MINUTES of MEETING.

MARCH:- 24-3-94

DELHI DEVELOPMENT AUTHORITY
(COMMR. CUM SECY.'S OFFICE)

List of the items discussed in the meeting of the Delhi Development Authority fixed for 24.03.94 at 3.00P.M. at Raj Niwas,Delhi.

I N D E X

S.No.	ITEM NO.	S U B J E C T	PAGE NO.
1.	19/94	Confirmation of the minutes of the meeting of the Delhi Development Authority held on 22.02.1994. (F.No.2(2)/94/MC/Vol.I/DDA)	1-10
2.	20/94	Revised Estimates for the year 1993-94 and Budget Estimates for the year 1994-95. (F.No.F.4(3)/93-94/Budget).	11.12
3.	21/94	Allotment of additional Space to the Shop-Keepers of Kingsway Camp Scheme, (F.No.15(10)/88-CL.).	13-17
4.	22/94	Ground coverage, FAR and setbacks for plots in Junk Market Mayapuri Phase-II-Amendment in MPD-2001. (F.No.20(10)/93/M.P.).	18-23
5.	23/94	Change of land use of an area measuring 0.475 ha.(5681.65)of plot Nos. A-21/12 to A-21/20 from 'Industrial use' to 'Commercial use' (Tier.IV) at Naraina Industrial Area, Phase-II, New Delhi. (F.No.20(1)92/M.P.).	24-40
6.	24/94	Change of land use for an area measuring 5.616 Hect. in sub-zone D-2 from 'recreational use' to 'Residential use' (4.25 hect.) and public and Commercial use' (1.366 hect.). (F.No.3(46)90-M.P.).	41-43
7.	25/94	Draft Zonal (Divisional)Development Plan for Zone 'H' (North-West I) and amendments in MPD-2001. (F.No.1(1)ZH/93).	44-47

1.	2.	3.	4.
8.	26/94	Change of land use of an area measuring 29.3 ha. from 'rural use zone' to 'Warehousing and storage' (commercial) (22.2 ha.) and 'recreational' (8.1 ha.) at Badli on G.T. Road, Delhi. (F.NO.20(4)/93-MP).	48-52
9.	27/94	Creation of "Delhi Development & Technical Environment Services" (DATES)- A registered society under Societies Registration Act for Planning of Human Spaces. (F.No.PS/Dir.(TYA)/93/197).	53-54
10.	28/94	Disposal cost of DDA's built up flats regarding reduction thereof. (F.No. 22(123)/79-HAC-Pt.)	55-74
11.	29/94	Change of land use of an area measuring 4.035 hect. (10acres) from 'Public and Semi public facilities' to 'residential' (Nurses Hostel) at Sriniwas puri, New Delhi. (F.No. F. 20(3)/93-MP.)	75-76
12.	30/94	Action Taken Report on the Authority's Resolution in its meeting held on 16.12.1993. F.No.2(6)/94/M.C./DDA.	77-88
13.	31/94	Formulation of Regulations for regulating the location of Nursing Homes. (F.No. PS/PC/DDA/94.)	89-144

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DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority held on 24.3.94 at 12.00 noon 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 H.D. Sharma,
   Engineer Member
   D.D.A.

5. Shri K.N. Khandelwal,
   Finance Member

SECRETARY

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

SPECIAL INVITEES

1. Shri P.P.Chauhan
   Chief Secretary,
   Govt. of Delhi.

2. Shri Jagdish Sagar,
   Secretary (L&B),
   Govt. of Delhi.

3. 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 Advisor,
   DDA.

3. Shri J.C. Gambhir,
   Commr.(Plg.)
   DDA.

Cont'd....2.

4. Shri S. Roy,
Commr.(LD), DDA

5. Shri R.G. Gupta,
A.C. (TYA), DDA

6. Shri S.C. Gupta,
A.C.(DC&P),DDA

7. Shri J.K. Puri,
C.A.O., DDA

8. Shri K.T. Gurumukhi,
Addl.T.P., T.C.P.O.

ITEM NO. 19/94 : **SUB. : Confirmation of the minutes of the meeting of the Delhi Development Authority held on 22.2.94.**

F.No.2(2)94/MC/Vol.I/DDA.

It was resolved that minutes of the meeting of the Delhi Development Authority held on 22.2.94 be approved subject to the following:

1. Para 2 in the Resolution No.3/94 be deleted. Instead a proposal on these lines be put up before the Authority after amendments to the Delhi Development Act 1957 are carried out by the Central Govt., as resolved in para 1 of the anenda item.

2. 1st para of the Resolution No.15/94 shall read as,

"Resolved that Revised Estimates for the year 93-94, for the ongoing schemes be approved. Revised Budget Estimates in respect of new schemes be discussed alongwith the Budget proposals for the year 94-95".

*****

ITEM NO. 20/94 : SUB. : Revised Estimates for the year 1993-94 and Budget Estimates for the year 1994-95.

F.No.F4(3)/93-94/Budget.

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 :

1. An Expert Committee, as earlier decided in Authority's Resolution No.143/93, be constituted within 7 days.

2. Budget proposals for the new works listed in Annexure-III-B-GDA be approved as a lumpsum. 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 in addition to the targets fixed for 93-94.

*****

ITEM NO. 21/94 : SUB. : Allotment of additional space to the shop-keepers of Kingsway Camp Scheme.

F.No.15(10)/88-CL.

It was resolved that allotment of additional land be made on payment of Rs.514/- per sq.mt., together with interest @ 18%, per annum from the date when this rate was fixed, upto the date of payment.

It was further resolved that allotment of additional area be made on the rear side of the plots. Total area in any case, including the additional area, should not exceed 100 sq.yds. Allotments be made in such a manner that the right of way is not affected.

Additional allotments as resolved above be made only after clearing all encroachments beyond 100 sq.yds. by the shop-keepers and after recovering damages for such areas.

*****

ITEM NO. 22/94 : SUB. : **Ground coverage, FAR and setbacks for plots in Junk Market Mayapuri Phase-II - Amendment in MPD-2001.**

F.No.20(10)/93/M.P.

Resolved that proposal as contained in para 4 of the Agenda be approved.

*****

ITEM NO. 23/94 : SUB. : **Change of land use of an area measuring 0.475 ha. (5681.65) of plot Nos. A-21/12 to A-21/20 from 'Industrial use' to 'Commercial use' (Tier IV) at Naraina Industrial Area, Phase-II, New Delhi.**

F.No.20(1)92-M.P.

Resolved that proposal as contained in para 7 of the Agenda note be approved.

The Authority directed that while sending the case to Govt., the details of formula for levying conversion charges and background of the case of Wazirpur Industrial area be intimated to the Government.

*****

ITEM NO. 24/94 : SUB. : **Change of land use for an area measuring 5.616 hect. in sub-zone D-2 from 'recreational use' to 'Residential use' (4.25 hect.) and public and semi-public/commercial use' (1.366 hect.).**

F.No.3(46)90-MP.

Resolved that the proposals as contained in Paras 3 and 4 of the Agenda note be approved.

*****

ITEM NO. 25/94 : SUB. : **Draft Zonal (Divisional) Development Plan for Zone 'H' (North-West I) and amendments in MPD-2001.**

F.No.1(1)ZH/93.

Resolved that the proposals as contained in paras 6 & 7 of the Agenda note be approved.

*****

ITEM NO. 26/94 : SUB. : **Change of land use of an area measuring 29.3 ha. from 'rural use zone' to 'ware-housing and storage' (commercial) (21.2 ha.) and 'recreational' (8.1 ha.) at Badli on G.T. Road, Delhi.**

F.No.20(4)93-MP.

Resolved that paras 3 & 4 of the agenda note be approved.

It was also resolved that further follow up action be taken immediately, without awaiting formal confirmation of minutes of the meeting.

*****

ITEM NO. 27/94 : SUB. : **Creation of 'Delhi Development & Technical Environment Services' (DATES) - A registered society under Societies Registration Act for Planning of Human Spaces.**

F.No.PS/Dir.(TYA)/93/197.

It was resolved that Memorandum & Articles of Association of the proposed Society be framed in detail and the proposal be brought to the Authority after the clearance of the Ministry of Urban Development in principle.

*****

ITEM NO. 28/94 : SUB. : **Disposal cost of DDA's built up flats regarding reduction thereof.**

F.No.22(123)79/HAC-Pt.

Resolved that reduction in cost of flats and the principles laid down in the Agenda note be approved, subject to the following :

1. Equalisation charges should be levied on the Engineering cost and not on the building cost.

2. Equalisation charges should be levied on Janta flats also.

It was further resolved that total impact of all proposals, involving reduction of cost of flats, placed before the Authority from time to time be consolidated and put up to the Authority.

*****

ITEM NO. 29/94 : SUB. : **Change of land use of an area measuring 4.035 hect. (10 acres) from 'public and semi public facilities' to 'residential' (Nurses Hostel) at Sriniwas Puri, New Delhi.**

F.No.20(3)93-MP.

Resolved that the proposal as contained in para 3 of the Agenda note be approved and may be kept in view while finalising Zonal Plan of the area.

*****

ITEM NO. 30/94 : SUB. : **Action Taken Report on the Authority's Resolutions in its meeting held on 16.12.93.**

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

Noted.

*****

ITEM NO. 31/94 : SUB. : **Formulation of Regulations for regulating the location of Nursing Homes.**

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

It was resolved to defer the item for a detailed study.

*****

Item No.
19/94

A-24.03.94

Sub:- Confirmation of the minutes of the meeting of the Delhi Development Authority held on 22/2/94 at Raj Niwas, Delhi.

No. F2(2)/94/Vol.II/MC/DDA

P R E C I S

Confirmation of the minutes of the meeting of the Delhi Development Authority held on 22/2/94 at Raj Niwas, Delhi. A copy of the minutes is appended at (APPENDIX 'A' Page-2-10).

R E S O L U T I O N

It was resolved that minutes of the meeting of the Delhi Development Authority held on 22.2.94 be approved subject to the following:-

1. Para 2 in the Resolution No.3/94 be deleted. Instead a proposal on these lines be put up before the Authority after amendments to the Delhi Development Act 1957 are carried out by the Central Govt., as resolved in para 1 of the agenda item.

2. 1st para of the Resolution No.15/94 shall read as,

"Resolved that Revised Estimates for the year 93-94, for the ongoing schemes be approved. Revised Budget Estimates in respect of new schemes be discussed alongwith the Budget proposals for the year 94.95".

***

(APPENDIX 'A' TO ITEM NO. 19/94)

DELHI DEVELOPMENT AUTHORITY

No.F.2(2)/94-MC/DDA/Vol.I/

Draft minutes of the meeting of the Delhi Development Authority held on 22.2.94 at 3.00 p.m. at Raj Niwas, Delhi.

The following were present:-

Vice-Chairman

1. Shri S.P. Jakhanwal - (In Chair)

Members

2. Shri A.P. Sinha,
Jt. Secretary,
M.O.U.D.

3. Shri K.K. Bhatnagar,
Chairman-cum-Managing Director,
H.U.D.C.O.

4. Shri H.D. Sharma,
Engineer Member,
D.D.A.

5. Shri K.N. Khandelwal,
Finance Member,
D.D.A.

6. Shri Subhash Sharma,
Commissioner, M.C.D.

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,
Principal Commr.,DDA.

2. Shri S.M. Gupta,
Chief Legal Advisor,DDA.

4. Shri J.C. Gambhir,
Commissioner(Plg.),DDA.

5. Shri S. Roy,
Commissioner(LD), DDA.

6. Shri K.T. Gurumukhi,
A.T.P.
T.C.P.O.

7. Shri J.K. Puri,
Chief Accounts Officer, DDA.

8. Shri S.C. Gupta,
Director (DC&P), DDA.

9. Shri C.N. Jha,
Director(Pers.), DDA.

10. Shri V.M. Bansal,
Commr.-Cum-Secretary,
D.D.A.

*****

ITEM NO. 1/94 SUB : Confirmation of the minutes of the meeting of the Delhi Development Authority held on 16.12.93.

F.2(2)93/MC/Vol.XII/DDA.

*****

It was resolved that minutes of the meeting of the Delhi Development Authority held on 16.12.93 circulated vide letter No.F.2(2)93/MC/Vol.XII/DDA dated 11.12.93 be approved subject to the following

(i) Resolution on item No.166/93 shall read as,

"It was resolved that the proposals contained in para 8 & 9 be approved.

It was further decided that the High Court be approached to permit the existing slaughter house to continue after remodelling as per the latest and most modern standards.

In the event of shifting of the existing slaughter house rehabilitation of around 2000 families dependent on the existing slaughter house be kept in mind by MCD while formulating the shifting plan".

(ii) Resolution on item No. 168/93 shall now read as,

"It was resolved that the proposal be approved subject to the following modifications:

1. That the following categories of public servants be also covered under the proposed scheme of priority allotment:

(i) Those who retired between 1.1.92 and 31.12.92.

(ii) Public Servants of all State Govts./Union Territories.

(iii) Employees of Public Sector Undertakings and Statutory Autonomous Bodies of Central Govt./State Governments/Union Territories.

2. In case of retiring persons, payment terms should be such that they pay instalments upto the date of retirement and the balance at the time of retirement.

*****

Item No. 2/94 SUB : Action Taken Report on the Resolutions passed by the Delhi Development Authority upto 16.11.93.

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

*****

Noted. Members may, if they so desire, send comments if any before the next meeting of the Authority.

*****

Item No. 3/94 SUB : Amendment of Section 21(3) of Delhi Development Act - 1957 enabling DDA to mortgage its land to raise resources from financial institutions.

(F.No. PA/Dy.FA(H)II/27/94/Amend.of DD Act.

*****

It was resolved that:

1. "Recommendation be made to the Central Govt. for addition of Sub-section 4 to Section 21 of the Delhi Development Act, 1957 as under :

> "Notwithstanding anything contained in Section 21(3) of Delhi Development Act, 1957, the Authority may create a mortgage or charge over such land (including any building thereon) in favour of a financial institution approved by general or specific order in this behalf by the Authority".

It was further resolved that

2. "Notwithstanding anything contained in Sub-section 3 of Section 21 of DD Act, 1957, DDA may create a mortgage or charge over such land (including any building thereon) in favour of LIC, Housing & Urban Development Corporation, Housing Development Finance Corporation Ltd., UTI, Nationalised Banks, Home Finance Companies floated by Nationalised Banks (wholly or jointly owned with other financial institutions)".

3. A separate agenda item be brought before the Authority, if felt necessary for deletion of those provisions of the DD Act, 1957 which require DDA to seek prior approval of the Central Govt. for raising loans.

*****

ITEM NO. 4/94

SUB : Widening of Shankar Road - Amendment in MPD-2001.
(F.No.5(17)69/MP/Pt.I)

*****

Resolved that there were no strong reasons to interfere with the decisions earlier taken by the Authority on this subject and that the government be requested to notify the amendments.

ITEM NO.
5/94

SUB.: Change of land use of an area measuring 27.25 ha. from 'rural' use Zone to 'transportation' (Airport) in the South of Mehrauli-Mahipalpur Road, New Delhi.

(F.No. 3(61)/90-M.P.)

*****

Resolved that the proposals as contained in para 4 of the item be approved subject to the following:

i) Land measuring 4.18 ha. transferred by the IAAI to the Ministry of Agriculture need not be deleted and should form part of the changed land use.

ii) The area measuring 4.69 ha. marked as "residential" could be utilised towards meeting the requirements of rehabilitation of the evicted villagers also, if need be.

iii) Boundaries of the area be clearly notified while inviting objections.

ITEM NO.
6/94

SUB: Change of land use of two sites measuring 7227 sq.m. and 9296 sq.m. from 'recreational' to manufacturing (Service Centre) at G.T.Shahdara Road East of existing Fish pond and West of Fish Pond respectively.

(F.No. 20(21)93-MP.)

*****

Resolved that the proposals as contained in paras 5 & 6 of the item be approved.

It was further resolved that detailed statistics regarding availability of green areas/ spaces in the vicinity be furnished while forwarding the case to the Central Govt.

ITEM NO. 7/94 SUB : Alignment Plan of Dr. Krishnan Marg (Road No. 25) from Pusa Road/Patel Road roundabout to 'R' Block New Rajendra Nagar Crossing.

(No.F. 5(27)82-MP/Pt.)

*****

Resolved that the proposals as contained in para 7 of the item be approved.

*****

ITEM NO. 8/94 SUB : Re-fixation of Reserve Price of undisposed of commercial plots.

(F.No. 100(88)90-CL.)

Noted.

It was resolved that information as on 31.3.94 may be placed before the Authority for information.

*****

ITEM NO. 9/94 SUB : Disposal of Commercial Plots through tender.

(F.No. 100(47)92-CL.)

*****

It was resolved that disposal of commercial/industrial plots on tender basis may be continued till 31.3.95 in all those cases where the following criteria were met :

(i) where the properties are more than three years' old.

(ii) where the properties could not be disposed of in three or more auctions.

Rejection/acceptance of tenders shall continue to be decided by the Committee comprising of Vice-Chairman, Finance Member and Commissioner (Lands Disposal).

*****

ITEM NO. 10/94 SUB : Recruitment Regulations for the post of Senior Landscape Architect.
(F.No. 7(190)/88/PB.-I).

*****

Resolved that recruitment regulations as proposed be approved.

It was further resolved that Commr.-Cum-Secretary, DDA shall also be a member of the Senior Level DPC.

It was further decided that a study be conducted so that uniformity could be maintained as far as possible, at the time of elevation to a particular scale, amongst different cadres of DDA. The rules framed by the Deptt. of Personnel & Administrative Reforms, Govt. of India should be kept in view.

*****

ITEM NO. 11/94 SUB : Recruitment Regulations for the post of Deputy Secretary (Hindi).
(F.No. 7(54)90/PB.-I)

*****

It was resolved that recruitment regulations, as proposed be approved.

*****

ITEM NO. 12/94 SUB : Draft Recruitment Regulations for the post of Asstt. Hindi Translator under Group 'C'.
(F.No. 4(4)/93-P.B.V)

*****

It was resolved that recruitment regulations, as proposed be approved.

*****

ITEM NO. 13/94 SUB : Framing the Recruitment Regulations for the post of Medical Officer and Asstt. Medical Officer.
(F.No. 7(183)93/PB.I.)

*****

It was resolved that recruitment regulations for the posts of Medical Officer and Assistant Medical Officer be approved as proposed subject to modifications in para 10 which shall read as under, in both the cases :

"by direct recruitment on contract basis".

*****

ITEM NO. 14/94 SUB : Draft Recruitment Regulations for various categories of posts under Group 'C'.
(F.No. 4(2)93-PB.V.)

*****

It was resolved that recruitment regulations be approved.

It was further resolved that the constituion of the Committee, for conducting tests in each category will be approved at the level of Vice-Chairman.

*****

ITEM NO. 15/94 SUB : Revised Estimates for the year 1993-94 and Budget Estimates for the year 1994-95.
(F.No. 4(3)/93-94/Budget.)

*****

Resolved that Revised Estimates (1993-94) for the ongoing schemes and Budget Estimates for 1994-95 be approved. Proposals in respect of new schemes be discussed in the next meeting of the Authority.

