Area Kirti Nagar

Item of Manufacture	Pollution	
	Air	Water
Paints & Varnish	Yes	No
Aluminium Kitchenware	Yes	No
Varnish & Refilling of Coal Tar	Yes	No
Bright Bars	Yes	No
Bright Bars	Yes	No
Press Machine for Utensils	Yes	No
Hard Whetting	No	Yes
Woolens	Yes	No
Electrical stampings	Yes	No
Paints & Colours	Yes	Yes
Electroplating Job Work	Yes	No
Varnish & Paints	Yes	No
Varnish	Yes	No
Storage of Acids	Yes	No
Cable Indus	Yes	No
Rubber Sheets	Yes	No
Rubber Sheet & PVC Footwear	Yes	No
Tyre Retreat- ing	Yes	No
Casting of Metal	Yes	No
Painting	Yes	No
Short & Fast- ing Foundry Job-work	Yes	No
Heat Treat- ment	No	Yes
Rolling	Yes	No
Colour of Drawing Material	Yes	No
Zinc Electro- plating	Yes	No
Rubber Sheets	Yes	No
Sheet Products	Yes	No

SNo. Name/Address of the unit

52. Delhi Paints Corpn. A-21 Mayapuri-I
53. Pawan Bros., A-20/3 Mayapuri-I
54. Embassy Chemical Works
A-20/1 Mayapuri -I
55. Ram Parkash & B. Co.
A-27/4 Mayapuri-I N. Delhi
56. Swahntar Bharat Steel Industry
A-47 Mayapuri-I N. Delhi
57. Deepak Steels, A-47 Mayapuri-I
58. Parmanand Ch. Parkash
A-49/4 Mayapuri-I N. Delhi
59. Shiva Industries, B-28 Mayapuri-I
60. Calcutta Paints & Chemical Works
B-53 Mayapuri-I N. Delhi
61. Singh Electroplating Works
1028 A/1 Kirti Nagar Indl. Area
62. Parkash Paint Mkt
WZ-8/5-A Kirti Nagar Indl. Area
63. Harsha Trading Company
WZ-8/5-A Kirti Nagar Indl. Area
64. Deepak Chemicals
WZ-8 Kirti Nagar Indl. Area
65. Paramount Cable Company
1 DLF Indl. Area
66. Janta Foot Wear
5/370 Indl. Area Kirti Nagar
67. Plasto Industries
4/4A Indl. Area Kirti Nagar
68. Malhetra Tyre Service Company
3/21 Indl. Area Kirti Nagar
69. Bharat Metal Industries
3/20 Indl. Area Kirti Nagar
70. Short Benfiting Company
4/8 Indl area Kirti Nagar
71. Vertox Engg., 5/1 Indl. Area Kirti Nagar
72. Surmela Tools Pvt. Ltd.
WZ-8/7 Indl Area Kirti Nagar
73. Alite Metal Industries
WZ-8/2 Indl Area Kirti Nagar
74. Art Colour Ltd., WZ-8/3 Kirti Nagar
75. Sikha Electroplating
5/31 Indl Area Kirti Nagar
76. Manjeet Rubber Industries
5/29 Indl Area Kirti Nagar
77. Kumar Rolling Flour Mill
6/667 Indl Area Kirti Nagar

Item of Manufacture	Pollution	
	Air	Water
Paints & Varnish	Yes	No
Aluminium Kitchenware	Yes	No
Varnish & Refilling of Coal Tar	Yes	No
Bright Bars	Yes	No
Bright Bars	Yes	No
Press Machine for Utensils	Yes	No
Hard Whetting	No	Yes
Woolens	Yes	No
Electrical stampings	Yes	No
Paints & Colours	Yes	No
Electroplating Job Work	Yes	No
Varnish & Paints	Yes	No
Varnish	Yes	No
Storage of Acids	Yes	No
Cable Indus.	Yes	No
Rubber Sheets	Yes	No
Rubber Sheet & PVC Footwear	Yes	No
Tyre Retest- ing	Yes	No
Casting of Metal	Yes	No
Painting	Yes	No
Short B. Part- ing Foundry Job-work	Yes	No
Heat Treat- ment	No	Yes
Rolling	Yes	No
Colour of Drawing Materials	Yes	No
Zinc Electro- plating	Yes	No
Rubber Sheets	Yes	No
Sheet Products	Yes	No