Vice-Chairman, DDA briefed the Authority on the following notable achievements in 1993-94:

(a) Receipts in 93-94 will be approximately 30% higher over the receipt in 92-93.

(b) Allotment of flats made during the year 93-94 was of the order of 20,000 against 10,219 in 1992-93.

(c) Investment made by DDA on land acquisition in 1993-94 (Rs. 70 Cr.) was the highest in the history of DDA.

(d) Expenditure on establishment cost was reduced by approx. Rs. 2 crore, inspite of higher D.A. and adhoc relief paid during the year.

*****

ITEM NO. 16/94 SUB : Revision of pay scale of Mates/Non-Technical Supervisor (NTSS) and Staff Car Driver.

(F.No. 3(178)/88-PB-IV.)

*****

The item was withdrawn for revision.

*****

ITEM NO. 17/94 SUB : Grant of Senior Scale of the Stenographers recruited after 31.12.1986.

(F.No. 2(1)92-PB-III.)

*****

The item was withdrawn for revision.

*****

ITEM NO. 18/94 SUB : Allotment of additional space to the Shop-keepers of Kingsway Camp Scheme.

(F.No. 15(10)88-CL.)

*****

Deferred.

* * * * * * * * * * *

ITEM NO. 20/94

A-24.03.94

Sub: Revised Estimates for the Year 1993-94 and Budget Estimates for the Year 1994-95.

File No: F.4(3)/93-94/Budget.

PRECIS

The presentation of DDA Budget is divided into the following three parts:-

a) Nazul-I
b) Nazul-II
c) General Development Account.

2. A Budget Sheet representing 'Budget at a Glance' for all the three items is placed at Annexure-I. This gives the summary of Actuals 92-93, Budget Estimates 93-94, Revised Estimate 93-94, Budget Estimates 94-95 for both the receipts and payments.

3. A combined abstract for the above three items is placed at page 15 of Annexure-I.

4. As regards projections of Rs.696.00Cr. in 94-95, this include provision of Rs.85.15 Cr. for new schemes for Development of land and construction of houses at Rohini, Dwarka PH.II, Narela, Jasola and Vasant Kunj. The details of the new schemes and budgetary projections for development of land as well as houses is indicated in the 'Annexure III '.

5. The Budget Estimates for 94-95 contains the provision of Rs.57.05 Crores for payment to Delhi Admn., for land acquisition. Similarly, a provision of Rs.77.35 Crores has been made in RE 93-94 for land acquisition and enhanced compensationout of which Rs.57.08 Crores has already been paid to Delhi Admn., as on 31.1.93. The actual payments for land acquisition and enhancement compensation made to Delhi Administration in 91-92 & 92-93 were Rs.24.99 Crores and Rs.4.06 Crores respectively.

6. DDA has compiled the Zone-wise Performance Budget for the first time indicating the physical & financial progress of various works/Schemes, which is placed at "Annexure IV '. It is planned to co-relate the funds release for various schemes/projects with reference to the physical progress and the requirement of funds as reflected by the concerned Chief Engineers by linking up with the data/information supplied by them. This would facilitate effective monitoring of various projects/schemes and improve the cash-flow management.

7. For proper financial management and scientific project appraisal the Cost Benefit Analysis of Rohini Phase-III, Narela, Dwarka have already been approved by the Authority and sent to Ministry of Urban Development for notification of land rates.

8. The Budgetary proposals contain the provision of Rs.8.50 Crores for undertaking mega projects like integrated Freight Complex at Madanpur Khadar, Narela, Gajipur, Rohini, D/o Yamuna River bed, Facility Centre Geeta Colony, C.B.D. Shahdara. These projects would be on Self Financing basis and the expenditure would be met out of the receipts from the beneficieries.

9. The details of these budgets are given in succeeding pages 16 to 21 of Annexure-I.

10Annexure II of Budget proposals comprises detailed schemewise Budget proposals both Receipts & Payments in the three items as at para 1 above.

11. The matter is placed before the Authority for consideration and approval of the Budget Estimates of 94-95 and Revised Estimates of 93-94 as contained in the Annexure. Approval may also be given for utilisation of RE pending confirmation of minutes of the meeting by the Authority.

R E S O L U T I O N

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:-

1. An Expert Committee, as earlier decided in Authority's Resolution No.143/93, be constituted within 7 days.

2. Budget proposals for the new works listed in Annexure-III-B-GDA be approved as a lumpsum. 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 in addition to the targets fixed for 93-94.

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.
21/94

A-24.03.94

Subject:- Allotment of additional space to the Shop-keepers of Kingsway Camp Scheme.
File No. F15(10)88/CL.

P R E C I S

In order to provide better accomodation and business facilities to the refugees from West Pakistan who were residing or doing their business in Kingsway Camp Area, the scheme of re-development of the said area was formulated by the Government of India, Ministry of Rehabilitation and the same was transferred to MCD in 1966 for the implementation.

2. Vide its Resolution No.1008 dated 5.1.67, it was resolved by the MCD to retain the existing shops in Kingsway Camp area and to enhance the area of 233 shop plots as details below :-

Location	Area of shop plot originally allotted.	Proposed enhanced area of the plot	Additional area to be allotted.
Hudson Line			
a.16 plots	15'X30' 450 SFT.	15'X60' 900 SFT.	450 SFT each
b.94 plots	15'X37' 555 SFT.	15'X60' 900 SFT.	345 Sft. each
Outram Line			
a.59 plots	15'X37' 555 SFT.	15'X60' 900 SFT.	345 Sft. each
b.64 plots	10'X22' 220 SFT.	10'X60' 600 SFT.	380 Stf. each

3. The scheme was subsequently transferred to DDA from MCD in 1980 for the execution thereof without any cost/ charges paid by the DDA.

4. The shopkeepers of the area has been pressing hard to implement the scheme in accordance with the provision made in MCD Resolution No.1008 dated 5.1.67.

5. During spot inspection it was found that most of the shop keepers had already constructed pucca/temporary structure on the open land available in the rear of the shops. In other words the additional area proposed to be allotted to them as per the resolution of MCD, has already been encroached upon by them.

6. During year 1988 & 1989, 21 shop plots were shifted from the inner side of Kingsway Camp Scheme and given the alternative allotments @ Rs.514/- per sq.mtrs.

7. The finance has worked out the rate of Rs.11,872/- per sq.mtr. for the additional land to be allotted to these shop keepers. For 233 plots, the total land premium would have been Rs.(233X40X11,872) = Rs.11.06 cr.

8. The Screening Committee has alre dy approved a modified plan of the area advising that the FAR of these shop plots be kept 180 by allowing the ground floor area for shops and Ist floor & Barsati floor for Residence. They have further proposed that the physical possession of 60% of the rear side of the plot be handed over to the shop keeper and the front 40% area kept reserved for pool parking.

9. The Kingsway Camp shop owners are neither ready to pay the market rate for the additional land to be allotted to them nor willing to accept 60% plot area as suggested by the Screening Committee in their meeting held on 21.1.92, on the grounds that the land/scheme was transferred to DDA free of cost and that DDA can not revise the Layout Plan in contrary to MCD's resolution No.1008 dated 5.1.67.

10. The matter was discussed in the meeting chaired by VC, DDA on 13.12.93 and it was decided that all the shop keepers may be allotted additional land as per the Resolution of the MCD as it would not be fair to implement the recommendations of Screening Committee at such a later stage. As regard the rates to be charged it was decided to constitute a committee under the Chairmanship of Finance Member who may take up the matter with shop owners' Association and to finalise the rates for additional land. Minutes of the meeting dt. 14.1.94 at (Appendix 'B' P.No. 16-17).

11. The matter examined by the Committee in their meeting held on 14.1.94 when the representatives of shop owner's Association were also present. The Committee was of the view that since the cost of land from other shop keepers in the Kingsway Camp area had already been recovered by the DDA @Rs.514/- per sq. mtr. and the scheme was transferred to DDA free of cost for implementation, it would not be just to recover the land cost from the remaining shop keepers at the current market rate. The committee, therefore, concluded that the recovery for additional space may be made @ Rs.514/- per sq.mtr. for 100 FAR together with interest @ 18% per annum, from the date the rate of Rs. 514/- per sq.mtr. was fixed till the date of receipt of the premium. The Committee

has also desired to place the matter before the Authority for consideration. (Appendix 'B' P.NO. 16-17) minutes of the meeting 14.1.94). The total land premium for addl. land would thus be of the order of Rs.(233X40X1100) = 93 lakhs.

Accordingly, the matter is placed before the Authority for consideration and decision :-

i) on the rate to be charged for addl. land to the allottees of 233 plots.

ii) whether any damages are to be charged for occupation of land in excess of land allotted.

R E S O L U T I O N

It was resolved that allotment of additional land be made on payment of Rs.514/- per sq.mt.,together with interest @18% per annum from the date when this rate was fixed, upto the date of payment.

It was further resolved that allotment of additional area be made on the rear side of the plots. Total area in any case, including the additional area, should not exceed 100 sq.yds. Allotments be made in such a manner that the right of way is not affected.

Additional allotments as resolved above be made only after clearing all encroachments beyond 100 sq.yds. by the shop-keepers and after recovering damages for such areas.

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APPENDIX 'B' TO ITEM NO. 21/94

MINUTES OF THE MEETING REGARDING FIXATION OF RATES FOR ALLOTMENT OF ADDITIONAL SPACE TO THE SHOP KEEPERS OF KINGSWAY CAMP.

A meeting to discuss the issue of recovery of cost of land for the additional area to be allotted to the shop owners of Mall Road was held on 14.1.94 at 3.30 PM under the Chairmanship of FM,DDA. The following were present:

1. Sh.H.S. Dhankhar, Director(CL)
2. Sh.Jagdish Chander,Dy.Director(CL)
3. Representatives of Shop Owners Association.

The representatives of Shop Owners Association explained that they were allotted land by the Ministry of Rehablitation and lateron the scheme was transferred to the MCD for management. The MCD had formulated a scheme of re-development of Kingsway Camp area and in their Standing Committee Res. No.1008 dt.5.1.67 it was resolved that all the existing shops on both sides of Mall Road will be of uniform size with frontage of 15' ~~each~~ and depth of 60' each so as to make the area of each shop as 100 sq.yds. It was further resolved that while the use of ground floor will remain as shop and the residential use at first floor & barsati floor. The said scheme was lateron transferred to DDA for execution. They further explained that the additional land so as to make the area of each shop as 100 sq.yds. is already available and in most of the cases is in unauthorised occupation of the shop owners. They explained that DDA is not to give any additional land but to implement the scheme already approved by the MCD and, therefore, question of charging any rate other than the expenditure incurred on development does not arise. They also contended that the DDA has already recovered cost of land @ Rs.514 per sq.mtr. from the shop owners of the area who have been given alternative site in the same area @ Rs.514 per sq. mtr. and, therefore, their claim for recovery of cost at the same rate is on much better footing than those shop-keepers.

The matter was examined in detail and it was felt that since the scheme of re-development of Kingsway Camp has been transferred to DDA by the MCD for implementation and DDA had not to pay any cost of land. The recovery of premium at market rate may not be desirable.

It was felt that since the cost of land from other shop-keepers has already been recovered by the DDA @ Rs.514/- per sq.mtr., it would not be in the interest of justice if the cost of land from the remaining shop keepers is recovered at the current market rate. Since DDA is not to incurre any cost except the cost of development, the recovery for additional space may be made @ Rs.514/- per sq.mtr. together with interest @ 18% p.a. from the date the rate of Rs.514/- per sq.mtr. was fixed till the date of receipt of the premium, and the matter may be placed before the Authority for consideration.

ITEM NO. 22 /94

A-24.03.94

Sub : Ground coverage, FAR and set-backs for plots in Junk Market Mayapuri Phase II - Amendment in MPD-2001. (F.20(10)/93/M.P.).

P R E C I S

Reference is invited to the Authority resolution no.71/93 dt.8.6.93 (App 'C' P. 19-21.) approving the following amendments in MPD-2001:

i) The minimum size of plot to be changed from 30 sqm. to 16 sqm. (page 163 of the Gazettee of India, extraordinary part II section-3 (ii) dated 1.8.90.

ii) The category of 50sqm. to 100 sqm. plot size which is presently not including in the regulation (page 162 of the Gazette of India, extraordinary part II section 3 sub-section (ii) dated 1.8.90) is to be included.

However, this should be applicable only to Mayapuri Industrial Area where allotments have already been made.

2. The Govt. of India, Ministry of Urban Development was requested to covey the approval of the Central Govt. under section 11-A of Delhi Development Act,1957 to issue a public notice for inviting objections/suggestions from the public. The Govt. of India, Ministry of Urban Development had conveyed the approval of the Central Govt. vide their letter no.K-13011/29/93-DDIB dt.15.12.93 (App 'D' P. No. 22.)). Accordingly, a public notice was issued on 22.1.94 (App 'E' P. 23.).

3. No objections/suggestions have been received from the public/organisations in response to that public notice.

4. The proposal is submitted to the Authority to approve and to recommend to the Govt. of India, Ministry of Urban Development to issue a final notification under Delhi Development Act,1957.

R E S O L U T I O N

Resolved that proposal as contained in para 4 of the Agenda be approved.

***

ITEM NO. 22 /94

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However, this should be applicable only to Mayapuri Industrial Area where allotments have already been made.

2. The Govt. of India, Ministry of Urban Development was requested to covey the approval of the Central Govt. under section 11-A of Delhi Development Act,1957 to issue a public notice for inviting objections/suggestions from the public. The Govt. of India, Ministry of Urban Development had conveyed the approval of the Central Govt. vide their letter no.K-13011/29/93-DDIB dt.15.12.93 (App 'D' P. No. 22.). Accordingly, a public notice was issued on 22.1.94 (App 'E' P. 23.).

3. No objections/suggestions have been received from the public/organisations in response to that public notice.

4. The proposal is submitted to the Authority to approve and to recommend to the Govt. of India, Ministry of Urban Development to issue a final notification under Delhi Development Act,1957.

R E S O L U T I O N

Resolved that proposal as contained in para 4 of the Agenda be approved.

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APPENDIX 'C' TO ITEM NO. 22/94

ITEM NO. 71/93
A-6.6.93

Sub: Ground Coverage FAR and setbacks for plots in Junk Market, Mayapuri Ph.-II.
No. F.20(7)/78/LSB(I).

P R E C I S

Background: In 1976 nearly 500 units dealing with motor parts and machinery parts scraps has been shifted from Motia Khan and allotted plots in Mayapuri Industrial Area Phase-II. The allotment was made by a Committee constituted at that time by giving plots of land proportionate to the damages assessed at old site at Motia Khan by way of formula adopted by the DDA. Accordingly, the plots allotted varied from 20 sq. yds. to 400 sq. yds. in size. Alongwith the allotment of the plots, the area at Motia Khan was cleared by these units and started their business in the new area on the plots allotted to them.

2. Since then by make shift arrangements the activity has continued at new site but the two issues i.e. coverage and FAR to be applied and (ii) charging of composition fee has remained unresolved. The representations which been continuing all along requested for higher coverraged and smaller or no setbacks.

3. As these plots are located in the industrial use zone, it was generally felt that these units be allowed coverage and FAR as is applicable to industrial plots. The Master Plan for Delhi 62 has provision of low coverage and FAR in the industrial plots which has been increased in the Master Plan for Delhi-2001. But still there are certain category of plots which are not covered in MPD-2001. Regarding setbacks Master Plan for

Contd..../-

Delhi-2001 has left it to the Authority to relax setbacks in special circumstances.

4. In view of the representations; this issue of coverage, FAR and setbacks was discussed in the Technical Committee meeting held on 11.12.86 at the time when MPD-2001 was being prepared. The Technical Committee made the following recommendations:

(i)Plot size 45 sq. yds. - 100% ground coverage with 120 FAR and the space to be provided for manhole within the plot.

(ii) Plot size 92 sq. yds. and 100 sq. yds. - front set back 15'. Max. ground coverage- 75% after ensuring the min. front set back. FAR -Max. 120.

(iii)Plot size 134, 165 and 200 sq. yds. - front setback min. 15'. Gr. Coverage Max. 60% after ensuring min. front setback, FAR -120 Max.

5. The plots holders were still not satisfied and as such the representations continued. Again this case has been discussed in the Technical Committee meeting held on 29.4.1993. The Technical Committee recommended the following:

Size of the plot	Ground coverage	FAR	Setbacks front	Rear
20 to 50 sq.mts.	100%	100	-	-
above 50 sq.mt. to 100 sq. mts.	75%	120	3 mts.	-
above 100 sq.mts. to 400 sq.mts.	60%	120	3 mts.	

Basement and mezzanine if provided will be counted into FAR and will be equivalent to the ground coverage.

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The issue regarding the levy of composition fee and betterment charges will be examined by Commissioner (LD) in consultation with the Finance Department and put up to V.C. on file.

6. The above regulation as recommended by the T/C would require the following two modifications in the Master Plan :

(i) The minimum size of plot to be changed from 30 Sq. mtr. to 20 Sq. yds. (16 Sq. mtr - page 163 of MPD - 2001).

(ii) The category of 50 Sq. mtr. to 100 Sq. mtr. which is presently not included in the regulation in MPD - 2001 is to be included (Page 162 of MPD - 2001).

The matter is now placed before the Authority for consideration.

R E S O L U T I O N

Resolved that the proposals as contained in para 6 of agenda note be approved, however, this should be applicable only to Mayapuri Industrial Area where allotments have already been made. Further resolved that the matter may be recommended to the Central Government for making changes in Master Plan by adding a proviso to the relevant stipulation in MPD-2001.

exe * * *

APPENDIX 'D' TO ITEM NO. 22/94

No.K-13011/29/93-DDIB
Government of India
Ministry of Urban Development
(Delhi Division)
.....

New Delhi, dated 15.12.1993

To

Shri Anil Barai,
Dy. Director(MP),
DDA, Vikas Minar,
New Delhi.

Subject: Ground coverage FAR and setbacks for plots in JUNK markets Mayapuri Ph.II - Addition in Master Plan.

.....

I am to refer to your letter No.F.20(7)73/LSB(1) Pt./503 dated 25.6.1993 on the above mentioned and to convey the approval of the Govt. under Section 11-A of the DD Act 1957 for inviting objections/suggestions from the public for the proposed additions in Master Plan.

Yours faithfully,

(S.C. Sagar)
Under Secretary)

APPENDIX "F" TO ITEM NO. 22/94

To be published in the Gazette of India, Part II Section -3 sub-section (ii) dated 22.1.94

Dated: 14.1.94

No. F20(10)93/MP

PUBLIC NOTICE

The following modification which the Central Government proposed to make in the Master Plan for Delhi, is hereby published for public information. Any person having any objection/suggestion with respect to the proposed modification may sendthe objections/suggestions in writing to the Commissioner-cum-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 objections/suggestions should also give his name and complete postal address.

MODIFICATION:

(i) "The minimum size of plot to be changed from 30 sq.mt. to 16 sq.mt. at page 163 of the Gazette of India, extra ordinary part II Section 3 - sub section (ii) dt. 1.8.90.