S.No.	Name/Address of the unit	Item of Manufacture	Pollution	
			Air	Water
1.	2.	3.	4.	5.
78.	Qirdeep Foundry Works 4/15 Indl Area Kirti Nagar N.Delhi	Foundry	Yes	No
79.	Bharat Rubber Industries 4/19 Indl Area Kirti Nagar N.Delhi	Rubber Shoes	Yes	No
80.	XXXXXX Rubber Industries Rukmani 4/20 Indl Area Kirti Nagar N.Delhi	Foundry Job Work	Yes	No
81.	Hemkunt Foundry 5/1 Indl Area Kirti Nagar N.Delhi	Foundry Job Work	Yes	No
82.	Guru Harkishan Foundry 5/1 Indl Area Kirti Nagar N.Delhi	Rubber Rollers	Yes	No
83.	Jyoti Rubber Works 9/49 Indl Area Kirti Nagar N.Delhi	Wool Dyeing	Yes	No
84.	Parvindra Enterprises 10/57 Indl. Area Kirti Nagar N.Delhi	Carpet Yarn	Yes	No
85.	Delhi Dyeing & Mfg. Mills 10/57 Indl Area Kirti Nagar N.Delhi	Carpet Making	Yes	No
86.	Wings Woollen & Weaving Mills 9/56 Indl Area Kirti Nagar N.Delhi	Acrylic Yarn	Yes	No
87.	Modern Metal Works 9/55 Indl Area Kirti Nagar N.Delhi	Tyre Retreading	Yes	Yes
88.	Jaginders Dyeing Works 8/42 Indl Area Kirti Nagar N.Delhi	Job Weaving	Yes	No
89.	Parkash Colour Chemical 5/3 Indl Area Kirti Nagar N.Delhi	Acrylic Yarn	Yes	No
90.	Therme Foam Industries 7/48 Indl Area Kirti Nagar N.Delhi	Cement Paint	Yes	Yes
91.	Band Box Pvt. Ltd. 8/38 Kirti Nagar I.A.	Dry Distemper	Yes	Yes
92.	Dhingra Industries 8/42 Kirti Nagar I.A.	Foam Making	Yes	Yes
93.	Poly Plast P Ltd. 6/3 Kirti Nagar I.A.	Dry Cleaning	Yes	No
94.	Metal Treatment 9/46 Indl Area Kirti Nagar N.Delhi	Dyeing of Acrylic Yarn	Yes	No
95.	Rajeev Grinding Mills 9/44 Indl Area Kirti Nagar N.Delhi	PVC Containers	Yes	No
96.	Corpres Cereals P Ltd 8/35 Indl Area Kirti Nagar N.Delhi	Heat Treatment & Mech Engg Workshop	Yes	No
97.	High Purity Chem & Pharmaceutical 8/34 Indl Area Kirti Nagar N.Delhi	Grinding of Spices	No	Yes
98.	Chawla Associates 8/30 Kirti Nagar I.A.	Blour Mill	Yes	Yes
99.	R.N. Associates, 7/15 Kirti Nagar I.A.	Laboratory Chemicals	Yes	No
100.	Metal Blasting Works 6/3 Indl Area Kirti Nagar N.Delhi	Chemicals & Fines	Yes	No
101.	K.P. Agre P Ltd. 13 DLF Indl Area Kirti Nagar	Wool Dyeing	Yes	No
102.	Golden Iron & Steel Works 7/19 Kirti Nagar Indl Area	Heat Processing	Yes	No
103.	Rubber Processing Company 10/600 Indl Area Kirti Nagar N.Delhi	Sound and Shot Works	Yes	No
		Refining Vessels	Yes	No
		Oil & Fatty Acid	Yes	No
		Forging	Yes	No
		Rubber Hose	Yes	No

1.	2.	3.	4.	5.
104.	Paramount Rubber Works 6/3 Indl Area Kirti Nagar	Rubber Chappals Sheets	Yes	No
105	Vanpalesham Steel P Ltd 63, Najafgarh Road	Grease	Yes	No
106	ESS Kass Metal Electricals 69/0-A Najafgarh Road	Non-ferrous Alloys	Yes	No
107.	Em Pae Metal India 69/0-A Najafgarh Road	-do-	Yes	No
108.	Aggarwal Oil Mills 20 Najafgarh Road	Edible Oil	-	Yes
109.	Sawantantra Bharat Mills Najafgarh Road	Cloth Dyeing	No	Yes
110.	DCM Silk Mills, Najafgarh Road	-do-	Yes	No
111.	Sunchem P Ltd. F-2 DSIDC Complex Rehtak Road Delhi	Cutting Oil Nail Bleaching Pat, Jelly	Yes	No
112.	Gupta Perfumes P Ltd. 1-7-8-9 DSIDC CPLX Rehtak Road	Aeromatic Chemicals	Yes	No
113.	Sharia Chemical Works 1-5 DSIDC INDL CPLX Rehtak Road	Dispersing Wetting sut Agents	Yes	No
114.	Vijay Bakalite Industries F-32 DSIDC INDL CPLX Rehtak Road	Chemical Indus PP Moulding Powder	Yes	No
115.	Indl Poly Products A-12 DSIDC INDL CPLX Rehtak Road	Polythene Bags	Yes	No
116.	Subhash Chemicals B-10 DSIDC INDL CPLX Rehtak Road	Cement Paints	Yes	No
117.	Meenakshi Aerosoles Cosmetics	Aerosol Products Chemical Industry	Yes	No
118.	Super Lube India A-13 DSIDC INDL CPLX Rehtak Road	Oil Refinery	Yes	No
119.	Puri Surgical Caltars A-1 DSIDC INDL CPLX Rehtak Road	Surgical Caltar	Yes	No
120.	India Rubber Industries B-21 DSIDC INDL CPLX Rehtak Road	Rubber Pipes	Yes	No
121.	Associated Chemical B-9 DSIDC INDL CPLX Rehtak Road	Plasticizers (Chemicals)	Yes	No
122.	Nehru Polythene & Packaging Industries F-36 DSIDC INDL CPLX Rehtak Road	Printing Polythene Bags Plain Bags	Yes	No
123.	Nightingale Industries C-11 DSIDC INDL CPLX Rehtak Road	Cycle Ralls	Yes	No
124.	Bharat Pesticides Mfg. Company F-17 DSIDC INDL CPLX Rehtak Road	Pesticides	Yes	No
125.	Elasto Rubber Products E-11 DSIDC INDL COMPLEX Rehtak Road	Auto Rubber Parts	Yes	No
126.	Dimple Indl. Corpn. P. Ltd. C-30-31 DSIDC INDL CPLX Rehtak Road	Leather Foot wear	Yes	No
127.	Shuland F-19 DSIDC CPLX Rehtak Road	-do-	Yes	No
128.	Arun Enterprises F-11 DSIDC INDL CPLX Rehtak Road	Chemical Pharmaceuticals		

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2.		3.	
129.	Chawla Enterprises F-11 DSIDC Indl Complex Rohtak Road	Plastic	Yes No
130.	Poly Plast F-16 DSIDC Indl Complex Rohtak Road	Plastic	Yes No
131.	Gold Chem Plastics F-18 DSIDC INDL CPLX Rohtak Road	Hakelito Powder Chemical	Yes No
132.	United Engineers, D-11 DSIDC Complex Rohtak Road	Stainless Steel	Yes No
133.	Shalu Enterprises, D-9 DSIDC CPLX Rohtak Road	Printing Inks	Yes No
134.	Bhara Biscuit Factory, B-11 DSIDC CPLX Rohtak Road	Biscuits & Cakes	Yes No
135.	Spintex Industries, C-1, DSIDC CPLX Rohtak Road	Textile	Yes No
136.	Shiv Trading Co, 2-Amar Park Rohtak Road	Grocery wood preservations	Yes No
137.	Behari Chemicals, 3-Amar Park Rohtak Road	-do- & paints	Yes No
138.	Hindustan insecticides, Rohtak Road	DDI & its Formulations	Yes No
139.	Shri Ram Food & Fertilisers Inds. Njf. Road New Delhi	-do-	Yes No
140.	Global Rubber, 69 NJF Road N. Delhi	Rubber Chappals	Yes No
141.	Best Rubber Inds. 70 NJF Rd. N. Delhi	Chemical Rubber Chappals	Yes No
142.	Prem Rubber Inds., 70 NJF Rd. N. Delhi	-do-	Yes No
143.	Krishna Rubber Inds. 70 NJF Rd. N. Delhi	-do-	Yes No
144.	Ashwani Rubber, 69 Njf Rd. N. Delhi	Foam & Rubber Adhesives	Yes No
145.	Ashoka Rubber Inds. 59, Njf. Road	Rubber Sheet	Yes No
146.	Ram Saran Hind Rubber Inds. 69 Njf Road	Rubber Parts	Yes No
147.	Popular Inds. 69 Njf Road	Paint & Dyes	Yes No
148.	S.S. Cycles, 69 Njf Road	-do-	Yes No
149.	Brite Paints & Chemical 62 Njf Road	Cement Dry Distemper	Yes No
150.	Brite Dyes & Chemicals, 62 Njf Road	Chemical Mfg.	Yes No
151.	Acrelac Paints, 70 Njf Road	-do-	Yes No
152.	Commercial Union Research Laboratory 13 Njf Road	Silicate Mfg	Yes No
153.	Anglo Dutch Paint & Colour	Seal & Dates	Yes No
154.	Standard Enamel Works, 36 Njf Road		
155.	Kamla Silicate Works, 52 Njf Road		
156.	Gura Mal Hari Ram, 39 Njf Road		