(ii) The category of 50 sq.mt. to 100 sq.mt. plot size which is presently not including in the regulations at page 162 of the Gazette of India extra ordinary part II sub section (ii) dt. 1.8.90 is to be included.

The above proviso in the MPD-2001 will only be applicable for Mayapuri Industrial Area where allotments have already been made.

2. A copy of MPD-2001 incorporating the proposed modification will be available for inspection in the office of the Deputy Director, Master Plan Section, 6th floor, Vikas Minar, IP Estate, New Delhi on all working days during the period referred above.

(V.M. BANSAL)
COMMISSIONER CUM SECRETARY
DELHI DEVELOPMENT AUTHORITY

VIKAS SADAN,
'B' BLOCK, INA,
NEW DELHI.

DATED THE 22.1.94.

ITEM NO. 23/94

A-24.03.94

Sub : Change of land use of an area measuring 0.475ha. (5681.65) of plot nos. A-21/12 to A-21/20 from 'Industrial use' to 'Commercial use' (Tier.IV) at Naraina Industrial Area, Phase-II, New Delhi.

F.20(1)92/M.P.

P R E C I S

Reference is invited to the Authority resolution no.65/93 dt.16.4.93 at (Appendix.'F'.P-27-32) approving the change of land use of plot nos.A-21/12 to A-21/20 from 'Industrial use' to 'Commercial use' (Tier-IV) at Naraina Industrial Area, Phase-II, New Delhi subject to that:

i) The development control norms regarding ground coverage, FAR, height and basement to be as per existing norms of industrial plots. Parking shall be @ 1.67 ECS per 100 sqm. Banquent hall and similar uses requiring high level of parking shall not be permitted.

ii) Conversion charges shall be worked out for the change in the land use and the same after approval by the Competent Authority should be collected from the owners of the plots.

2. The Govt. of India, Ministry of Urban Development, was requested to convey the approval of the Central Govt. under section 11-A of Delhi Development Act,1957 to issue a public notice for inviting objections or suggestions from the public. The Govt. of India, Ministry of Urban Development vide their letter no.K-13011/69/89-DDVA/IB dated 15.7.93 (Appendix 'G'. P-33...) had conveyed the approval of the Central Govt. for issuing a public notice for the proposed change of land use subject to the following conditions:

i) The commercial use will be restricted to Tier-IV providing for only ancillary support facilities. The same formula for conversion charges as in case of Wazirpur Industrial Area may be applied here also.

ii) The development control norms will be as per the building bye-laws in force - basement for parking public conveniences be allowed.

3. Accordingly, a public notice was issued on 4.9.93. (Appendix.'H'.P.34-37.)

4. No objection/suggestion received within the stipulated period of 30 days. After the due date the following objections/suggestions have been received. One objection was received from S/Shri. Santosh Auluck, 7/4, Bhagwan Dass Road, New Delhi and from Pradip Behari A-2/156/1 Safdarjung Enclave, New Delhi (Appendix 'I' P.No.38), wherein it is indicated that:

i) The change should not be done in an arbitrary manner on the basis of individual plots. If commercial area is required, it should be carved out in a larger chunk to enable proper planning of commercial activities. Isolated change will encourage commercialisation of adjacent properties.

ii) The commercial needs of the area should be assessed by taking into consideration the surrounding areas also where the Master Plan/ Zonal Plan has already earmarked commercial areas on the basis of the requirement of the population it has to serve. The commercial area as mentioned to be restricted to tier-4 for ancilliary support facilities has already been taken care of in the community centre of Naraina Industrial area.

iii) The development control norms suggested including basement for parking and public conveniences may create problems if the individual properties are to be developed for commercial use. The parking for individual plots can not be taken in the basement as it will require ramps to a proper slops. On the other hand, if a larger consolidated area is identified for commercial use, parking and public conveniences can be properly planned.

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Also, the Delhi Urban Arts Commission vide their letter No.11(1)/92/DUAC dt.18.11.93 observed that:

)i) the formula for conversion charges as in case of Wazirpur Industrial Area may be applied here also (Appendix..'J'. P. No. 39-40)

(ii) Regarding development control norms, the comission observed that there are 3-3½ storeyed industrial building existing on this plot. The purpose of change of land use is for retail shops and offices. This land is on an important road and sufficient space is not available for parking and other requirement. The Commission decided not to offer any comments in this case.

5. The Authority in one of its meetings, while considering the objections/suggestions in response to the proposed change of land use, decided that the objections/suggestions received after the due date should also be examined and placed before the Authority.

6. The above referred objections/suggestions have gone through. Similar points raised in objections suggestions No.1 were considered by the Authority in its resolution referred to in para 1 and Authority decided to process the change of land use.

With regard to observation of DUAC, it is mentioned that Authority in its above referred resolution had also resolved that the conversion charges shall be worked out in the land use and the same after approval by the Competent Authority should be collected from the owners of the plots.

7. The proposal for change of land use is placed before the Authority for its consideration for forwarding to the Ministry of Urban Development for issuing a final notification under Section 11-A of Delhi Development Act.

RESOLUTION

Resolved that proposal as contained in para 7 of the Agenda note be approved.

The Authority directed that while sending the case to Govt., the details of formula for leving conversion charges and background of the case of Wazirpur Industrial area be intimated to the Government.

APPENDIX 'F' TO ITEM NO. 23/94

ITEM NO. 65/93

A-16.4.93

SUB : Change of land use of Plot Nos. A-21/12 to A-21/20 from 'industrial use' to 'commercial use' at Naraina Industrial Area, Phase II, New Delhi.

(F.20(1)/92-M.P.).

P R E C I S S

The Authority vide resolution No. 12/93 dated 2.2.93 at (Appendix 'FF' P.No. 167-169) resolved as under:-

"During discussion, Commissioner(Plg.) stated that such changes may effect the growth of light and service industries in the city which may not be a very healthy trend. Considering various aspects of the case as brought out in the agenda note , Chairman, DDA, felt that he would like to inspect the site and bring up the matter before the Authority again".

2. In view of the decision taken by the Authority, LG Delhi inspected the site on 22.3.93 along with VC, DDA, Commissioner, MCD, Commissioner(Plg.), DDA. During the inspection, LG desired that a note on the subject giving (a) factual positions (b) policy issues, and (c)conditions which are required to be stipulated in case such a permission is to be given, be prepared for discussion in the Authority meeting.

2.1. FACTUAL POSITION :The present request is from 10 plots of Naraina Industrial Estate fronting on 100 ft. R/W road. In the National Capital Territory of Delhi,15 industrial estates have been developed so far in different parts of the city (map showing the location is placed on the table, and list given in the (App. 'GG' P.No. 170). It is found that only plots facing road of 100' and above are on a length of above 50Kmts. The total area of such plots facing these roads is approx. 150 hects. taking average depth as about 30 mtrs. This area is equal to about 7 to 8 District Centres. The Plot size in these cases varies from 200 to 300 sq.mtrs. on the lower side to as big as 5 acres or even more.

2.2 POLICY ISSUES: In the process of preparation of the Master Plan for Delhi Perspective-2001, total requirement of commercial spaces, i.e. shops, commercial offices and related activities have been worked out and distributed at city level in the form of community centres, district centres and sub-central business district and central business district.

Contd..../

APPENDIX 'F' TO ITEM NO. 23/94

ITEM NO. 65/93

A-16.4.93

SUB : Change of land use of Plot Nos. A-21/12 to A-21/20 from 'industrial use' to 'commercial use' at Naraina Industrial Area, Phase II, New Delhi.

(F.20(1)/92-M.P.).

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Contd..../

(ii) The industrial estates which have already been developed were partly by shifting of non-conforming industrial units from central city areas and partly by auction. In case of Naraina Industrial Areas on most of these plots under reference, industries were on account of non-conforming industrial units and the land was given to them at concessional rates. Conversion of industrial plots into commercial area would be quite remunerative to the owners of these plots. However, if such an area is developed in these locations, to that extent, total commercial space would have to be reduced from the city level commercial i.e. District Centres etc. A decision has already been taken not to develop any more industrial estate. In case the existing industrial estates are also allowed to be converted to commercial, there is every possibility that the required industrial activity of light and service nature would enter into unauthorised areas i.e. areas around village which is normally a weak point for such activities.

(iii) As per the prescribed development controls of the industrial plots, no individual parking space is required to be provided. Only certain minimum set-backs are to be left out as part of the development control. In case of commercial developments, the parking space is required to be provided @1.67/ 2.00 car space per 100 sq.mtrs of floor area. Such a requirement of parking would be difficult to provide because of high ground coverage in case of industrial areas varifing from 30% to 60% against 25% ground coverage permitted in commercial areas i.e. district centres / community centres. It is also pointed out that the mised land use stipulations in MPD-2001, only 25% of the ground floor is allowed to be used for non- residential activity and it is only for this quantum and it was provided that the set back would be surrendered for parking/ circulation purposes.

(iv) With the changing conditions, the type of industries required in the city may change ; and in any case city could not exist without any industrial activity. Thus the most appropriate would be to allow on these plots, the new type of industries which are required to be accommodated, such as computers and other sophsticated light and service industries.

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(v) The commercial development creates its own requirement of social infrastructures such as Telephones, Police, Transport, Power etc. There are practically no spaces available in such areas to meet such additional requirements.

(vi) In case the areas are fully convertible from industries to commercial to residential ; there would be no basis left for the calculation of (a) Space needs (b) infrastructure (c) Transportation etc. and infact the whole exercise of Master Plan may become infructuous. There would be pressure to convert residential areas into commercial use also. The remaining plots in the industrial may also ask for the same conversion. Infact in certain cases they may create lesser problem being on minor roads. The major roads being the arterial roads for city level, can create very serious problem in the traffic movement.

2.3 CONDITIONS FOR PERMITTING SUCH INDUSTRIAL PLOTS TO BE CONVERTED TO COMMERCIAL:

Even after considering the above, if it is felt that some of industrial plots should be allowed to be converted to commercial, the following conditions may be put :

(i) Plots in the industrial area facing on main roads in industrial areas, where commercial activity has already taken place, could be considered while finalising the Zonal Plan taking into consideration the transportation needs as in case of mixed use/ identifications of shopping streets in residential area.

contd..../-

(v) The commercial development creates its own requirement of social infrastructures such as Telephones, Police, Transport, Power etc. There are practically no spaces available in such areas to meet such additional requirements.

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Even after considering the above, if it is felt that some of industrial plots should be allowed to be converted to commercial, the following conditions may be put :

(i) Plots in the industrial area facing on main roads in industrial areas, where commercial activity has already taken place, could be considered while finalising the Zonal Plan taking into consideration the transportation needs as in case of mixed use/ identifications of shopping streets in residential area.

contd..../-

(ii) The conversion charges should be more than the market commercial rate.

(iii) Only that type of commercial activity to be allowed; which does not create large parking demands.

(iv) Ground coverage, FAR and height for the converting commercial plots to be as per existing norms. Parking to be provided as per commercial norms i.e. 1.67 ECS per 100 sq. mtrs. within the plot area.

(v) Processing as per D.D.Act.

The plots under reference form part of Zone 'B' the draft Zonal Plan which has been approved by the Authority for calling objections/suggestions.

3. LG, after the perusal of the note of Commr.(Plg.) referred to above, observed as under:

" I can see that unless we treat Naraina as a special case for strictly limited application, the implications are going to be widespread, even though I would double check the statement that there are 50 Km. of roads of 100 ft. and above on which industries exist. I cannot say that there is anything special about the Naraina Estate except that commercial usage is already prevalent in a number of plots as we saw during my inspection. The DDA when asked, answers that enforcement is MCD's responsibility. And MCD is not motivated enough to intervene in such matters.

Apart from wide ramifications, the following questions will arise:

1) Will the FAR in the Naraina Industrial Area be changed when commercial usage is permitted? If so, will multi-storeyed development and amalgamation of plots become permissible? If so, what will be the height specifications, parking work requirements, set-backs etc.

2) If a 100 ft. road is considered a rational classification will 80 ft. 60 ft and 40 ft roads be able to claim similar treatment successfully?

3) Commercial activities are according to a Five Tier System in the MP-2001. The claim will be for at least Tier III which includes Cinema,Hotel,Guest House,Nursing Home.

Tier IV may be the more advisable alternative, as it only includes shopping (Retail,Service,Repair) informal shops and commercial offices.

4) The industrial estate leases, I believe, were given on highly subsidised rates. What will be the conversion charges and what is the formula for it? Has any action been taken to claim conversion charges from those who have already converted from industrial to commercial activities - this at least is not within the purview of MCD but securely that of the DDA.

4. The above issues have been examined as per details given below:-

4.1 Ground coverage,FAR and height for the building on plots to be converted to commercial use is to be as per the existing norms applicable to these plots for industrial use wherein basement is also included in FAR. However, parking is to be provided as per the commercial norms @ 1.67 ECS per 100 sq. mts. within the plot area. The basement could be used for parking purposes and there will be no amalgamation of the plots as there is separate indentity of these plots in the layout plan.

4.2 Roads in industrial areas, where commercial activity has already taken place, may be considered while finalising the Zonal Plan, taking into consideration the transportation needs as in case of mixed use/ identification of shopping streets in residential areas and therefore, even if commercial use has come up on 80', 60' or 40' wide roads in industrial areas such cases may also to be considered while formulating the zonal development plan of such areas. But conversion into commercial use, as a general rule, be considered only for plots on roads of 100' and more width.

4.3 Commercial activity in tier (iv) is local shopping (retail,services,repair) and commercial offices and, therefore, while permitting change of use of such plots the activities as in tier (iv) may be agreed to. Banquet halls and similar uses requiring high parking norms shall not be allowed.

4.4 It is a fact that most of the industrial plots in the industrial estates were allotted at pre-determined rates(subsidised rates) under the programme of shifting of industrial units from non-conforming to the conforming areas. As per the information available in industrial Branch conversion from industrial to commercial has not been allowed except in very stray cases which are also reportedly under scrutiny and hence formula for conversion charges has not been worked out. However, in some cases conversion of use from residential to commercial is permissible. In case conversion from industrial to commercial is allowed, conversion charges for the same have to be worked out in consultation with the Finance Deptt. keeping in view the current market value of the industrial plots as well as of commercial estates in the area.

It is further submitted that some of the cases of conversion from industrial to commercial have been reported by the field staff but none of them has been regularised so far. In some cases, the leases of the units have been cancelled for violation of terms & conditions of the lease and some other cases are under process.

5. In view of the DDA resolution No. 12/93 dated 2.2.93 mentioned in para (1), the matter is submitted to the Authority for its consideration with the details given above in para 2,3 & 4 above.

* * * * *

R E S O L U T I O N

Resolved that the change of land use from Industrial to Commercial (tier IV) of plot No.A-21/12 to A-21/20 at Naraina Indl. Area Ph.II be approved and changes in the Master Plan be processed subject to the following:-

i) The development control norms regarding ground coverage, FAR, height and basement to be as per existing norms of industrial plots. Parking shall be @1.67 ECS per 100 sq.mtrs. Banquent hall and similar uses requiring high level of parking shall not be permitted.

ii) Conversion charges shall be worked out for the change in the land use and the same after approval by the Competent Authority should be collected from the owners of the plot

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APPENDIX 'G' TO ITEM NO. 23/94

No.k-13011/69/89-DDVA/IB
Government of India
Ministry of Urban Development
(Delhi Division)

New Delhi, dated 15.7.1993

OFFICE MEMORANDUM

Subject: Change of land use of plot nos.A-21/12 to A-21/20 from 'industrial use' to 'commercial use' at Naraina Industrial Area, Phase II, New Delhi.

*****

The undersigned is directed to refer to letter No.F.20(1)92-MP/425, dated 31.5.93 on the above mentioned subject and to convey the approval of Urban Development Minister for issuing public notice under Section 11A of Delhi Development Act, 1957 for the proposed change of land use subject to the following conditions:

(i) The commercial use will be restricted to Tier IV providing for only ancillary support facilities. The same formula for conversion charges as in case of Wazirpur Industrial area may be applied here also.

(ii) The development control norms will be as per the building bye-laws in force - basement for parking, public conveniences may be allowed.

(S.C. Sagar)
Under Secretary to the Govt. of India

To

Shri Anil Barai,
Deputy Director(MP),
DDA, Vikas Sadan, INA,
New Delhi.

APPENDIX 'H' TO ITEM NO. 22/94

To be published in the Gazette of India, part II section-3 sub-section (ii) dated 4.9.93.

NO.F.1(11)/91-MP

Dated 26.8.93

PUBLIC NOTICE

The following modifications which the Central Government proposes to make in the Master Plan/Zonal Development Plan for Delhi, are hereby published for public information. Any person having any objection/suggestion with respect to the proposed modifications may send the objections/suggestion in writing to the Secretary, Delhi Development Authority, Vikas Sadan, 'B' Block, I.N.A., New Delhi, within a period of thirty days from the date of issue of this notice. The person making the objection/suggestion should also give his name and address.

MODIFICATIONS :

1. "The land use of an area, measuring about 1.21 ha. (2.98 acres), falling in planning division 'F' sub-zone F-4 (Safdarjung Area) bounded by Ring Road (60 mtrs. wide) in the North, Factory Road (22.86 mtrs) and Safdarjung hospital in the East, proposed extension of Safdarjung hospital in the South and Trauma Centre and existing petrol pump in the West, is proposed to be changed from 'public and semi-public facilities' to 'residential'."

2. "The land use of an area, measuring about 6.57 ha. (16.25 acres), falling in planning division 'H' sub-zone H-6 (Shalimar Bagh Area) bounded by local shopping and district parks in the North-East, existing district parks in the North-West, district parks in the South-East and 30 mtrs. wide road and Ayurvedic Hospital in the South-West, is proposed to be changed from 'recreational' to 'residential'."

2. "The land use of an area, measuring 0.475 ha. (5681.65 sq.yds.), falling in sub-zone 'G-2' (Naraina Industrial Area) bounded by 30 m wide road in the South-East, Industrial plot in the North-West, 18 mtrs. wide road in the North-East and 9 mtrs. wide road, and Indust plots in the South-West, is proposed to be changed from 'industrial use' to 'commercial (Tier-IV), subject to as follows :-

i. The commercial use will be restricted to t providing for only ancillary support facil The same formula for conversion charges as of Wazirpur Industrial Area may be applied

ii. The development control norms will be as building-bye-laws in force - basement for public conveniences be allowed."

2. The plan indicating the proposed modificat be available for inspection at the office of the D Director, Master Plan Section, 6th. Floor, Vikas Mina New Delhi, on all working days within the period re

(RANBIR SI
SECRETARY
DELHI DEVELOPMENT

VIKAS SADAN,
'B' BLOCK, I.N.A.,
NEW DELHI.

DATED THE 4.9.93 .