1-	2.	3.	4.	5.
157.	Oriental Thermocol Inds. 18 Njf Road	Thermocol	Yes	No
158.	R.K. Chemicals, 52 Njf Road	Mfg. of Sulphides	Yes	No
159.	N.C.A. Inds, 18 Njf Road	Mineral Inds.	Yes	No
160.	Hindustan Knitting & Finishing Mills 16-A Njf Road	Hosiery	Yes	No
161.	Florida Woollen Mills, 27 Njf Road	Dyeing Cash- melen	Yes	No
162.	Indian Tyre Retreading Co, 21/1 Njf Rd.	Tyre Retrea- ding	Yes	No
163.	National Tie Works Inds, 14 -A Njf Rd.	Cement Paints etc.	Yes	No
164.	Eagle Inds. 117, Tulsi Ram Bhawani Njf Road	Dyeing	Yes	No
165.	Super Acquacem India, 10-A Njf Road	Cement Paints etc.	Yes	No
166.	Capital Coperative Inds, 13 Shivaji Marg Njf Road	Pottary Chapp- als	Yes	No
167.	Wheels India, 15 Njf. Road	Rubber Goods	Yes	No
168.	Mohar Print, Cm Vihar Uttam Nagar	Dyeing & Printing	No	Yes
169.	Farney Foam Industry, Vill Hasthal Uttam Nagar	Rubber Foam	Yes	Yes
170.	Ravinder Mineral Industry, Vill Hasthal, Uttam Nagar	Marble Chips	Yes	No
171.	Madhwa Mineral Industries, 31, Vill Hasthal Uttam Nagar	- do -	Yes	No
172.	Jata Foam, Vill Hasthal Uttam Nagar	Rubber Foam	Yes	Yes
173.	Vishal Bharat Industries 265, Vill Hasthal	- do -	Yes	Yes
174.	Thomson Rubber Industries, Vill Hasthal	- do -	Yes	Yes
175.	M.G.M. Foundary, Vill Hasthal	CI Casting	Yes	No
176.	J.I.C. CO., Vill Hasthal N.Delhi	Rubber Tubes	Yes	Yes
177.	K.K. Foam, Vill Hasthal Uttam Nagar	Rubber Foam	Yes	Yes
178.	S.K. Rubber Industry, 48/16/4 Vill Hasthal Uttam Nagar	- do -	Yes	Yes
179.	J.K. Jagmohan Rubber Factory Vill Hasthal	Rubber Tubes	Yes	Yes
180.	Premier Foam Industry, 48/25/2&3, Vill Hasthal	Rubber Foam	Yes	Yes
181.	Regal Rubber Industries, 425-A Vill Hasthal	- do -	Yes	Yes
182.	Natraj Industry, Vill Hasthal	- do -	Yes	Yes
183.	Kakkar Industries, Vill Hasthal	- do -	Yes	Yes
184.	Luxmi Textile, R2-3&4 Goverdhan Park, Uttam Nagar	Dyeing & Weaving	No.	Yes
185.	L.R. Indus, Vill Hasthal Uttam Ngr.	Rubber Tubes	Yes	Yes
186.	R.S. Foam, Vill Nawada, Uttam Nagar	- do -	Yes	Yes