भारत के राजपत्र के भाग-2, खण्ड-3, उपखण्ड (ii) में
दिनांक 4.7.92 को प्रकाशनार्थ। दिनांक: 26.6.92
सं0 डी0 (G) 11(1)/92-एल0पी0

सार्वजनिक सूचना

केन्द्रीय सरकार का दिल्ली की मुख्य योजना/क्षेत्रीय विकास योजना में निम्नलिखित संशोधन करने का प्रस्ताव है, जिसे जनता की जानकारी के लिए एतद्द्वारा प्रकाशित किया जाता है। प्रस्तावित संशोधन के सम्बन्ध में यदि किसी व्यक्ति को कोई आपत्ति हो/कोई सुझाव देना हो तो वह अपनी आपत्ति/सुझाव लिखित रूप में इस सूचना के जारी होने की तारीख से 30 दिनों की अवधि के अंदर सचिव, दिल्ली विकास प्राधिकरण, विकास सदन, "बी" ब्लॉक, आई॰एन॰ए॰, नई दिल्ली को भेज सकता है। आपत्ति अथवा/सुझाव देने वाले व्यक्ति को अपना नाम और पता भी अवश्य देना चाहिए।

संशोधन:-

1. प्लानिंग जिलिका "ए" जोन एक-B(सरोजिनी नगर) के पश्चिमी वाले और उत्तर में रिंग रोड से 60 मीटर चौड़ी पूर्व में रिंग रोड से 22.86 मी0 की सरोजिनी अस्पताल, दक्षिण में सरोजिनी अस्पताल के प्रस्तावित विस्तार और पश्चिम में रमा होटल एवं निशात होटल सम्पत्ति से घिरे हुए लगभग 1.21 हेक्टेयर (2.98 एकड़) क्षेत्र के भूमि उपयोग को आंशिक और सर्विसकमर्शियल सुविधाओं से "आवासीय" में परिवर्तित किया जाना प्रस्तावित है।"

2. प्लानिंग जिलिका "एच" जोन एक-B (सरोजिनी नगर) क्षेत्र में रहने वाले और उत्तर-पूर्व में स्थानीय विपणन केन्द्र और जिला पार्क, उत्तर-पश्चिम में विद्यमान जिला पार्क, दक्षिण-पूर्व में जिला पार्क और दक्षिण-पश्चिम में 30 मी चौड़ी सड़क और सार्वजनिक अस्पताल से घिरे हुए लगभग 6.57 हेक्टेयर (16.25 एकड़) क्षेत्र के भूमि उपयोग को "मनोरंजनात्मक" से "आवासीय" में परिवर्तित किया जाना प्रस्तावित है।

3. यह को : ी ी" (नारायणा औद्योगिक क्षेत्र में पूर्व जाने वाले ओ. सी. पी. यू में 30 मी० चौड़ी सड़क, उत्तर-पश्चिम में औद्योगिक भूखण्डों, उत्तर-पूर्व में 10 मी० चौड़ी सड़क और दक्षिण-पश्चिम में 9 मी० चौड़ी सड़क और औद्योगिक भूखण्डों से घिरे हुए लगभग 0.475 हैक्टेयर (1560.65 वर्ग गज क्षेत्र) के भूमि उपयोग को निम्न शर्तों पर "औद्योगिक उपयोग" से व्यावसायिक उपयोग" (टियर-4) में परिवर्तित किया जाना प्रस्तावित है :-

(1) व्यावसायिक उपयोग केवल सहायक सुविधाओं की व्यवस्था, के लिए टियर-4 तक प्रतिबंधित होगा । परिवर्तन प्रभारों के लिए ब्लीडर औद्योगिक क्षेत्र में लागू दर की दरें ही लागू किया जाए ।

(2) विकास नियंत्रण भवन उपविधि के अनुसार-पार्किंग के लिए व्यवस्थे, अतिरिक्त सुविधाओं को अनुमति प्रदान की जाए - लागू होंगे ।

2. प्रस्तावित भूमि का की दशाधि जाना भावार निरीक्षण के लिए उप निदेशक, पूर्व योजना अनुभाग, जिला केन्द्र, छठी मंजिल, आई०पी०एस्टेट, नई दिल्ली से सात उपर्युक्त अवधि के दौरान सभी कार्य-दिवसों में सम्पर्क करेंगे ।

(रणवीर सिंह)
सचिव
दिल्ली विकास प्राधिकरण

विकास सदन,
बी-ब्लाक, जी०पी०ओ०
नई दिल्ली
दिनांक 4.4.93

APPENDIX 'X' TO ITEM NO. 23/94

NO:- SA/E2/HUPW/DDA/94/270 12/10/93

मुख्य योजना पनुवार
तारीख 21-10-93

To

The Secretary,
Delhi Development Authority,
Vikas Sadan,
New Delhi.

Sub: Publication of Public Notice.

Reference to Public Notice no.F.16(11)91-M.P. dated 26-8-93 we would like to raise the following suggestions/objections on modification no.3 relating to the area falling under sub-zone G-2 (Naraina Indl.Area.)

1. The change of land use from industrial to commercial should not be done arbitrarily on the basis of individual plots. If at all the commercial area is required in the Naraina Indl.Area, it should be carved out in a larger chunk to enable proper planning of commercial activities. Isolatdde change will encourage commercialisation of adjacent properties.

2. The commercial needs of the area should be assessed by taking into consideration the surrounding areas also where the Master Plan/Zonal Plan has already earmarked commercial areas on the basis of the requirement of the population it has to serve. The commercial area as mentioned to be restricted to tier-4 for ancilliary support facilities has already been taken care of in the C.C. of Naraina Indl.Area.

3. The development control norms suggested which include basement for parking and public conveniences to be allowed may create problems if the individual properties are to be developed for commercial use. The parking for individual plots cannot be taken in the basement as it will require ramps to a proper slope. On the other hand, if a larger consolidated area is identified for commercial use, parking and public convenience can be properly planned.

These points may be considred while finalising the modification.

Auluck

(Santosh Auluck)
7/4,Bhagwan Dass Road,N.Delhi

Pradip Behari

(Pradip Behari)
A-2/156/1, Safderjung Encl.
New Delhi.

APPENDIX 'J' TO ITEM NO. 23/93

दिल्ली नगर कला आयोग
DELHI URBAN ART COMMISSION
लोक नायक भवन (द्वितीय तल)
LOK NAYAK BHAWAN (2nd FLOOR)
पृथ्वी राज लेन, नई दिल्ली-110003
PRITHVIRAJ LANE, NEW DELHI-110003
दूरभाष PHONES : 611948, 619593, 618607 & 690821

November 18, 1993

No.11(1)/92-DUAC

By. Director (Master Plan),
DDA, 6th floor,
Vikas Minar,
I.P. Estate,
New Delhi.

Sub:- Publication of Public notice.

.....

Sir,

Refer to your letter No. F16(11)/91MP dated September 6, 1993 wherein the notification of change of land use had been sent to the Commission. The same were considered by Commission in its meeting of November 5, 1993 and the observations/suggestions of the Commission are as reproduced below :-

1. "The land use of an area, measuring about 6.57 ha. (16.25 acres), falling in planning division 'H' sub-zone H-6 (Shalimar Bagh Area) bounded by local shopping and district parks in the North-west district parks in the south-east and 30 mtrs. wide road and Ayurvedic Hospital in the South-west is proposed to be changed from 'recreation' to 'residential'

The pocket in question for which the notification of change of land use had been received had already been developed by DDA for 4-storeyed SFS DDA flats and the matter regarding change of land use from district park to residential is apprently only regularisation now.

The Commission was really surprised to note that use has already been done and then the case has been referred to us.

2. "The land use of an area, measuring 0.475 ha. (5681.65 sq. yds.) falling in sub-zone 'G-2' Naraina Industrial Area) bounded by 30 mts. wide road in the South-east, Industrial plots in the North-west 18 mtrs. wide road and Industrial plots in the south-west is proposed to be changed from 'Industrial use' to 'Commercial use (Tier IV) subject to as follows :-

(i) The commercial use will be restricted to tier IV providing, for only ancilary support facilities.

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अनुवर्ती कागज
Continuation Sheet

The same formula for conversion charges as in case of Wazirpur Industrial Area may be applied here also.

(ii) The development control norms will be as per the building bye-laws in force-basement for parking, public conveniences be allowed."

The pocket consists of 1n no. of Industrial plots in Naraina Industrial Area along the 100 ft. main road joining Naraina Vihar and Patel Road. There are 3-3½ storeyed industrial buildings existing on these plots. The purpose of change of land use is for retail shopping and offices. This land is on an important road and sufficient space is not available for parking and other requirements.

The Commission decided not to offer any comments in this case."

"Yours faithfully,

(M.T. MESHRAM)
Secretary

The Concerned file bearing no. F.20(1)/92-MP has been sent to A.Dir. (NAREA) on 2.11.93.

Now, we may request A.Dir. (NAREA) to kindly see the observations of DCAC in para '2' above & prepage and incorporate in agenda for T/C please

3/XII/93

DD(MP)
A. Dir. (NAREA)

Cno
3.12.93

Movement of file pt.

3/12

F/C File is sent to DD(SA) on 2.11.93

DD(SA)

10/12/93

D/12.93

ITEM NO.
24 /94

A-24.03.94

Sub : Change of land use for an area measuring 5.616 hect. in sub-zone D-2 from 'recreational use' to 'residential use' (4.25 hect.) and public and semi-public/commercial use' (1.366 hect.).

(F.3(46)90-MP)

P R E C I S

Reference is invited to Govt. of India, Ministry of Urban Development letter No.J-13011/12/90-LD/USLII dt. 11.11.93 vide which proposal for change of land use of an area measuring 5.616 hect. in sub-zone D-2 Mata Sundari Area) from 'recreational use' to 'residential' (4.25 hect.) and institutional/commercial (1.366 hect.) has been referred (Appendix.'K' P.No. 43)

2. The land use of this site (triangular area) bounded by an existing hospital in the North, Mintro Road (R/W 30 mtrs.) in the East, Thompson Road in the West and Jahangir Road in the south (sub-zone D-2) is earmarked for 'district park' in the MPD-2001. At present this pocket is having single storeyed govt. quarters.

3. The case was discussed in the Technical Committee meeting dt.18.8.93. The Technical Committee observed that the site under reference was earlier planned to provide facilities for second entry to the New Delhi Railway Station towards Thompson Road, such as parking, bus terminal and other transport activities for efficient and proper functioning of the second entry. However, in MPD-2001, this is shown for 'recreational use' wherein the activities relating to circulation, parking etc. are permitted to an extent.

The Technical Committee further observed that the site is not suitable for change of land use either for Delhi Stock Exhcnage (commercial use) roads surrounding this pocket. Part of the site is already developed as a park and Shivaji Statue has been installed. Therefore, Technical Committee was of the opinion that the land use should remain as shown in MPD-2001.

Contd.....

4. The proposal for change of land use with the Technical Committee recommendation as in para 3 above, is placed before the Authority for its consideration.

R E S O L U T I O N

Resolved that the proposals as contained in Paras 3 and 4 of the Agenda note be approved.

***

(Appendix ~~XX~~ to Item.No. 24/94)

No.J-13012/12/90-LD(~~US~~ LII)
Government of India
Ministry of Urban Development
(Lands Division)
.....

New Delhi, Dated 11th Nov., 93

To

Shri Anil Barai,
Dy.Director(MP),
Delhi Development Authority,
Vikas Minar,
I.P.Estate,
New Delhi.

Subject: Change of land use of the triangular piece of land in Sub-zone D-2 near New Delhi Railway Station bounded by Minto Road, Thompson Road, Barron Road and Jahangir Road.

Sir,

Kindly refer to your letter No. F.3(46)'90-MP/722 dtd. 9.9.93 alongwith which you have forwarded the views of the Technical Committee on the above mentioned subject. The Technical Committee's report has to be consicered by the competent authority of DDA and a final decision has to be taken in this regard. You are therefore, requested to expedite the final decision of the competent authority in this case and communicate the decision of this Ministry for further consideration.

Yours faithfully,

(R.N.KIRTANIA)
Under Secretary(LII)

ITEM NO. 25/94

A-24.03.94

Sub : Draft Zonal(Divisional) Development Plan for Zone 'H'(North-West I) and amendments in MPD-2001.

File No.F.1(1)ZH/93

P R E C I S

As per MPD-2001, the Union Territory of Delhi is divided into 15 zones, out of which Zonal Development Plans for 8 divisions falling in the urban areas shall be prepared within three years period from the date of notification of the MPD-2001 i.e. by 1.8.90. Zone H is one of the eight divisions for which the plan has to be prepared.

2. Zone H(North West-I) mainly comprised the extension of the city in the north-west of Delhi and is distinctly characterised by most of the well planned residential localities. It is planned for a projected population of 15,25,081 to be accommodated in an area of 5381 hect. Zone H is situated between two railway lines viz. railway line to Ambala in the north and the other one to Rohtak in the south-west.

3. Zone H is divided into 9 sub-zones out of which zonal development plans for 6 sub-zones (H 1-6) were approved by the Govt. of India as per Master Plan-62 provisions.

4. Development in sub-zones H1-6 has been carried out mostly in accordance with the layout plans prepared and there are not many changes in the land use pattern of the approved zonal plans and sub-zones . In case of Rohini scheme sub-zones H-7,8&9, planned during 1980s predominantly as residential scheme and land utilization is highly intensive. Land for various facilities like health, education, socio-cultural and other utilities have been provided on major transportation routes to ensure easy access.

5. The Draft Zonal(divisional)Plan has been prepared keeping in view the approved development schemes and based on policy guidelines stipulated in MPD-2001. (App 'L' in Booklet.)

The salient features of the Draft Zonal Development Plan proposals are as follows:

Land use proposals including proposals for (a) residential areas (b)work centres; (c) community facilities like health, education, recreational (d) provision of compatible mixed use activities (e) transportation system including major transportation routes; bus terminals; MRT routes, cycle tracks and pedestrian pathways; (f) development of major 'green areas' and 'neighbourhood parks' to enchance the quality of the zone.

6. The case was discussed in the Technical Committee Meeting held on 14.9.93 vide item no.86/93. The recommendation of the Technical Committee are as under:

i) Population: Though, in MPD-2001 the holding capacity for this zone is 17,85,270 with sub zone wise population distribution but the population analysis based on gross residential area and the density pattern it works out to 16,45,269. This is further reduced due to commercialisation and mixed use concept. Thus, the holding capacity of this zone may not be more than the assigned population in MPD-2001 i.e. 15,25,981 for this zone. Community facilities and municipal infrastructure, therefore, is to be proposed for this population.

ii) Community Facilities: a) In this zone, there are deficiencies in the community facilities such as hospitals, colleges, schools, police station etc. The area of the District Centre in the development plan of Rohini scheme is 73 hect. against 45 hect. provided in MPD-2001 and 24 hects for Mangolpuri District Centre site against 21 hects. provided in MPD-2001. Thus 21-22 hect. land is in excess of the normal size earmarked for commercial activities forming part of the district centre.

It was recommended that part of the land for district centre in excess of what is provided in MPD-2001, may be used for providing such facilities. If still, there remain deficiencies for such facilities provisions be made for in the adjoining Urban extension schemes. Similarly reduction of recreational area in this zone be compensated in the adjoining zone in the ur ban extension.

Land use proposals including proposals for (a) residential areas (b)work centres; (c) community facilities like health, education, recreational (d) provision of compatible mixed use activities (e) transportation system including major transportation routes; bus terminals; MRT routes, cycle tracks and pedestrian pathways; (f) development of major 'green areas' and 'neighbourhood parks' to enchance the quality of the zone.

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ii) Community Facilities: a) In this zone, there are deficiencies in the community facilities such as hospitals, colleges, schools, police station etc. The area of the District Centre in the development plan of Rohini scheme is 73 hect. against 45 hect. provided in MPD-2001 and 24 hects for Mangolpuri District Centre site against 21 hects. provided in MPD-2001. Thus 21-22 hect. land is in excess of the normal size earmarked for commercial activities forming part of the district centre.

It was recommended that part of the land for district centre in excess of what is provided in MPD-2001, may be used for providing such facilities. If still, there remain deficiencies for such facilities provisions be made for in the adjoining Urban extension schemes. Similarly reduction of recreational area in this zone be compensated in the adjoining zone in the ur ban

b) It was also observed that in Rohini Scheme, Community facilities were provided in the layout plan for the population based on the norms of 1962 provisions, therefor in the text this point may be elaborated indicating the reasons for the deficiencies compared to the requirement as per norms provided in MPD-2001.

iii) Cultural Complex TV Tower complex is one of the focal point of this zone. It should be developed in comprehensive manners with city level cultural alctivities to make it a tourist attraction point. The institutional area only to the extent of 18.5 hect. as provided in MPD-2001, be retained for institutional use for a college site, a polytechnic institute etc. and the remaining area should form part of the comprehensive scheme. The hospital site be relocated in the vicinity of the district centre(Wazirpur) in part of the area shown as green having eucalyptus trees.

iv) Mixed Land - In Rohini scheme sub zones H-7 & H-8 no mixed land use pocket/street has been identified. It was observed that road no.41 passing through this scheme has also to be considered as a mixed use street on parameters as adopted in other similar streets/ pockets identified for mixed land use.

v) Villages - All the existing villages be shown on the zonal development plan and zonal level facilities, wherever provided in the redevelopment scheme of such villages, be also shown,

vi) Madhuban Chowk is a major intersection and caters to very heavy traffic. This require proper designhing for which land should be earmarked.

vii) Modification/amendments in MPD-2001- In the list pertaining to the proposed modifications/amendments in MPD-2001 reasons for such changes be also given.

7. The draft divisional (zonal) plan for zone H and text as discussed in the meeting of the Technical Committee with above recommendations, is placed before the Authority for its consideration.

R E S O L U T I O N

Resolved that the proposals as contained in paras 6 & 7 of the Agenda note be approved.

***

ITLM NO. 26/94
A-24.03.94

Sub :Change of land use of an area measuring 29.3ha. from 'rural use zone' to 'warehousing and storage' (commercial) (21.2 ha.) and 'recreational' (8.1ha.) at Badli on G.T.Road, Delhi.

F.20(4)/93-MP

P R E C I S

Reference is invited to the Authority resolution no.109/93 dt.27.7.93(App. 'M' P.No.49-50) approving the change of land use of an area measuring 21.2ha. and 8.1 ha. from 'rural use zone' to 'warehousing and storage' (commercial) and 'recreational' (open space) respectively at Badli on G.T. Road, Delhi.

2. The Govt. of India, Ministry of Urban Development was requested to convey the approval of the Central Govt. under section 11-A of Delhi Development Act,1957 to issue a public notice for inviting objections/ suggestions from the public. The Govt. of India, Ministry of Urban Development had conveyed the approval of the Central Govt. vide their letter no.K-13011/18/93-DDIB dt.2.11.93 (App. 'N' P.No. 51). Accordingly, a public notice was issued on 1.1.94 (App. 'O' P.No. 52).

3. No objection or suggestion has been received in response to the public notice. Accordingly, the Govt. of India, Ministry of Urban Development will now be requested to issue a final notification under section 11-A of Delhi Development Act,1957.

4. As the matter was urgent and concerns shifting of noxious and hazardous trade from the fire-prone Sadar Bazar in anticipation of the Authority's meeting, the matter was submitted to the L.G./Chairman DDA for getting the land use change notified. L.G. has agreed. Accordingly, reference has been made to the Ministry of Urban Development for issuing a final notification.

5. The matter is placed before the authority for information.

R E S O L U T I O N

Resolved that paras 3 & 4 of the agenda note be approved.

It was also resolved that further follow up action be taken immediately, without awaiting formal confirmation of of minutes of the meeting.

***

APPENDIX 'M' TO ITEM NO. 26/94

ITEM NO. 109/93

A-27.07.93

Sub : Development of area for shifting of noxious and hazardous trades - change of land use from 'rural use zone' to 'warehousing and storage(commercial)' and 'recreational(open space)'

F.20(4)93-MP

P R E C I S

Municipal Corporation of Delhi has prepared a warehousing scheme at Badli on G.T. Road opposite Sanjay Gandhi transport Nagar. Scheme has been prepared because of the persistent demand that a large number of commercial and other godowns in the Walled City are to be shifted to the outskirts of the city. This matter had come up for discussions in various meetings of the Lt.Governor where it was decided that an alternative site be located where the noxious trades and warehousing could be shifted.

2. MCD has about 29.31 hect.(72 acres) of land known as Badli Khatta across the supplementary drain opposite Sanjay Gandhi Transport Nagar. The proposal is to use 8.1 hect.(20 acres) out of that for recreational use and 21.21 hect.(52 acres) for warehousing, storage and wholesale of noxious and hazardous trades.

3. A site inspection has been done by Commissioner, MCD, Engineer-in-Chief, MCD and Commissioner(Plg.), DDA and Chief Architect, DDA. In general, it was felt that site could be developed for the above purpose. This would require change in the land use which should be processed. The detailed plan shall be prepared by the MCD which will include suitable access from the G.T. Road to the scheme area, proper movement of trucks, provision of facilities like Fire Brigade, Police Station, Telephone Exchange and other emergency requirements and physical infrastructure like water supply, sewerage and drainage. The plan shall be prepared in accordance with the regulations contained in the Master Plan for Delhi Perspective-2001 in consultation with the DDA.

4. The matter was examined by the Technical Committee in its meeting held on 28.5.93. Technical Committee decided that the change of land use as proposed in the agenda item for noxious and hazardous trades be processed.

APPENDIX 'M' TO ITEM NO. 26/94

ITEM NO. 109/93

A-27.07.93

Sub : Development of area for shifting of noxious and hazardous trades - change of land use from 'rural use zone' to 'warehousing and storage(commercial)' and 'recreational(open space)'

F.20(4)93-MP

P R E C I S

Municipal Corporation of Delhi has prepared a warehousing scheme at Badli on G.T. Road opposite Sanjay Gandhi transport Nagar. Scheme has been prepared because of the persistent demand that a large number of commercial and other godowns in the Walled City are to be shifted to the outskirts of the city. This matter had come up for discussions in various meetings of the Lt.Governor where it was decided that an alternative site be located where the noxious trades and warehousing could be shifted.

2. MCD has about 29.31 hect.(72 acres) of land known as Badli Khatta across the supplementary drain opposite Sanjay Gandhi Transport Nagar. The proposal is to use 8.1 hect.(20 acres) out of that for recreational use and 21.21 hect.(52 acres) for warehousing, storage and wholesale of noxious and hazardous trades.

3. A site inspection has been done by Commissioner, MCD, Engineer-in-Chief, MCD and Commissioner(Plg.), DDA and Chief Architect, DDA. In general, it was felt that site could be developed for the above purpose. This would require change in the land use which should be processed. The detailed plan shall be prepared by the MCD which will include suitable access from the G.T. Road to the scheme area, proper movement of trucks, provision of facilities like Fire Brigade, Police Station, Telephone Exchange and other emergency requirements and physical infrastructure like water supply, sewerage and drainage. The plan shall be prepared in accordance with the regulations contained in the Master Plan for Delhi Perspective-2001 in consultation with the DDA.

4. The matter was examined by the Technical Committee in its meeting held on 28.5.93. Technical Committee decided that the change of land use as proposed in the agenda item for noxious and hazardous trades be processed.

5. The matter is placed before the Authority for approval of change of land use for an area measuring 21.21 hect.(52 acres) from 'rural use zone' to 'warehousing and storage(commercial)' and change of land use for an area measuring 8.1 hect.(20 acres) from 'rural use zone' to 'recreational(open space)'. Plan indicating the areas to be laid on the table.

R E S O L U T I O N

The Authority resolved to approve the change of land use of an area measuring 21.21 ha. and 8.1 ha. from 'rural use zone' to 'warehousing & storage (commercial) and 'recreational (open space) respectively and recommended to process under section 11 A of Delhi Development Act, 1957.

APPENDIX 'N' TO ITEM NO.26/94

No.K-13011/18/93-DDIB
Government of India
Ministry of Urban Development
(Delhi Division)
*****

New Delhi, dated 2.11.1993

To

Shri Anil Barai,
Dy. Director(MP),
DDA, Vikas Sadan, INA,
New Delhi.

Subject: Change of land use of an area measuring 21.1 ha. from 'rural use zone' to 'commercial' (warehousing and storage) and 8.1 ha. from 'rural use zone' to 'recreational' at Badli Delhi.

*****

The undersigned is directed to refer to your D.O.letter No.F.20(4)/93-MP/649 dated 13.8.93 on the above mentioned subject and to convey the approval of the Central Govt. under Section 11-A of 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,

(S.C. Sagar)
Under Secretary to the Govt. of India

APPENDIX 'O' TO ITEM NO. 26/94

To be published in the Gazette of India, Part II section 3 sub section (ii) dated 1.1.94. Dated 24.12.93

No. F.20(4)93-MP

PUBLIC NOTICE

The following modification which the Central Government proposes to make in the Master Plan / Zonal Development Plan for Delhi, is hereby published for public information. Any person having any objection / suggestion with respect to the proposed modification may send the objections / suggestions in writing to the Commissioner-cum-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 objections/suggestions should also give his name and complete postal address.

MODIFICATION:

"The land use of an area, measuring about 29.31 ha. (72 acres) falling in Urban Extension and bounded by G.T. Karnal Road (N.H. 1) on the West roadno. 50 on the South and rural use zone area and Jahangirpuri on the North and East, is proposed to be changed from 'rural use zone' to 'warehousing and storage' (Commercial) (21.1 ha.) and 'recreational' (8.1 ha.)."

2. The Plan indicating the proposed modification will be available for inspection in the office of the Deputy Director Master Plan Section, 6 th floor, Vikas Minar, IP Estate, New Delhi, on all working days during the period referred above.

(V.K. BANSAL)
COMMISSIONER-CUM-SECRETARY
DELHI DEVELOPMENT AUTHORITY

VIKAS SADAN.
'B' BLOCK, INA,
NEW DELHI.

Dated the 1-1-94.

ITEM NO. 27/94

A-24.03.94

Subject : *Creation of "Delhi Development & Technical Environment Services" (DATES) - A registered society under Societies Registration Act for Planning of Human Spaces.*

(F.No. PS/Dir.(TYA)/93/197

P R E C I S

INTRODUCTION

There is a growing awareness of urban development in the country starting from Mega cities to small and medium settlements. This has generated requirement of consultancy work in Urban Development Authorities, Municipal Corporations, Municipalities, Regional Planning Board, etc.

In the last 30 years, a wealth of technical expertise has been generated in various subjects/branches of urban planning starting from preparation of conceptual plans, structure plans, master plans and detailed projects. The expertise can now be made available to other planning bodies and executing agencies of Govt. and Semi-Govt. Therefore, it may be expedient to set up a "consultancy services" by the name 'Delhi Development & Technical Environment Services (DATES). It would be a registered society somewhat on the pattern of National Institute of Urban Affairs (NIUA).

2. *OBJECTIVES*

To render consultancy services to govt., semi-govt., local bodies and private sector too.

a) to prepare policy documents, structure plans, master plans, zonal plans and General Development Plans.

b) to prepare detailed projects on urban planning, architecture and services planning in district cetnres, facility centres, freight complexes etc.

c) to get above projects implemented with the help of latest techniques of project managements.

NOTE : It is made clear that this society would not work as a developer and builder but only as a consultant for physical, financial and engineering services related to town and urban sector.

3. *LEGAL STATUS*

It would be a registered society registered under the Societies Registration Act, 1860. It would be managed by a Managing Committee to be constituted by the main society (DATES) as per the rules and regulations to be formulated.

4. *LINKING WITH THE DDA*

It would have adequate linkages with the DDA in terms of (a) suitable staff on deputation; (b) office space; (c) initial seed capital; (d) Permanent Members of the DDA becoming ex-officio members in the Managing Committee of the Society.

It would be an autonomous establishment in terms of taking and implementing decisions conerning technical and financial matters of various consultancy projects.

It would have separate account. Within a period of 3 years, the Society should stand on its own feet by generating its own resources.

5. *FINANCIAL RESOURCES*

The following would constitute major sources of finance of the society:-

i) Professional consultancy fees from the consultancy of various projects.

ii) Grant from the Central Govt., State Governments, Delhi Govt., DDA and other public and semi-public bodies.

iii) Sales of printed reports, type designs of various residential flats, prototype designs of public and semi-public buildings.

iv) DDA would not pay any consultancy fee to the Society.

6. The items is placed before the DDA for the approval to the setting up of 'Delhi Development & Technical Environment Services' (DATES) in principle and for getting the society registered under Societies Registration Act.

R E S O L U T I O N

It was resolved that Memorandum & Articles of Association of the proposed Society be framed in detail and the proposal be brought to the Authority after the clearance of the Ministry of Urban Development in principle.

***

ITEM NO. 28/94

A-24.03.94

Sub: Disposal cost of DDA's built up flats - regarding reduction thereof.
F.No. F.22(123)79/HAC-Pt.

P R E C I S

Disposal cost of DDA's built up flats was initially fixed in accordance with principles laid down in Housing Committee's resolution No.209 dated 26.12.74. The disposal cost of flats was reviewed from time to time vide Authority's Resolution No.429 dated 28.8.78, 52 dated 15.4.86, 78 dated 7.7.92, Resolution No.151 dated 16.11.93 and Resolution No.176 of 12/93 (copies of Resolutions of 28.8.78, 7.7.92, 16.11.93 and 16.12.93 are at (App. 'Q','R','S'& 'T' P.Nos. 60-64,65-67, 68-69,70-73)). At present the costing of the flats is being done as per details below:-

Sl.No.	Item	Rate
1.	Cost of construction including undischarged liabilities, if any.	As intimated by the Engineering Department.
2.	Maintenance charges.	1% for one year on (1) above.
3.	Deficiency charges.	2% for one year on (1) above.
4.	Removal of defects.	0.5% for MIG flats, 0.25% for LIG and Janta flats on (1) above.

CONTD....

5.	Community facility charges	Re.1/- per sq.foot of plinth area subject to maximum of Rs.750/- in case of MIG and Rs.500/- in case of LIG. These charges are not being levied in case of Janta flats.
6.	Overhead charges	
i)	Departmental charges	10% for MIG and LIG and 6.5% for Janta category.
ii)	Administrative charges.	1% on MIG and LIG; no charges for Janta.
iii)	Interest charges	@ 17% for 15 months for single or double storeyed flat - 17% for 18 months for three or more storeyed flats.
iv)	Cost of land	As approved from time to time.
v)	EWS charges	5.50% on G>F. flats only except Janta flats.
vi)	Equalisation charges.	Rs.50/- per sq.mtr. on plinth area in North & West Delhi and @ Rs.100/- per sq.mtr of plinth area in South. No such charges in East Delhi, Rohini Ph-III,Narela and Jahangirpuri.

During the last two years, it has been observed that the allottees have not responded satisfactorily to accept allotment of DDA flats. From the chart of demand letters issued and possession

letters given after acceptance by the allottees for NPRS registrants/Ambedkar Awas Yojna from April 92 to September, 93 prepared by Commr. (H) (appendix F) it will be seen that in category MIG, LIG and Janta 25%, 80% and 6% respectively only have accepted the allotment. Looking to the poor response under MIG and Janta category and related problem of financing, the inter departmental meetings presided over by VC are being held from time to time to review the costing pattern of houses with a view to exploring the possibility of reduction in cost of flats in order to improve their marketability. in one of the inter-departmental meetings held on 8.1.94, it was decided that the following changes in the present pricing policy of DDA could be made:

A. Maintenance charges

The Authority vide its Resolution No.152 of 93 had decided that as soon as the construction of flats crosses 50% stage these may be allocated to the registrants as per their priority numbers through draw of lots conducted on computer. The allocatees of flats will be informed about the allocation and the floor allocated. The demand-cum-allocation letters will be issued to the registrants on the basis of the results of draw demanding 50% of the estimated cost. The balance cost will be demanded after the flats are ready but before possession is handed over. The Authority has further decided that the final demand-cum-allotment letter may be issued within 1 1/2 year after issue of allocation letters.

As per the costing formula the following charges are added to the construction cost as intimated by Engineering Department.

1. MIG flats

i.	Maintenance charges	1% for one year
ii.	Deficiency charges	2% for one year
iii.	Removal of defect charges	0.5%
	Total	3.5%

2. LIG and Janta flats

i.	Maintenance charges	1% for one year
ii.	Deficiency charges	2% for one year
iii.	Removal of defects charges	0.25%
	Total	3.25%

In view of the decision taken by the Authority in its Resolution No.152 of 93 it is expected that the flats will be handed over to the allottees immediately after the construction work is over. Therefore, it is felt that these charges be reduced and only1% on cost of construction be levied for one year in respect of the above components for costing of flats allotted in pursuance of Resolution No.152 of 93.

B. E.W.S. Charges

The E.W.S. charges @ 5.5% on building cost are levied on ground floor flats to provide cross subsidies to the Janta flats allottees. At present there is no backlog for Janta flats; hence the levy of E.W.S. charges need to be discontinued. In its place floor equalisation charges are proposed as under:

a) 1% discount be given to first floor allottees.
b) 1.5% discount be given to 2nd floor allottees.
c) 2% discount be given to 3rd floor allottees.

Against 5.5% E.W.S. charges being levied at present on the ground floor flats, the proposed floor equalisation charges will be levied @ 4.5% on the building cost in case of four storeyed flats.

d) Total discount given to upper floors would be recoverable from the ground floor flats; for example in four storeyed flats, floor equalisation charges @ 4.5% on the cost would be added in ground floor flats excluding Janta flats whereas the cost of 1st, 2nd and 3rd floor would be reduced by 1%, 1 1/2% and 2%

respectively. This policy will be applicable to housing of lesser floors also. Thus the cost of ground floor flats will also stand reduced by 1% of the construction cost.

Typical details of costing of MIG and LIG flats at (App. 'U' P.No. 74) on the basis of above proposed changes will indicate that the reduction in cost of flats will be as under:

Category	Gr. floor	1st floor	2nd floor	3rd floor
MIG	Rs.15400/-	Rs.15100/-	Rs.18000/-	Rs.20800/-
LIG	Rs. 5700/-	Rs. 5500/-	Rs. 6600/-	Rs. 7700/-

The matter is placed before the Authority for consideration.

R E S O L U T I O N

Resolved that reduction in cost of flats and the principles laid down in the Agenda note be approved, subject to the following :-

1. Equalisation charges should be levied on the Engineering cost and not on the building cost.
2. Equalisation charges should be levied on Janta flats also.

It was further resolved that total impact of all proposals, involving reduction of cost of flats, placed before the Authority from time to time be consolidated and put up to the Authority.

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APPENDIX 'Q' to ITEM No.28/94

No.429
28.8.78. SUBJECT: Disposal of DDA built-up flats/shops - regarding pricing thereof.
(File No.F.21(190)/73-MAC.

.....

Disposal cost/reserve price of DDA built-up flats/ shops is fixed in accordance with principles laid down in Housing Committee's Resolution No.209 dated 26.11.1974. With a view to reducing the disposal cost of flats, the position of levy of departmental charges was reviewed by the Housing Committee and it was decided vide Housing Committee's Resolutions No.386 dated 30.8.1977 and 390 dated 16.12.1977 (copies of the Resolution at Appendix 'B'&'C' pages A-2 to A-6 and A-7 respectively) to reduce the departmental charges from 15% to 10% in case of MIG/LIG categories and from 11% to 8% in case of Janta category. No departmental charges were levied in the case of C.S.P. category and status-quo was maintained for that category.

With a view to bringing down further the cost of DDA built- up flats and to give relief to E.W.S./LIG category the position was again reviewed in an inter-departmental meeting presided over by the Vice-Chairman on 18.4.1978 wherein new pricing policy was evolved. The changes made in the pricing policy are dwelt upon as follows : -

Item	Old pricing policy.	New pricing policy.
1. Cost of construction	Cost of construction including un-discharged liabilities, if any.	Cost of construction including un-discharged liabilities, if any.
2. Overheads.		
(i) Departmental charges.	10% for MIG/LIG 8% for Janta. No charges for CSP.	10% for MIG/LIG, 6.5% for Janta/ EWS. No.charges for CSP.
(ii) Interest charges.	7½% p.a. for a period of 1½ years for all categories of houses.	MIG: 9% p.a.for a period of 9 months. LIG: 7½% p.a.for a period of 9 months. JANTA/ EWS: 6% p.a.for a period of 9 months. No.interest for CSP.

Cont'd.....

From prepage:

(iii)	Administrative charges.	2% p.a. for a period of 1½ years.	MIG/LIG: 1% p.a. for a period of one year. Such charges not to be levied for Janta/EWS/CSP categories.
3.	Cost of land.	Cost of land at the rate intimated by Delhi Admn. was charged for 75% of the group housing area excluding areas earmarked for Shopping Centres, School, Electric Sub-Station etc.	Cost of land for the gross area excluding areas earmarked for shopping centre, school, ESS will be calculated at the following rates:- MIG - Rs.45/-per sq.yd. LIG - Rs.30/-per sq.yd. Janta Rs.20/-per sq.yd. It was decided that Delhi Admn.may be paid for cost of land at pool rate fixed for it.
	Community Facilities.	MIG-Rs.500/- LIG-Rs.250/- Janta-Rs.150/-	No such charges for Janta/EWS/CSP categories. MIG/LIG: Re.1/-per sq.ft.of the plinth area subject to a maximum of Rs.500/- for LIG and Rs.750/- for MIG.
	Service Charges.		2½% of the amount of premium of land will be recovered annually till the services are handed-over to M.C.D.
	Inter-category subsidies.		7½ for Ground floor flats only, which would be de-posited in a separate fund for benefit of EWS housing schemes.

MARGIN:

Details of 1226 Flats:

Scheme	MIG	LIG	JANTA
Rajouri Garden	132	672	---
Munirka	52	---	---
Janakpuri B-2/C.	---	---	168
Janakpuri A-5/A.	---	---	88
Sheikh Sarai (Retiring Scheme.	114	---	---
	298	672	256

The new pricing policy took effect from 10.5.78. It was also decided that the new pricing policy was not to be applied in the case of the lot of 1226 flats (details in the margin) whose cost were then being worked out.

Cont'd.....