1.	2.	3.	4.	5.
186.	Jyoti Foam Indus, Vill Nawada Uttam	NgrRubber Tubes	Yes	Yes
187.	United Foundary & Engg. Works, Vill Nawada Uttam Nagar	Manufacture Yes ing MS Casting	No	
188.	Sri Guru Teg Bahadur, Vill Nawada	Electroplating	Yes	Yes
189.	Ahuja Rubber Indus., Vill Nawada	Rubber Powder	Yes	No
190.	Key Key Enterprises, Vill Nawada	Brass Casting & Polishing	Yes	No
191.	Delhi Petrochemical Indus, Vill Nawada	Paraffin Wax	Yes	No
192.	Pearl Inds, 665, Vill Nawada	Electrical Stamping	No,	No
193.	Haj Kamal Paints & Chemical Works, WZ-J-52-A, Subhash Nagar, N. Delhi	Paints & Dry Colour	Yes	No
194.	R.P. Agre (P) Ltd. 13 DLF Indl Area Moti Nagar	Refined Veg. Oil & Fatty Acid etc.	Yes	No
195.	Hero Plastic India, 17, DLF Indl. Area Moti Nagar	Rubber Chappals	Yes	No
196.	Nandi Plastics, 13 DLF Indl. Area Moti Nagar	Rubber Sheets & Chappals	Yes	No
197.	Bindu Rubber Ind(s) (P) Ltd. 12, DLF Indl. Area Moti Nagar	Rubber Auto Tyres	Yes	No
198.	Asian Industries, 12 DLF Indl. Area Moti Nagar	Nickle Salt, Fine Chem.	Yes	No
199.	Modern Steel & Auto Indus, 8 DLF Indl. Area Moti Nagar	Fly Wheel	Yes	No
200.	Sylvania & Laxman Ltd. Najafgarh Rd.	Bulbs & Tubes	Yes	No
201.	Hindustan Vegetable Oil Corpna Najafgarh Road, Delhi	Breakfast Products	Yes	No
202.	Indian Oxygen Ltd. Shivaji Marg.66 N. Delhi	Indl & Medical	Yes	No
203.	Mitte Engg. Industries, Moti Nagar	Steering Wheels	Yes	No
204.	Continental Machine India Ltd. C-120 N.I.A. Phase.I N. Delhi	Mfg. of Semi	No	Yes
205.	Mann Electroplators, 70 NIA PH-I	Job work of electroplating	No	Yes
206.	Vikas Electroplator, A-55 N.I.A. Ph-I	- do -	No	Yes
207.	Sunrise Electroplator, A-55 NIA PH-I	- do -	No	Yes
208.	Paul Engg. Works, B-246 NIA Ph-I	Casting of machines & machinery parts	Yes	No
209.	Dhawan Metal Works, A-61 N.I.A.Ph-I	Iron Parts Dyeing of All kinds of woollen & Synthetic yarn	Yes	No
210.	Flora Dying House, A-33 N.I.A.Ph-I	- do -	Yes	No
211.	G.K.Prints, Cb-75/14 Ring Rd Naraina	Textile Printing	Yes	No
212.	A.R.Dyeing, C-24, Ring Rd. Naraina	Dyeing of Fabrics	Yes	Yes
213.	Aartex Dyer, WZ-572 Naraina Vill	-do-	Yes	Yes
214.	Vishal Dyers, WZ-572 Naraina Vill	-do-	Yes	Yes