From prepage:

The policy for the disposal of the shops was reviewed in the inter-departmental meeting held on 10.5.1978. The basic policy that the shops may be disposed of at market rate determinable through auction/tenders continue. For fixing reserve price the formula was worked out as follows:-

Sl. No.	Item	Old Pricing Policy	New Pricing Policy
1.	Cost of construction	Actual cost of construction including un-discharged liabilities.	Actual cost of construction including un-discharged liabilities.
2.	Overheads:		
	i) Departmental charges.	15%.	10%.
	ii) Interest charges.	7½% p.a. for a period of 1 year.	14% p.a.for a period of 1 year.
	iii) Administrative charges.	2% p.a. for a period of 1 year.	2% p.a. for a period of 1 year.
3.	Cost of land.		
	i) Shops with plinth area upto 12.5 sq. mt.in convenient shopping centres.	Cost of land is determined with ref.to reserve rate fixed for developed land (i.e. actual cost plus development charges) plus 20% to provide against the increase in the avcrage bid price and distributed to the number of shops with ref. to area under each shop.	Cost of land would constitute cost of acquisition as reflected in the pool rate fixed by Delhi Admn.. The cost of land will be calculated for total area under CSC and will be spread over the shops on plinth area basis.
	ii) Shops with plinth area of more than 12.5 sq.mt.but less than 25 sq.mt. in convenient shopping centre.	-do-	The cost of land will be taken as double the reserve price as fixed for the shops with an area of less than 12.5 sq.metre.

Contd.....

From prepage:			
(iii)	Shops with plinth area of 25 sq.mt. and above constructed in Convenient Shopping Centre and shops in Local/District ShoppingCentres irrespective of the plinth area.	-do-	Cost of land will be taken at full commercial rates on the basis of prevailing prices obtained in auction in the area/similar area/adjoining areas.
(iv)	Profit/extra charge.	An addition of 50% on the cost of construction plus over-heads is made as per practice in Delhi Admn. so as to absorb price fluctuations in the market and this percentage is also reduced depending upon location, area of the shop.	Extra charges at following rates is to be added on the cost of construction on overhead and cost of land for deposit in E.M.S.fund. (i) Shops with plinth area of less than 25 sq.mtr.in CSC - 1%. ii) Shops with plinth area of 25 sq.mtr.and shops in local/ district shopping centre -10%.

In respect of shops to be allotted for the rehabilitation of evictees in C.S.C., local/district shopping centre, the following items as per the new pricing policy constitute the reserve price: -

a) Actual cost of construction including undischarged liabilities, if any.

b) Departmental charges @ 5% of (a) above.

c) Interest charges @ 7½% p.a. for aperiod of one year.

d) No administrative charges.

e) Cost of land: Cost of land will be calculated in accordance with the method applicable to shops having plinth area of less than 12.5 sq.mt. constructed in C.S.C.

Cont'd.....

From prepage:

f) No surcharge to be levied for E.W.S.Fund.

Maintenance charges @ 2½% of premium for land are as per the new pricing policy payable by all the allottees/purchasers till services of the shopping centre are handed-over to HCD.

The new pricing policy for fixing reserve price of shops came into force w.e.f. 10.5.1978. Minutes of the two meetings are placed at APPENDIX 'D' & 'E' pages A-8 to A-11 and Pages A-12 to A-13 respectively.

The changes made are put up for the information and approval of the Housing Committee.

RESOLUTION.

The changes made in the costing policy were noted and approved. It was desired that actual expenditure on departmental charges may, in some of the schemes, be analysed with a view to make out as to how far the charges fixed in the revised policy were realistic.

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APPENDIX 'R' TO ITEM NO. 28/94

ITEM NO 78/92 Sub Revision of rate of interest for working out of the disposal cost and also hire purchase instalments of flats under MIG/LIG/ Janta categories.

A-07.07.92

(F.22(4)/72-HAC/II)

PRECIS

1. For construction of flats under MIG/LIG/Janta categories,DDA does not get any subsidy or grants from Govt. of India or Delhi Administration. Expenditure on construction of these flats is met by DDA out of its own resources and by raising loans from financial institutions as and when required.

Costing of flats is done on the basis of No-profit-No-Loss'.As per the approved formula,DDA has been charging interest on the investments made by it for construction of flats.Earlier DDA was charging interest @7.5%per annum, which was revised in January 1985 to 9%,7.5% and 6% per annum, for MIG, LIG and Janta flats respectively. Authority decided vide its Resolution No. 52 of 15.4.86 that guiding principle for charging interest will be actual cost/ liability to DDA inrespect of interest on the capital and interest during construction period from the allottees of flats under various schemes. On this basis interest rates were subsequently revised to 12.60% per annum to be charged for a period of 20 months (average period of construction) for working out the final disposal cost of flats for all the three categories.

2. The rate of interest of 12.60% per annum being charged since April,1986 is based on the average rate of interest on various loans taken by DDA outstanding as on 31st March, 1985. Since then bank rates have gone up considerably.

3. DDA has been disposing of the flats on 'No profit no loss' basis. whereas other organisation like CIDCO (Bombay), Ghaziabad Development Authority, Meerut Development Authority are charging profit element also while working out the disposal cost of flats. As per DDA's policy, 100% flats under Janta category, 75% flats under LIG category and 60% flats under MIG are allotted on hire purchase instalments basis, recovering the instalments in 20 years,15yrs. and 10 years respectively. In other words the resources of DDA invested in construction of flats in a span of 1-2 years, get recovered in 10 to 20 years in monthly instalments which naturally affect the resources position of DDA. For fresh construction, these funds are blocked under hire purchase scheme and are not available to be recycled. This capital has, therefore, to be immediately replenished at borrowing rates of the NHB or other Financing Agencies. Thus the interest element in hire purchase and construction period has to be equal to the borrowing rates in the market to facilitate arranging substitute capital to carry on the construction activity unaffected and also to step it up.

Cont...2/-

4. To meet the expenediture specifically on housing side for the on-going and future schemes negotiations were held with a few financial institutions including National Housing Bank. It is indicated by National Housing Bank that interest will be charged @ 17% per annum on the loan that may be granted for the schemes/projects financed by them.

5. A table showing the approximate disposal cost as at present, the present instalment per month and proposed disposal cost at the revised rate of interest and instalment thereof is given below:-

Cat.	Appros. area in sq. mtrs.	Average Disposal Cost		H.P.Instts (Appx) per month				Period (Yrs)
		Present at interst rate of 12.60%(Rs.)	Revised at interest rate of 17% (Rs.)	14.1%(intt.12.60% Coll.charges 0.5% Gr.Ins.1.00%		18.5%(Intt.17% Coll.charges 0.5% Gr.Ins.1.00%		
				Initial Deposit (Rs.)	Instal-ment (Rs.)	Initial Deposit (Rs.)	Instal-ment (Rs.)	
MIG	65	3,63,900	3,80,400	1,28,780	3,540	1,32,080	4,407	10
LIG	45	2,13,100	2,21,900	82,620	1,639	84,380	2,132	15
EWS	25	1,09,000	1,13,700	41,800	790	42,740	1,058	20

Note: (DDA recovers 20% of cost of construction and total land premium as initial deposit and the balance in instalments)

6. If an allottee is a Home Loan Account holder, the rate of interest chaerged by NHB/Comm. Banks for the loan is substantially lower; and for Janta & LIG categories the entire loan amount without the burden of inittial deposit will be spread over 15 years at 13.5% & 14.5%, as given below:-

Cat.	Loan amount (Rs)(Appx)	NHB/HLA rate of interest	EMI (Rs) (Appx)	Period (Years)
LIG	2,00,000	14.50%	2,840	15
EWS	1,15,000	13.50%	1,482	15

Inidividual allottees will benefit by taking loan under NHB/HLA Scheme or Housing Finance Scheme of Banks by

(a) not being required to deposit a heavy amount right in the beginning (for HLA Scheme);

(b) getting 15 years period in case of MIG for repayment of loan instead of 10 years under DDA terms. GIC Griha Vitta Yojana in fact offers a repayment period upto 20 years.

(c)

Cont....

(c) Paying at 16.5% normal rate and 13.5% to 14.5% against HLA rate under NHB terms (Upto Rs.2 lakhs). Other home finance institutions are charging interest generally in the range of 16.5% upto Rs. 2 lakhs and 20% above Rs.2 lakhs in case the housing scheme conforms to NHB guidelines. In other cases, these rates will be 17.25% upto Rs. 2 lakhs and 21% above Rs. 2 lakhs.

7. The allottees/registrants are being requested to avail or HLA of NBH or Housing Finance Services of Banks. For DDA, it will mean reduction of administrative and accounting work for hire purchase allottments. Arrangement are being worked out with the Banks to facilitate the flow of their housing finance to DDA allottees.

8. In view of the detailed position explained in the above paras, it is proposed that (a) DDA may increse the present rate fof interest from 12.6% per annum to 17% per annum while working out the current disposal cost of flats and hire purchase instalments under MIG,LIG and Janta categories without any change in the existing rate of collection charges @0.5%. (b) The revised rate may come into effect from the date of its approval. (c) For future the lending rate of interest for housing loans as fixed by NHB, will be adopted by DDA for costing purposes mentioned above.

9. The proposal has been seen by F.M.

10. The proposal is placed before the Authority for approval.

RESOLUSION

The Authority resolved that the proposal to increase the present rate of interest from 12.6% p.a. to 17% p.a. for working out the current disposal cost of flats and for fixing the hire purchase instalments under MIG, LIG and Janta categories without any change in the collection charges @ 0.5% be approved w.e.f. 7.7.92. It was also decided that for future, the lending rate of interest for housing loans as fixed by NHB would be adopted by DDA for purposes of costing and for fixing hire purchase instalments.

APPENDIX 'S' TO ITEM NO. 28/94

ITEM NO.
151/93

A-16.11.93

Subject: Proposal for revision of interest period in the costing formula of flats.
(F.NO. 22(4)72-HAC/Vol.V/Pt.)

P R E C I S

As per Authority's resolution no. 52 dated 15.4.1986, interest for 20 months, on the capital invested on the construction of flats, is being charged while arriving at the disposal cost of the flats. The breakup for charging interest for 20 months is half period of construction i.e. 17 months + 3 months for finalisation of the costing, issuance of demand letter etc. With proper preliminary work and coordination at different stages, the construction period has been reduced from 34 months to 24 months as will be seen from some of the schemes for which the costing details were finalised in the recent past :

Sl. No.	Name of the Scheme	Tendered Cost. Rs.	Stipulated time for completion	Actual time taken for completion.
1.	120 MIG flats at Jahangirpuri	2,77,27,890	12 months	24 months
2.	200 LIG flats in Block A-1 Sect.16, Rohini	3,15,05,752	12 months	20 months
3.	296 EWS houses in Chilla Vill.	2,51,26,582	12 months	24 months
4.	32 EWS houses at Paschim Vihar near Village Nangloi Syed	25,92,152	7 months	8 months
5.	24 MIG Dus at Lawrance Road	59,26,380	15 months	15 months

2. It is proposed that we may adopt half construction period i.e. 12 months + 3 months as lead period for the purpose of charging of interest in the costing of flats. On account of reduction in the period of interest from 20 months to 15 months, the average disposal cost of MIG, LIG and Janta flats will stand reduced to the extent of Rs.20,000/-, 13,500/- and 6,000/- respectively.

3. The new mode of calculation will be applicable to costing of houses made on or after 1.1.94.

4. Presuming that about 8000 N.P.R.S. flats will be sold in one year, the total financial benefits to the registrants will be of the order of Rs. 8.0 Cr. in one year.

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

R E S O L U T I O N

It was resolved that the present policy of charging interest uniformly for 20 (twenty) months for double, triple and four storied flats requires reconsideration.

Further resolved that the interest may be charged on NPRS/AAY flats as under :-

(a) Single or double storied flats = 15 months
(b) Three or more storied flats = 18 months

The New Pattern will become effective for fresh costing of such flats for 1.1.94.

* * *

APPENDIX 'T' TO ITEM NO. 28/94

ITEM NO. 176/93
A-16.12.93

Subject: MODIFICATIONS IN THE COSTING FORMULA OF FLATS CONSTRUCTED BY DDA FOR IMPROVEMENT OF MARKETABILITY. (F.NO. 22(6)93-HAC/DDA.)

P R E C I S

The Housing Committee vide its Resolution No. 447 dated 24.10.1980 had approved the following:

A. Equalisation Charges:

1. To charge uniform rate of land for the Group Housing Colonies irrespective of their location.

2. To charge extra on account of equalisation fund at the following rates:

(a) Zones. ABCD and F (these Zones are almost fully developed and are very popular (Rs.100/- per sq.mtrs. of the plinth area rounded to next hundred rupees.

(b) Zones G & H (which are in the process of development).

i) Area which are more popular - Rs.50/- per sq.mtr. of the plinth area rounded to next hundred rupees.

ii) Area which are less popular - Rs.25/- per sq.mtr. of the plinth area rounded to next hundred rupees.

(c) Zone E (Trans Yamuna Area) - no equalisation charges may be levied in respect of group housing colonies to be developed in Trans Yamuna Area.

VC could for reasons to be recorded in writing reduce or waive the above levy in appropriate cases.

APPENDIX 'T' TO ITEM NO. 28/94

ITEM NO. 176/93

A-16.12.93

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ii) Area which are less popular - Rs.25/- per sq.mtr. of the plinth area rounded to next hundred rupees.

(c) Zone E (Trans Yamuna Area) - no equalisation charges may be levied in respect of group housing colonies to be developed in Trans Yamuna Area.

VC could for reasons to be recorded in writing reduce or waive the above levy in appropriate cases.

3. For Trans Yamuna Area, where cost of land is higher, relief to the extent appropriate may be given from equalisation fund.

4. Equalisation Fund may be made applicable for all categories viz. MIG, LIG, Janta but for Janta/EWS categories such charges may be 50% of the charge fixed for other categories viz. MIG and LIG.

5. Relief from equalisation charges may also be provided at the discretion of the VC in such colonies in which construction/development charges due to the peculiar position of land came out to be more irrespective of the Zones in which they may be situated. These situations can be rocky or hallow land whose development may cost more.

Photo copy of the above resolution is placed at(Appendix ' UU ' PAGE NO. 168-176);

6. The equalisation charges fixed vide above resolution were subsequently revised vide Authority's Resolution No. 53 dated 17.5.1991 according to which, while working out the disposal cost of flats, equalisation charges at the rates approved above are being levied on the net plinth area of the flats as under:-

South/Central Delhi	Rs.100/- per sq.mtr.
North/West Delhi	Rs. 50/- per sq.mtr.

A photo copy of the above said resolution is also placed at(Appendix ' VV ' PAGE NO. 177-180)

7. The intention behind levy of this additional charges in the shape of equalisation charges was that areas of South/Central, North and West Delhi are popular areas and peripheral services already stood

provided. The result was that current engineering cost of development of land in the areas comes somewhat less as compared to Trans Yamuna Area which is less popular an area and the peripheral services were also yet to be provided. Therefore, it was decided that cost of land in the popular areas i.e. South/Central Delhi and North/West Delhi be somewhat increased by levy of additional charges in the shape of equalisation charges with a view to providing some relief to the people who are getting allotments in the Trans Yamuna Area.

8. In the recent past besides Trans Yamuna area, DDA has taken up Housing activities on mass scale basis in outlying areas like Narela.

9. As per the guidelines contained in the Resolution of 17.5.1991, equalisation charges are being recovered from the allottees who get allotment in South/Central, North and West Delhi, but no relief is being provided at present to the people who get allotments in Trans Yamuna area/outlying areas.

10. It is proposed that;

a) For Trans Yamuna area where development cost is on higher side, no equalisation charges be levied as per the policy in vogue.

b) DDA has undertaken construction of flats in Narela, Rohini, Jahangirpuri etc. which are either far flung areas or unpopular areas. To improve marketability of the DDA flats in such localities, no equalisation charges be

Contd..

levied. In addition, relief @ Rs. 100/- per sq. mtr on plinth area be given out of the equalisation funds. Such relief @ Rs. 100/- be extended to Trans Yamuna area too.

The above proposals are submitted Before the Authority for consideration.

* * * * *

R E S O L U T I O N

It was resolved that following steps be taken to improve marketability of DDA flats in far flung/less - popular areas like Narela, Rohini Ph.-III, Jahangirpuri etc.

i) No equalisation charges be levied while finalising costing of flats in these areas.

ii) Discount @ Rs.100/- per sq.mt. of plinth area be offered on the costing of these flats till March, 1997, as a one time promotional programme.

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APPENDIX 'U' TO ITEM NO. 28/94

Comparison of the cost of MIG flats Pul Pahlad pur

	As per Existing formula	As per proposed formula
GF	6,23,400/-	6,08,000/-
FF	5,91,600/-	5,76,500/-
SF	5,91,600/-	5,73,600/-
TF	5,91,600/-	5,70,800/-

Sd/- 3.2.93
Accounts Officer(H):I

Comparison of cost as per Exsisting Formula and as per Meeting decision dated 8/1/94 (LIG flats) Paschim Puri Pkt.3.

Floor	Cost as per Existing Formula	Cost as per proposed formula.	Difference
GF	2,38,000/-	2,32,300/-	5,700/-
FF	2,18,400/-	2,12,900/-	5,500/-
SF	2,18,400/-	2,11,800/-	6,600/-
TF	2,18,400/-	2,10,700/-	7,700/-

Sd/-3.2.94
(Accounts Officer)(H):I

ITEM NO.
29/94

A-24.03.94

Sub : Change of land use of an area measuring 4.035 hect.(10 acres) from 'public and semi public facilities' to 'residential' (Nurses Hostel) at Sriniwas Puri,New Delhi.

F.20(3)93-MP

P R E C I S

A reference is received from the Dy. Land & Development Officer, Govt. of India, vide letter No.L-II-18(36)/156 dt.23.4.93 (Appen. 'V' P.No. 76) which has been requested to propose the change of land use of an area measuring 10 acres from 'public and semi public facilities' to 'residential' at Sriniwas Puri, New Delhi for construction of nurses hostel.

2. The proposal has been examined and it has observed that the land use of the site in question is earmarked for 'recreational' as per draft Zonal Development Plan for Zone'F' (South Delhi-I) and in the MPD-2001 is shown for 'public and semi public facilities'. The proposed site is fully free from encroachments.

3. The proposal has been considered by the Technical Committee in its meeting held on 8.2.94 and the Technical Committee has recommended to the Authority for approval of change of land use of an area measuring 4.035 hect.(10 acres) from 'public and semi public facilities' to 'residential' (Nurses Hostel) at Sriniwaspuri, New Delhi.

4. The proposal is placed before the Authority for approval of para '3' above for further processing as per DD Act.

R E S O L U T I O N

Resolved that the proposal as contained in para 3 of the Agenda note be approved and may be kept in view while finalising Zonal Plan of the area.

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(APPENDIX 'V' TO ITEM NO. 29/94)

GOVERNMENT OF INDIA
MINISTRY OF URBAN DEVELOPMENT
LAND & DEVELOPMENT OFFICE
NIRMAN BHAWAN : NEW DELHI

DATED: 23/4/93

NO. LII-18(36)/138

To

511 MP
27-4-93

The Deputy Director (MP),
Delhi Development Authority,
Vikas ~~Sadan, I.N.A.~~, Minar I.T.O
NEW DELHI.

SUB: Change of land use from "Public -Semi Public" to Residential in respect of plot measuring 10 acre in Sriniwas Puri allotted to the Min. of Health & Family Welfare for the construction of Nurses Colony.

Sir,

A plot of land measuring 10 acres has been allotted on 25/27.11.1992 in Sriniwas puri, shown as red in plan No. LDO2054/1 to the Ministry of Health and Family Welfare for construction of residential quarters for Nurses Colony vide this office letter No. LII-18(36)/446 dated 25/27.11.1992. A copy of the said allotment letter was also endorsed to your office.

C.P.W.D. have now informed vide their letter No. CAI/10/Land-92/74 dated 4.3.1993 that the land use of this plot in MPD-2001 is under the head "Public & Semi-Public" and it will have to be changed to "Residential."

You are, therefore, requested to take action immediately for changing the land use from "Public & Semi-Public" to "Residential" in respect of the said land allotted to Ministry of Health and Family Welfare.

Yours faithfully

(LABH SINGH CHANE)
DY. LAND & DEVELOPMENT OFFICE

27.4.93

Encl:- as per plan.

ITEM NO. 30/94

A-24.03.94

SUB: Action Taken Report on the Authority's Resolutions in its Meeting held on 16/12/93.

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

P R E C I S

On the basis of information furnished by the Head of Deptt's Action Taken Report on the resolutions passed by the Authority's meeting held on 16/12/93 has been prepared which may kindly be seen at(Appendix 'W' Page No. 78-88).

2. The report is submitted for the information of the Authority.

*****

R E S O L U T I O N

Noted.

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ACTION TAKEN REPORT ON THE AUTHORITY'S RESOLUTIONS
IN ITS MEETING HELD ON 16/12/1993.

(APPENDIX 'W' to Item No.30/94.)

2.	3.	4.	5.
163/93 16.12.93	Transfer/Mutation of properties on the basis of 'WILL' - Levy of unearned increase equivalent to 50% of the value of the land. No.F.1(1A)/93/LAB.	Resolved that, following policy be observed while deciding transfer/mutation cases of properties, on the basis of 'WILL', in future. 1. No unearned increase shall be charged if the property devolves through a Will to a "Family Member" as defined in the guidelines dated 8.5.79, provided that the 'WILL' has been executed without any monetary consideration. In case where the allottee has no family of his own, his legal heirs, as defined in the law of succession applicable to him shall be treated as his family members, for the purpose, and no unearned increase shall be charged. In case the Will is registered, then the change/mutation in the record shall be effected after waiting for three months from the date of application and, in case the Will is unregistered then either declaratory affidavits from other legal heirs shall be called for, or the legatee shall be called upon to produce a probate. 2. No unearned increase shall be charged, when the property devolves upon a person who is not a "Family Member" as defined in the guidelines dated 8.5.79, subject to the two conditions : that the testator had not transferred possession of the property to the legatee during his life time, and no money consideration had passed in between them. However, when the legatee is not a "Family Member" and the Will is unregistered, then entries of the record shall be corrected on production of a probate by the legatee. Cases of Will in favour of person who is not a family member shall require the approval of the Lessor.	The decision of the Authority has been circulated to all concerned branches for compliance.

2.	3.	4.	5.

3. If the Will is with respect to a limited interest, and if it has been decided to mutate the property, a note thereof shall be kept in the relevant records accordingly.

4. In a case where the lessee/sub-lessee dies intestate and the property devolves upon his legal heirs/successors, as per the law of succession applicable to the deceased, no earned increase shall be charged.

5. In the case of voluntary transfer by the allottee during his life time, prior permission of the Lessor shall continue to be required and unearned increase shall be charged where the transfer is for money consideration. In the case of a transfer through a gift deed outside the definition of "FAMILY MEMBER", as contained in the guidelines dated 8.5.79, there shall be a rebuttable presumption of presence of money consideration. However, where transfer is through a gift deed within the definition of "FAMILY MEMBER", as contained in the guidelines dated 8.5.1979, there shall be a rebuttable presumption of the absence of money consideration.

6. In the cases of devolution of the property on the basis of a 'WILL' to family member, the following documents shall be required to be submitted:-

   1) Certified copy of WILL left by the allottee.

2.	3.	4.	5.

ii) Original death certificate of the allottee/ lessee/sub-lessee.

iii) Affidavit disclosing the particulars of the legal heirs whom the allottee/lessee/sub-lessee had survived.

iv) Declaratory affidavit of the other legal heirs, or in the alternative, the probate if the "WILL" is unregistered.

v) An undertaking from the applicant/legatee to the effect that if at any stage it is found that the property had passed on to the legatee during the life time of the Testator, then it will be deemed to misstatement of facts, mis-representation or fraud, and the mutation in his/her favour shall stand terminated and the property shall automatically vest in the Lessor.

vi) Indemnity Bond from Legatee.

vii) In case the plot/flat was allotted through a Co-operative Society, the NOC from the Society, in case the proposed transferee is not a "Family Member".

viii) Original registration Certificate, fixed deposit Challan form, wherever necessary; and

ix) Such other documents as are required to be obtained as per instructions issued from time to time or procedure laid down therefore on the basis of orders of the Lessor.

3.	4.	5.
	In the case of devolution of the property to a person who is not a 'family member', the documents stated at Sl.No. (iv) shall, henceforth not be called for and following additional documents shall be required in such cases:-	
	i) If the WILL is not registered, certified copy of the probate from the Court of competent jurisdiction.	
	ii) An affidavit from the Legatee declaring that the property in question had not passed on to him during the life time of the Testator, and no sale agreement/ agreement for construction etc. had been executed by the testator in his/her favour ,nor any GPA/SPA had been executed in his/her favour or in favour of a person nominated by him.	
	iii)Certified copy of house tax receipt showing the name of the person in whose name the property is being assessed.	
	In the case of intestatory succession and/or addition/ deletion/substitution of family member, the documents as stated in the guidelines dated 8.5.1979 shall be required.	

1.	2.	3.	4.	5.
2.	164/93 16/11/93	Auction of Tower Restaurant. No.F.PA/DDCE/T.Rest./93	It was resolved that fresh offers may be called, giving both the options, indicated below; i) Leasing the Restaurant complex for a period of 30 years, as earlier proposed; and ii). Leasing on profit sharing basis, as percentage of the gross turn over, with minimum assured returns for an initial period of ten years, extendable by two terms of ten years each on revision of tendered amount. Total period of allotment shall not exceed 30(thirty) years. It was also resolved that adequate publicity be made before inviting fresh offers.	Layout plans since modified. Fresh offers are being invited.
3.	165/93 16/11/93	Parking plan for Cars & HTV's of Loha Mandi, Naraina near the junction of Road No.25 & 89 Extn. F.No.5(21)/89-MP	It was resolved to approve the proposal contained in para-10. It was felt that MCD be asked to clear encroachments on the parking spaces in the Loha Mandi.	Noted for compliance. MCD also informed.

1.	2.	3.	4.	5.
4.	167/93 16/12/93	Modification in Master Plan for Delhi-2001. Policy on work Centre-(Industry). F.No.20(2)/91-M.P.	It was resolved that the proposals contained in the agenda item be examined in depth at the time of mid-term review of MPD-2001, which is due to be taken up in 1994. It was further resolved that time bound action plan for the mid-term review of MPD-2001 be prepared. Organisational requirements for this purpose be worked out and placed before the Authority. The Authority observed that a package for utilisation or land vacated by the industries may have to be carefully worked out.	Noted.
5.	170/93 16/12/93	Recruitment Regulations for various categories of posts under Group 'C'. No.F4(2)/93/PB-V/Pt.	Approved.	Decision adopted.

1.	2.	3.	4.	5.
6.	171/93 16/12/93	Recruitment Regulations for the post of Accountants, Assistant Accounts Officer, Accounts Officer, Senior Accounts Officer and Dy. Chief Accounts Officer/Dy. Financial Advisor(H)/Plan Coordination Officer. No.F7(99)/93/PB-V/Pt.	Approved.	Decision implemented
7.	172/93 16/12/93	Recruitment Regulations for the post of Chief Vigilance Officer in the pay scale of Rs.3700-125-4700-150-5000/-. F.No.7(141)93/PB-I.	Approved.	Decision implemented.
8.	173/93 16/12/93	Draft Recruitment Regulations for various categories of posts under Group 'D'. No.F.4(5)/93-PB-V.	Approved.	Decision implemented.
9.	174/93 16/12/93	Recruitment Regulations for various categories of posts under Group 'C'. F.No.1(13)/93/PB-IV.	Approved.	Decision implemented.

2	3	4	5
175/93 16/12/93	Annual Administration Report for the year 1992-93. No. F 1(9)/93/P&C	It was resolved that comments, if any may be sent in writing to the Secretary, DDA with-in a week.	Report sent to the Min. of Urban Development.
176/93 16/12/93	Modifications in the costing formula of flats constructed by DDA for improvement of Marketability. No. F 22(6)/93-HAC/DDA.	It was resolved that following steps be taken to improve marketability of DDA flats in far flung/less popular areas like Narela, Rohini Ph. III, Jahangirpuri etc. 1) No equalisation charges be levied while finalising costing of flats in these areas. 2) Discount @ Rs. 100/- per sq. mt. of plinth area be offered on the costing of these flats till March 1997 as a one time promotional programme.	Implemented.

2.	3.	4.	5.
177/93 16/12/93	Refixation of reserve price in respect of Built up Commercial Estates. No.F.25(66)/93/CE.	It was resolved that- i) Possibility be explored of engaging reputed and professional auctioneers on commission/fee basis to organise publicity and sale compaigns for such properties ii) An Empowered Committee consisting of Vice-Chairman, Finance Member and Principal Commissioner be constituted to take decisions on reduction of reserve price of commercial estates/shops which have not been sold inspite of adequate efforts made for their disposal. Commissioner(LD) will be Ex-officio Secretary of the Committee. Broad frame work as in Para-3 of the Agenda Item be adopted by the Empowered Committee while taking decisions. iii) Expectional cases, where Commercial estate/shop have been sold at a price lower than the cost of the unit (including the cost of the land and interest) will be brought before the Authority for information at the earliest.	Noted for compliance.

1	2	3	4	5
13.	178/93 16/12/93	Loan for Aquisition of land for Water Treatment Plant in Village Bakarwalafor Dwarka. No. F. 24 (6) /92/HAC.	Approved.	Implemented.
14.	179/93 16/12/93	Amendment in Form A-4 of DDA Budget and Account Rules, 1982. No. F. Misc./A/A&E S/WCI/93.	Approved.	Amendment in form A-4 of DDA Budget & Accounts Rules,1982, has been sent to the Govt. of India,Min. of Urban Development on 15.3.94.

2.	3.	4.	5.
180/93 16/12/93	Amendment to Regulation 12 and the Schedule to Regulation 15 of the Delhi Development Authority (Salaries, Allowances and conditions of service) Regulation, 1961 and amendment to rules, 1959. No.F2(728)/91/Legal/Pt.	Resolved that proposals as contained in the Agenda be approved with the following modifications in the SCHEDULE TO REGULATION 15(APPENDIX-II TO THE AGENDA NOTE). GROUP-A Column (i) under the head "title of service or post" shall read as "carrying a pay of or a scale of pay, the maximum of which is equal to or over Rs.6700/-. However, appointments made by the Central Govt., at whatever level, shall not fall into this category. GROUP-C Authority empowered to impose penalty. Apart from Commr.(Pers.) all officers of the rank of commissioners/Chief Engineers shall be empowered to impose minor penalties and order suspensions. GROUP-D Authority empowered to impose penalty. Apart from Director (Personnel), Executive Engineers, working in fields, shall be empowered to impose minor penalties and order suspensions.	Gazette Notification published on 1.3.1994.

Item No. 31/94

A-24.03.94

SUB: Formulation of Regulations for regulating the location of Nursing Homes.

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

PRECIS

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.

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.'X' P.No. 95-144)

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:

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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:

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

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

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.

(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.

(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 Registeration 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 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.

(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

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 [illegible] ation 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 4(v).

(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 Act/Draft Act, 1957 for regulating the location of Nursing [illegible] the overall ambit of MPD-2001.

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

RESOLUTION

It was resolved to defer the item for a detailed study.

APPENDIX 'X' TO ITEM NO. 31/94

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&P)	:	Coopted Member
8.	Shri A.K. Jain, Director (Planning)	:	Coopted Member
5.	Shri R.S. Sharma, Dy. CLA	:	Coopted Member
6.	Shri A.N. Sinha, Medical Supdt. Nursing Homes, GNCTD.	:	Coopted Member
7.	Shri Ved Prakash, Joint Secy.(Med.) GNCTD	:	Coopted Member

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

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

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.

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

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 (Karol Bagh);
(iii) Other Renewal Areas;
(iv) Specific Use Zone Areas.

10. This provision has to be read in conjuction with the stipulation of MPD - 2001 that Nursing Homes are not permitted in residential premises and in conjuction with the Delhi Nursing Home Regulations Act (1953) read with the Delhi Nursing Home Registeration 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 NOC to Nursing Homes in Special Areas by the DDA.

11. It is further emphasised that Nursing Homes are not permitted in area/streets of Mixed Land Use (refer to page 165, MPD-2001).

Minimum requirement for a 5-Bedded and 10-Bedded Nursing Home & Nursing Home-cum-Maternity Home:

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

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
7.	Labour-room	1	180	-	180

8. Nursery-cum-incubator room (basinettes)	1	100	100	100
9. Changing room-cum-scrubbing room	2	50	100	100
10. Operation Theatre	1	180	180	180
11. Sterlisation room	1	40	40	40
12. Treatment room	1		80	80
13. Clinical Lab.	1	80	80	80
14. Med. Equip.,drug & linen store	1	100	100	100
15. Kitchen, Pantry & Store	1	80	80	80
16. Reception-cum-Waiting room for minimum 10 persons	1	10	100	100
17. Public Toilets (for men and women)	2	50	100	100
18. Cubicles for consultation for 3 doctors	1	80	240	240
19. Lavatary & Bath for doctors on duty	1	50	50	50
20. Total			1924	2264
21. Add 25% extra for walls & circulation			481	566
22. Grand Total			2405	2830

13. A 10-Bedded Nursing Home OR 225 sqm. 263 sqm.
Maternity Home would require the facilities in Table 'B'.

Table 'B'

REQUIREMENT OF AREA FOR 10 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	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.	Sterlisation room	1	40	40	40
12.	Treatment room	1		80	80
13.	Clinical Lab.	1	80	80	80

14. Med. Equip.,drug & linen store	1	100	100	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
20. Total			2488	2928
21. Add 25% extra for walls & circulation			622	732
22. Grand Total			3110	3660
		OR	289 sqm.	340 sqm.

14. Space requirement for optional X-Ray Facility for both 5 and 10-beded Nursing Home & Nursing Home-cum-Maternity Home is indicated in Table 'C'.

Table 'C'

OPTIONAL X-RAY FACILITY

23. X-Ray room	1	150	150
24. Dark Room for X-Ray Developing	1	100	100
25. Total			250.00
25% extra for walls and circulation			62.50
27. Grand Total			312.50
		OR	29.0 sq.ms.

15. The Delhi Nursing Homes Registration Act (DNHRA, 1953-Refer to Appendix I) the Delhi and the Delhi Nursing Homes Registration Rules (DNHRR, 1963 as amended from time to time till 1992 - Refer to Appendix II) have been extensively used in assessing space requirement for provision of essential medical services. In relation to bed space, the DNHRR, 1966 stipulates "floor space in the Nursing Home shall be 120 sq.ft. for one bed and additional 80 sq.ft. for every additional bed in the room" [clause 1(c)]. In relation to Maternity Homes, the DNHRR (1963) stipulates that "the floor space available for patients should be 100 sq.ft. per bed". Thus, the space requirement for 5 beds in a Nursing Home comes to 440 sq.ft. and for a 5 Beds in a Nursing Home-cum-Maternity Home, comes to 500 sq.ft.

16. The DNHRR (1966) stipulates that there should be one Lavatory and one Bath for 1to 5 beds. The Bath and Lavatory norms of 20 sq.ft. and 12 sq.ft. respectively have been taken from the Building Bye-laws, 1983.

17. The DNHRR (1966) stipulates that "adequate arrangements shall be made for isolating septic and infectious cases". The DNHRR stipulates a requirement of 120 sq.ft. for the first bed in a Nursing Home. Accordingly, the size of the room for an infected/isolated case has been taken as 120 sq.ft.

18. According to the DNHRR (1966), "a Nurses Duty Room should be available with facilities for the Nurses to carry on their duties efficiently. The space for the Nurses' Duty room has been taken as 120 sq.ft. This is in consonance with the requirement under the Building Bye-laws, 1983.

19. The DNHRR (1966) stipulates that "there should be disinfection and storage arrangements for bed pans". In

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 3 (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 Sterlisation 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 Sterlisation 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 basinettes for new borns is an essential requirement of a Nursing Home-cum-Maternity Home. A

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 80 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.

27. The Bureau of Indian Standards stipulates provision of space for Dry Store, Day Store, Cooking, Utensil wash, Utensil store, Trolley Park 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 Consulation 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

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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 DNHRR (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 Consulation 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.

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.

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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.

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 Beded 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 NCTD. 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.mtr. 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

following space standards for a 30-Bedded Hospital:-

S.No.	Zone	Functions	Area per bed
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.

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:

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

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

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.

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 Registeration 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.

4. **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 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.

/. **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 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.

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)

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

(S.C. Gupta)
Addl. Commr. (DC&P)
(Coopted Member)

(A.K. Jain)
Director (Plg.)
(Coopted Member)

(R.S. Sharma)
Dy.C.L.A.
(Coopted Member)

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

(Ved Prakash)
Jt.Secy.(Md.)GNCTD
Co.Opted Member

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

APPENDIX - I

-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 purpose connected therewith.

BE it enacted as follows:-

(1) Short title, extend 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 notification in the official Gazetted appoint.

(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 receiption of pragnant women or of women in or immediately after child-birth;

(4) 'Nursing Home' means any premises used or intended to be used for the receiption 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 practioners:

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

(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;

Contd- -2/

11) 'Supervising authority' means the person or authority appointed by the Chief Commissioner, by notification in the Official Gazetted, 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.

(2) Every application for registration or the renewal of registration shall be made on such date and in such form and shall be accompained 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 to 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 practioner and he or a qualified nurse is not resident in the home, or that there 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

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

(d) that for reasons connected with the situation, construction, accomodation, 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 wentioned 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, is 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 contravences the provisions of section 3 shall, on convection, be punished with fine which may extend to five hundered rupees, or in case of a second or subsequent offence, with imprisionment 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 i) respect of an 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 calender months 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 calender month after the receipt of the notice the applicant or person registered informs the authority in writing that the desires so to do, the supervising authority shall, before making the order, give him(in person or by a representatige) 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 calender 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 offinces under the Act- Whoever contravences 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. Offinces 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 forgoing 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 case of any parent, guardian or relative;

(d) The notification required to be given of any death occuring 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 gasette.