1.	2.	3.	4.	5.
215.	Sunrise Dyeing, WZ-572B Naraina Vill	Dyeing of Fabrics	Yes	Yes
216.	Kapoor Hosiery A-69 NIA Ph-I	Mfg. of Hosiery goods	Yes	Yes
217.	Lovely export, Dyers, WZ-119 Naraina Village	Dyeing of Fabrics	Yes	Yes
218.	H.S.Dyeing, WZ-428 Naraina Village	-do-	Yes	Yes
219.	Sartaj Textile Processor, B-221 NIA Ph-I	Bleaching & Dyeing of Fabrics	Yes	Yes
220.	Ramesh Dyeing, WZ-424 Naraina Vill	Dyeing of Fabrics with colour	Yes	Yes
221.	Namdev Dyeing, CB-24A Ring Rd. Naraina	Dyeing of Fabrics	Yes	Yes
222.	Super Prince Dyer, CB-114 Ring Road Naraina	-do-	Yes	Yes
223.	Beauty Processor, WZ-909/1 Ring Road Naraina	-do-	Yes	Yes
224.	Hemkunt Enterprises, CB-44 Indra Mkt. Naraina	-do-	Yes	Yes
225.	Super Dyers, CB-94, Ring RD Naraina	Chemical Item	No	Yes
226.	Seema Finishing House, WZ-570 G Naraina Vill, N. Delhi	Finishing of ready-made garments	No	Yes
227.	A.B. White Finishing, WZ-572-H Naraina Village	-do-	No	Yes
228.	Manohar Lal, B-256 NIA Ph-I	Bulking of Electric Iron & Electrolysis	Yes	Yes
229.	Super Dyers, CB-17 Ring Rd. Naraina	Dyeing of Fabrics	Yes	Yes
230.	Universal Electrical Inds, B-214 NIA Phase-I	Mfg. of on-site electrical appliances	Yes	Yes
231.	Circuits, WZ-572-J. Naraina	Printed circuit Board	No	Yes
232.	Loyal Fur Inds, B-250 N.I.A. Ph-I	Electrolysis	Yes	Yes
233.	Rahul Metals, CB-59 Ring Rd. Naraina	Mfg. of motor parts.	Yes	Yes
234.	Bindra Metal Works, WZ-908/B Ring Rd Naraina	Chemical Inds Ext.	Yes	No
235.	Raja Chemical, CB-44/2 Ring Rd. Naraina	Extraction of Zinc foam, Chemical Inds.	Yes	No
236.	MM Paints Inds, CB-44/45 Ring Road Naraina	Wash Polish & floor cleaning chemicals	Yes	No
237.	Chandra Enterprises, Kh.No.1067 DCB-7 Indra Mkt Ring Road	Prints Mfg.	Yes	No
238.	Amit Electricals, WZ-555 Naraina Vill	Job work of varnishing	Yes	No
239.	Bharat Steel Product, CB-44/37 Ring Road Naraina	Copper wire Enambling	Yes	No
		Job work of varnishing	Yes	No

2.	3.	4.	5.
237. Rajan Inds, A-92/2 N.I.A. Ph-I	Stainless steel cutting	Yes	No
241. Tinco Inds. A-92/2 N.I.A. Ph-I	Tin containers	Yes	No
242. Ajay Steel Enterprises, CB-50 Naraina Ring Road	Anniling of Iron sheets	Yes	No
243. Novex Metal & Chemical, CB-50 Naraina Ring Road	Mfg. of Solder Wire	Yes	No
244. Raj Kamal Process CG-75/7 Naraina Ring Road	Offset Process	No	Yes
245. Haryana Plastic Engg. A-72 NIA Ph-I	Plastic Indl. components	Yes	No
246. Charan Singh No.1, A-63/1 N.I.A. Ph-I	Washing Soap	Yes	No
247. Prem Electrical Inds, A-63/3 NIA Ph-I	Electrical goods	Yes	Yes
248. Old Vill Inds. Ltd., A-49 NIA Ph-I	Export Garment	Yes	Yes
249. Everest Steel Inds. CB-45 Naraina Ring Road	Mfg. of filling cabinets of steel	Yes	Yes
250. Winny Inds. CB-24 Naraina Ring Rd,	Mfg. of radiator	Yes	No
251. Modern Cottage Inds. A-89 NIA Ph-I	Mfg. of white cement	Yes	No
252. Mahnemaan Pharmaceutical A-14/2 N.I.A Ph-I	Mfg. of Medicines	Yes	No
253. Shiva Inds. B-159 N.I.A PH-I	Hand Pump galvanizing	Yes	Yes
254. Shashtri Rubber Foam WZ-550 Naraina Village N. Delhi	Mfg. of Foam	Yes	Yes
255. Sadhu Ram & Co., B-96/2 Naraina	Mfg. of Bake-lite powder	Yes	No
256. Parkash Candle Works, C-151 Naraina Indl. Area New Delhi	Mfg. of Candles & refind Wax	Yes	No
257. Mithan Lal Mohan Lal, C-163 Naraina Indl. Area New Delhi	Mfg. of Candles	Yes	No
258. Deluxe Electrical Inds, C-105/6 Naraina Ph-I	Mfg. of PVC Cables & Rubber Cables	Yes	No
259. Tata Foundry Works, CB-44 Ring Rd. Naraina	C.I. Casting	Yes	No
260. Aluminium Builder, C-1-9, N.I.A.	Electroplating	No	Yes
261. Mahabir Briteways, C-162, N.I.A.	- do -	No	Yes
262. Mohindera Inds., B-248 N.I.A.	- do -	No	Yes
263. Capital Engg. Works, A-36/2 N.I.A	Tower Bolts & Electrodes	No	Yes
264. Manohar Foundry Works, N.I.A.	Casting of Iron Plates	Yes	No
265. Elite Electroplaters, B-245 Naraina Phase-II	Job work of electroplating	No	Yes
266. Shiharan Casting Works, Ring Road Naraina	Casting of Iron Alloys	Yes	No
267. Westland Foundry Workshop CB-95, Ring Road Naraina	Casting of Alloys	Yes	No

2.	3.	4.	5.
268. Trilok Foundry Works B-231, Naraina Indl. Area	Casting of Iron Alloys	Yes	No
269. Jainsons Platers, B-230 Naraina Indl. Area	Job work of Electroplating	No	Yes
270. Coatwell Corporation C-161, Naraina Indl. Area	- do -	No	Yes
271. Kanwat S.M. & Company C-126, Naraina Indl. Area	Electronic Iron	No	Yes
272. Prem Enterprises, A-244, Naraina Indl. Area	Job work of Electroplating	No	Yes
273. Gopal Singh & Sons B-99, Naraina Indl. Area	Rubber Parts	Yes	No
274. Chemi-chem (India) Pvt. Ltd. C-115 Naraina Indl. Area	Tooth Paste	Yes	No
275. Shri Niwas Tin India Pvt. Ltd., C-122 Naraina Indl. Area	Empty Metal containers	Yes	No
276. M.S. Chawla & Company A-40/41, Naraina Indl. Area	Electronic Items	No	Yes
277. Empire Chemical Works, C-182, Naraina Indl. Area	Grease	Yes	No
278. Haryana Pottery, Bijwasan	Electrical Porcelain Pottery	Yes	No
279. Best Ceramic Industry Barnali, Bijwasan	Heating Plates	Yes	No
280. Karan Ceramic Industries Barnali, Bijwasan	Foot Rest Pottery Inds.	Yes	No
281. Nithi Foundry Engg. Works Barnali, Bijwasan.	Casting of Agricultural parts (Foundry)	Yes	No
282. Hindustan Lead & Pircial Industry 22, Peesub Garigi, Delhi	Lead for Pencils	Yes	No
283. Ramavtar 487/21 Peeragarhi Delhi	PVC compound	Yes	No
284. Bharat Precision Instrument 487/24, Peeragarhi Delhi	Water Motor	Yes	No
285. Agre Plast, Ram Leel Maiden Peeragarhi Delhi	PVC Compound Pipes	Yes	No
286. S.K. Engg. Works, 487/35 Peeragarhi Delhi	Gas Valves	Yes	No
287. Continental Rubber Industry 487/36 Peeragarhi Delhi	Foam Sheets	Yes	No
288. Vivek International K.487 Peeragarhi	Rubber parts/ Oil Seals	Yes	No
289. Sandeep Industries, 487, Main Road Peeragarhi	Scooter parts	Yes	No

2.	3.	4.	5.
268. Trilok Foundary Works B-231, Naraina Indl. Area	Casting of Iron Alloys	Yes	No
269. Jainsons Platers, B-230 Naraina Indl. Area	Job work of Electroplating	No	Yes
270. Coatwell Corporation C-161, Naraina Indl. Area	- do -	No	Yes
271. Kanwar S.M. & Company C-126, Naraina Indl. Area	Electronic Iron	No	Yes
272. Prem Enterprises, A-244, Naraina Indl. Area	Job work of Electroplating	No	Yes
273. Gopal Singh & Sons B-99, Naraina Indl. Area	Rubber Parts	Yes	No
274. Chemi-chem (India) Pvt. Ltd. C-115 Naraina Indl. Area	Tooth Paste	Yes	No
275. Shri Niwas Tin India Pvt. Ltd., C-122 Naraina Indl. Area	Empty Metal containers	Yes	No
276. M.S. Chawla & Company A-40/41, Naraina Indl. Area	Electronic Items	No	Yes
277. Empire Chemical Works, C-182, Naraina Indl. Area	Grease	Yes	No
278. Haryana Pottery, Bijwasan	Electrical Purcsein Pottery	Yes	No
279. Best Ceramic Industry Barnali, Bijwasan	Heating Plates	Yes	No
280. Karan Ceramic Industries Barnali, Bijwasan	Foot Rest Pottery Inds.	Yes	No
281. Nithi Foundary Engg. Works Barnali, Bijwasan.	Casting of Agricultural parts (Foundary)	Yes	No
282. Hindustan Lead & Pircial Industry 22, Peesub Garagi, Delhi	Lead for Pencils	Yes	No
283. Ramavtar 487/21 Peeragarhi Delhi	PVC compound	Yes	No
284. Bharat Precision Instrument 487/24, Peeragarhi Delhi	Water Meter	Yes	No
285. Agre Plast, Ram Leel Maldan Peeragarhi Delhi	PVC Compound Pipes	Yes	No
286. S.K. Engg. Works, 487/35 Peeragarhi Delhi	Gas Valves	Yes	No
287. Continental Rubber Industry 487/36 Peeragarhi Delhi	Foam Sheets	Yes	No
288. Vivek International K.487 Peeragarhi	Rubber parts/ Oil Seals	Yes	No
289. Sandeep Industries, 487, Peeragarhi	Scooter Parts	Yes	No

1.	2.	3.	4.	5.
290. Ram Parkash Ramesh Chander G.F. 487/45, Peeragarhi		Rubber Sheets	Yes	No
291. Auto Electroplaters, S-6-42, Peera Garhi		Electropla- tin/	Yes	No
292. Ajanta Chemicals, 221, Peeragarhi Delhi		Food Chemical Indus.	Yes	No
293. Associated Refinery, 279, Peeragarhi Delhi		Paraffin Wax	Yes	No
294. Surya Plastic 487/6, Peera Garhi Delhi		Plastic Manuals	Yes	No
295. Bharat Vinayl Pvt. Ltd. 20 Rama Road		Chemical Rubber Chappal Tyre Flaps	Yes	No
296. Bhartiya Rubber Industries 63 Rama Road		Dyeing	Yes	No
297. A.S. Woolen Mills 49, Rama Road		Chemical	Yes	No
298. Hari Ram Enterprises 39 Rama Road				

LIST OF HAZARDOUS/OBNOXIOUS INDUSTRIAL UNITS IN
MEDIUM/LARGE SCALE SECTOR

ANNEXURE - CA

S.No.	Name & Address of the Unit	Item of Manufacture	
1.	M/s Coates of India Ltd. 7, DIF AREA, Kirti Ngr. Delhi	Printing Ink	G-2
2.	M/s Shri Ram Food & Fertilisers	Castic Soda, Vanaspati Oil etc.	G-4
3.	M/s J.B.A. Printing In.(P) Ltd. A-42, Mayapuri Phase-I	Printing Ink & Varnish	G-2 & G-3
4.	M/s Punjab Steel Works B-38, Mayapuri Phase-I	Forging of Steel	G-2
5.	M/s Metal Forging(P) Ltd. B-1, Mayapuri Phase-I	Forging	G-2
6.	M/s Golden Iron & Steel Works 7/19, Kirti Nagar Indl. Area, New Delhi	Steel Forging	G-2
7.	M/s Rainbow Ink & Varnish 21, Najafgarh Road, Delhi	Printing Ink/ Varnish	G-1 & G-2
8.	M/s Hindustan Insecticide Ltd. Guru Govind Singh Marg. N. Delhi	Insecticide	G-4