(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.

Medical Rule

MEDICAL & PUBLIC HEALTH DEPARTMENT

APPENDIX - I

NOTIFICATION

Delhi, the Ist 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:-(i) These rules may be called the Delhi Nursing Homes Registration(Amendment) Rules, 1992.

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

2. Substituion 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 lease 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:-

7. Doctor:- 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 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 clamity 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 varibus 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 Trerritory of Delhi.

Mrs. Shailaja Chandra, Secy.(Medical)

RULE

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

NO.2 DELHI, THURSDAY, JNE 2,1966 JYA:STHA 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, 195 (VI of 1953) the Chief Commissioner, Delhi is pleased to make after previous publication, the followir rules to amend th Delhi Nursing Hom: 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".

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. . . 2/

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

DELHI GAZETTE DELHI ADMINISTRATION:JUNE 2, 1966/JAYISTHA 12,1888
SCHEDULE

(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 omitting 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 higienic conditions. Arrangments 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.

(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 80 square feet for every additional bed in the room

(ii) A Labour/Operation Theater 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 contaglous disease and shall be provided with clean uniforms suitable to the nature oftheir 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 pox and inoculated against enteric and cholera.

Contd . . 3

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 sterlizer and instrument sterlizer.

III Oxygen cylinder and necessary attachment for giving oxygen

iV) Apparatus for transfusions

v) Adequate equipments, instruments and appratus.

vi) Adequate quantity of bed sheets, matteresses, 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 beon 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 theprior approval of the supervising authority by other trained staff like midwife, pharmacist, dressors 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.

By order
D.S. FAUJDAR
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 abject 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 forthe 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 regis 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 befor 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 regist ation, register th applicant and issue to him a certificate of registration in form 'C'.

6- Renewal of registration:- (1) An application for the renewa of registration shall be made every year in advance in form 'B' in the month of January and shall be accompained 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 bed

(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 or Nursing Home:- Immediately after the transfer of the ownership, propritorship or arrangement of a Nursing Home, the transfer and the Supervising authority and th 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 immediate and in any case not later than three days of such changes.

Contd . . 5/ .

11. Lost of Certificates. 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 supervising 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 intothe 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 Perivising authori-/:-

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

History and Treatment. Diet

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

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

(2) Where theregister 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, thekeeper 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 occuring in Nursing Home:-If any death occurs in the nursing home, the keeper of the nursing home shall within twenty four hours from the occurance of the death furnish the following information in reppect 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.

.....6/-

i) Date of the Death.

ii) Name of deceased(in block letter).

iii) Name of father of of the husband of the deceased (m in block letter).

iv) Male or female.

v) Age of the deceased.

vi) Occupation of the deceased.

vii) Caused of death.

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 desease at the time of admission	if the patient suffered from an infetious disease during his stay in the home, the nature of such disease and action taken.
1	2	3	4	5 6

Additional particulars to be filled in respect of maternity cases

Date & Hour of delivery miscarriage of abortion as the case may be.	Sex of the child whether born alive or Dead.	The name & address of persons attnding to delivery.	Method of feeding oach 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 the patient from the home.	Remarks
11	12	13

i) Date of the Death.

ii) Name of deceased(in block letter).

iii)Name of father of of the husband of the deceased (m in block letter).

iv) Male or female.

v) Age of the deceased.

vi) Occupation of the deceased.

vii) Caused of death.

FORM 'D'

See rule 12

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S.No.	Reference No. of Patient.	Full Name and address of patient.	Nature of desease at the time of admission	if the patient suffered from an infetious disease during his stay in the home, the nature of such disease and action taken.
1	2	3	4	5 6

Additional particulars to be filled in respect of maternity cases

Date & Hour of delivery miscarriage of 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 oach 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 the patient from the home.	Remarks
11	12	13

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 lavotory for 1-5 beds.
There should be diinfection 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 officiently.
There should be one bath room for 1-5 beds.

2. EQUIPMENT & LINEN

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

A Nursing Home where surgical operations are performed must have a well equipped operation Theatre with a separate room for sterlisation.
The following essential equipment must be availabel in every nursing/maternity home.

(a) Hight Pressure sterliser and an Instrument Ster lizer.
(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 folowers Bed.
Every surgical nursing home should have a properly equipped operation theatre with separate sterlisation 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	6 Sheets per bed plus 25% reserve.
Mattress	1 per bed plus 10% reserve.
Pillows	2 per bed plus 10% reserve
Blankets	1 per bed plus 10% reserve.
Draw sheets	6 per bed plus 25% reserve.
Pillow cases	6 per bdd 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.

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.

****

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 m²	Total Area m²
(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
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-anaesthesia —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)

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

Zone	Functions	Area Per Bed in m²	Total Area m²
(1)	(2)	(3)	(4)

(Continued)

TABLE 1 FUNCTIONAL AND SPACE REQUIREMENTS FOR 30 BEDDED HOSPITAL — *Contd*

Zone	Functions	Area Per Bed in m²	Total Area m²
(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		

(*Continued*)

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

Zone	Functions	Area Per Bed in m²	Total Area m²
(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	1 800

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	—
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 Haematology/Blood Bank	1
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

APPENDIX -IV

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 remitted 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 are not exceeding 40 square metres.

(iii) Petty shops dealing with daily essentials inculding retail sale of provisions, soft drinks, cigarettes, newspapers, tea stalls, confectionary retail shops, mutton stalls, and milk klosks, 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.

(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 prescibed 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, fire 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 300 square metres.

(iii) Community halls, clubs, religious, buildings gymnasia, 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

or residential uses and other specified uses namely Clinics. dispensaries nursing homes, nursery chools and primary schools not exceeding 300m in floor area and schools of commerce will be egulated as per Table given below Nursery and rimary schools exceeding 300m 2 in floor area ill be rgulated as per Table given under DCR 3 (d), but they will be permitted in primay residential use zone For other uses viz. Commercial ght Industrial, Goneral Indutrial, special and Hazardous, Industrial and Institutional uses etc., and Clinics, disponsaries, and Nursing homes, exceeding 300m 2 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)	(4)
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 metre 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 multistroreyed 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.	Set back 6 metres
		above 15 metres and less than 30 metres.	4.5 metres
		Above 10 metres but less 15 metres.	3 metres
		Below 10 metres	1.5 metres

7

or residential uses and other specified uses namely clinics, dispensaries nursing homes, nursery schools and primary schools not exceeding 300m in floor area and schools of commerce will be regulated as per Table given below Nursery and primary schools exceeding 300m 2 in floor area will be regulated as per Table given under DCR 3 (d), but they will be permitted in primay 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 300m 2 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)	(4)
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 metre 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 multistroreyed 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.	Set back 6 metres
		above 15 metres and less than 30 metres.	4.5 metres
		Above 10 metres but less 15 metres.	3 metres
		Below 10 metres	1.5 metres

EXPLANATION :—(i) For Economically Wonker Section plots, front set back shall not be loss 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 loss 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.

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 safe deposit valuts 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, dormitores and welfare institutions occupying a floor area not exceeding 500 square metres.

(v) Establishment and shops retailing in vegitables, 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 odur, 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 or odour effluent, dust, smoke, gas vibrations noise etc. or

ıetwise likely to cause danger or nuisance to blic health or amenity occupying a site area of not ceeding 500 square metres.

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

(i) Departmental stores for the conduct of retail ısiness, professional consulting offices and uses ıder clauses (ii) to (vi) of sub-rule (a) above with ut restriction of floor Space.

(ii) Cinema theatres, assembly halls and reading ›oms.

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

(iv) Clean industries as determined by the Authority based on the performance characteristics vith a maximum of 3) horse power employing not nore 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 promises shall normally be permitted only for the following purposes and accessary 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 occoupying 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 labora- [illegible] 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, explosive or 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 assemble 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 meters.	120 square metres.	180 square metres.
B. Minimum Plot frontage ...	4.5 metres.	4.5 metres.	4.5 metres.
C. (i) Minimum FSI ...	2.00	2.00	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 ...	1.5 metres for all road widths.	Abutting roads of width above 30.0 metres.	Set back 6.0 metres.
		Above 15 metres but less than 30.0 metres.	4.5 metres.
		Less than 15 metres.	3 metres.
(ii) Side set back ...	NIL	1/4th the height of the building subject to a minimum of 2 metres on either side.	
(iii) Rear set back ...	NIL	1/4th the height of the building subject to a minimum of 2 metres	

10. Light Industrial Zone :

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 meters.	120 square metres.	180 square metres.
B. Minimum Plot frontage ...	4.5 metres.	4.5 metres.	4.5 metres.
C. (i) Minimum FSI ...	2.00	2.00	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 ...	1.5 metres for all road widths.	Abutting roads of width above 30.0 metres.	Set back 6.0 metres.
		Above 15 metres but less than 30.0 metres.	4.5 metres.
		Less than 15 metres.	3 metres.
(ii) Side set back ...	NIL	1/6th the height of the building subject to a minimum of 2 metres on either side.	
(iii) Rear set back ...	NIL	1/6th the height of the building subject to a minimum of 2 metres	

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

(c) All uses not specifically permitted under clause (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 assemble, they will be regulated in accordance with the tables given under the respective zones.

THE TABLE

	George 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.
3. 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 multy-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 permissble 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.

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 condition:*—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.

(*ii*) 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 IV

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 practitioner's 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 stilts 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 and first floor, with separate means of access/staircase from within the building or outside but not within the prescribed marginal open spaces in all case, and with the special permission of the Commissioner.

(*iv*) Professional offices and studios of a resident 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 medical practitioner in the office without any indoor work, each not to occupy a floor area exceeding 30 sq. m.

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

—Provided that the Commissioner may, by order, permit Montessori schools, kindergarten classes or bal-mandirs in a part of a residential building on the ground floor or on the floor above the stilts 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 stilts 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-offices only in the suburbs and extended suburbs municipal sub-office suboffices of Bombay Electric Supply and transport undertaking 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 roads 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 liquified 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. builtup 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 accessory 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 commerical zone boundary or a street of and between 18.3 m. and 31m. wide in the suburbs and extended suburbs and of 21 m. and 31 m. wide in Island City (with shops) is at least 400m. 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 uses 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 accessory 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 and between 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 abut 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 Madam Cama Road, Netaji Subhash Road, Dr. N. A. Purandare Marg, Babulnath Road, Justice Patkar Marg, Bhulabhai Desai Road, Lala Lajpatrai Road, Dr. Annie Beasant Road, Veer Savarkar Marg, Malum 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, Tatya Tope 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. Barodawala Marg (Altamount Road) Dahanukar Marg (Carmichael Road), Nepean Sea Road, Manav Mandir Road.

(e) All Express Highways/Freeways :

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 shopping users.

(3) Notwithstanding anything contained in this Regulation, for reasons of congestion, 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 departmental stores. There 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 eatables 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, xeroxing, photo-copying, video taping establishments etc. and their laboratories, each with an area not exceeding 465 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 users 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 users and department 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 gaothan and koliwada 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 studies 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 users in a residential zone with a shop-line (R-2 zone) excluding the users for bakery, confectionery, trade and other similar schools 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 cinema/theatre 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 hospitals) with the special permission of the Commissioner, provided that those principally for contagious diseases shall be located not less than 36 m from any boundaries.

(*xii*) Stadia.

53. *Local Commercial Area/Zone* (*C-1 Zone*).—(1) *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 floors 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.

Provided further that the redevelopment of a plot allocated for a cinema/theatre 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 building 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 hospitals) with the special permission of the Commissioner, provided that those principally for contagious diseases shall be located not less than 36 m from any boundaries.

(*xii*) Stadia.

53. *Local Commercial Area/Zone (C-1 Zone)* - (1) *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 floors 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.

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

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

24.05.94

Secretary
Delhi Development Authority
24/5/94

Chairman,
Delhi Development Authority

Appendix 'VI'

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As recommended by NIHFW,

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Secretary
Delhi Development Authority
24/5/94

24.05.94
Chairman,
Delhi Development Authority

Appendix 'A' to Item no: 2/94.

DRAFT

DELHI DEVELOPMENT AUTHORITY

ZONAL DEVELOPMENT PLAN FOR ZONE (DIVISION) - H

(North West Delhi-I)

SEPTEMBER 1993

DEVELOPMENT CONTROL AND PLANNING WING

Index

	PAGE NO.
CONTENTS	1
1.0 Background	1
2.0 Statutory Provisions and objectives	4
3.0 Location, boundaries and area	8
4.0 Population and work force	10
5.0 Sub-city characteristics and other special features	13
6.0 Development & Redevelopment Proposals	16
7.0 Work centre	22
8.0 Community Structure	23
9.0 Community facility and Social Infrastructure	31
10.0 Mixed land use	35
11.0 Land use plan	36
12.0 Transportation	41
13.0 Protected Forest Area	43
14.0 Utility	45
15.0 Redevelopment and Urban Renewal	45
16.0 Proposed Modification in Master Plan	
APPENDICIES	48
Appendix I	
ROHINI SCHIME	
A City within Metropolitan Delhi.	55
Appendix-II	
List of Urban Villages in Zone "H"	56
Appendix III	
Conditions for permitting mixed land use	

Delhi :

Delhi D

ZONAL (DIVISIONAL) PLAN FOR ZONE-H

BACKGROUND

Under the Master Plan for Delhi 2001 promulgated on 1.8.90, the Union Territory of Delhi is divided into 15 zones, out of which 8 zones are in Urban Delhi (A to H), 6 are in Urban Extension and Rural Areas (J to N and P) and one is for river and river front area (O). A zone could be divided into sub-zones.

1.1 Zone H is mainly comprised of the extensions of the city in the north west of Delhi as envisaged in the Master Plan 62 and is distinctly characterised by well planned residential localities. This zone is situated between two major railway lines viz., railway line to Ambala in the north east and the other to Rohtak in the south west. The significant feature in this zone is TV Tower; developed parks and protected forest area namely Shalimar Bagh.

2.0 STATUTORY PROVISIONS AND OBJECTIVES:

2.1 Section 8 of Delhi Development Act 1957 provides that simultaneously with the preparation of the Master Plan or as soon as may be, the Authority shall proceed with the preparation of Zonal Development Plan for each of the zones into which Delhi may be divided. Further, a Zonal Development Plan may - (a) contain a site plan and use plan with approximate location and extent of

land uses; such as public and semi-public buildings/works utilities; roads; housing; recreation, industry business; markets; schools; hospitals; open spaces and other categories of public and private uses; b) specify the standards of population density and building density.

Section 10 of the D.D. Act lays down procedure to be followed in the preparation and approval of the Zonal Development Plan.

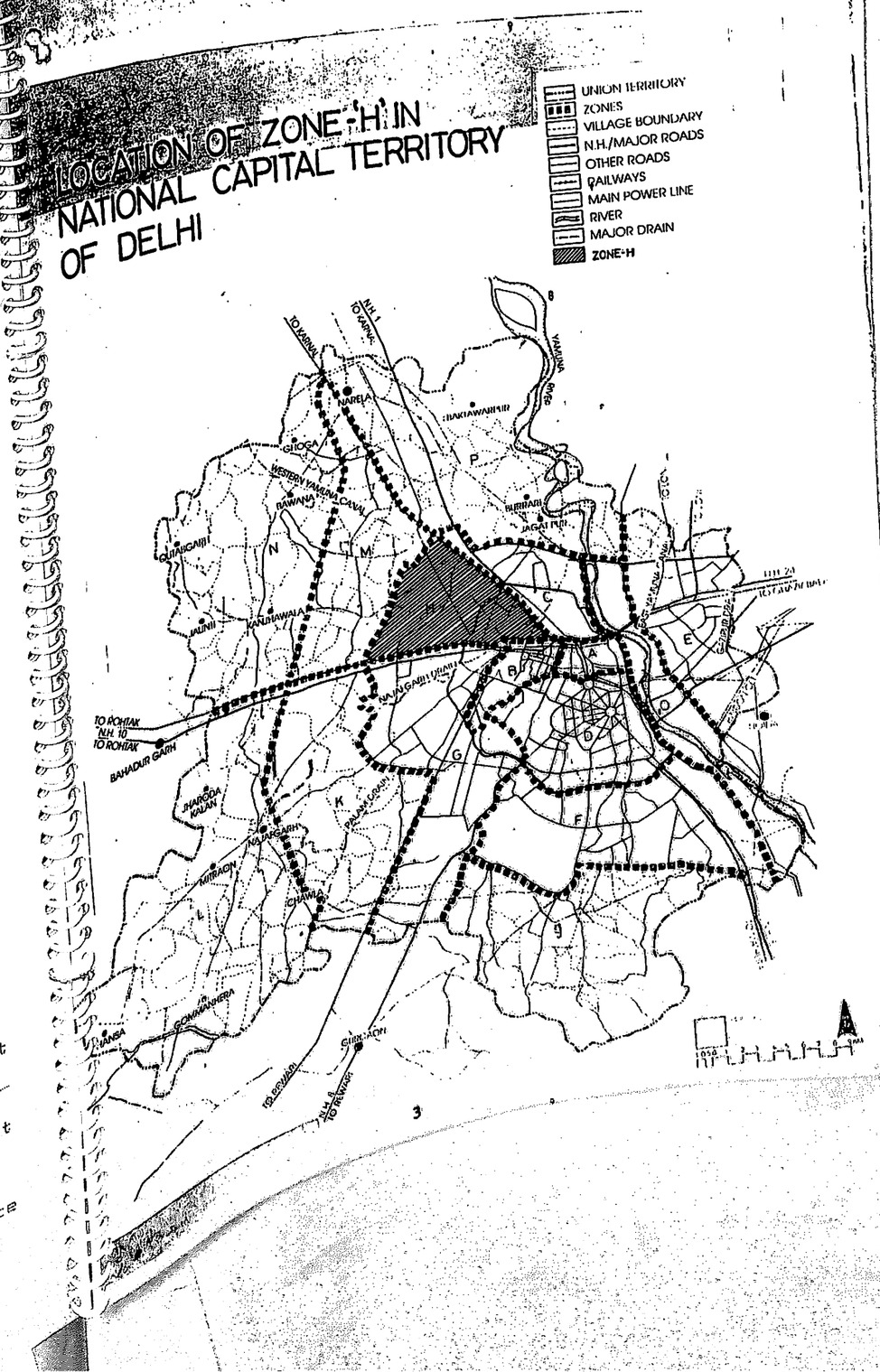
2.2 As per MPD-2001, a Zonal Development Plan means a plan for a Zone (Division) of the Union Territory of Delhi. The Zonal (Divisional) Plan details out the policies of the Master Plan and acts as link between the layout plan and the Master Plan. The development schemes, layout plans indicating use premises should conform to the Master/Zonal (Divisional) Plan.

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2.4 In addition to the provisions given in Delhi Development Act and MPD-2001 with regard to the preparation of the Zonal Development Plans, other broad objectives of the Zonal Development Plan are as under:-

i) to identify and integrate the city development as to enhance visual quality;

Delhi D



land uses; such as public and semi-public buildings/works utilities; roads; housing; recreation, industry business; markets; schools; hospitals; open spaces and other categories of public and private uses; b) specify the standards of population density and building density.

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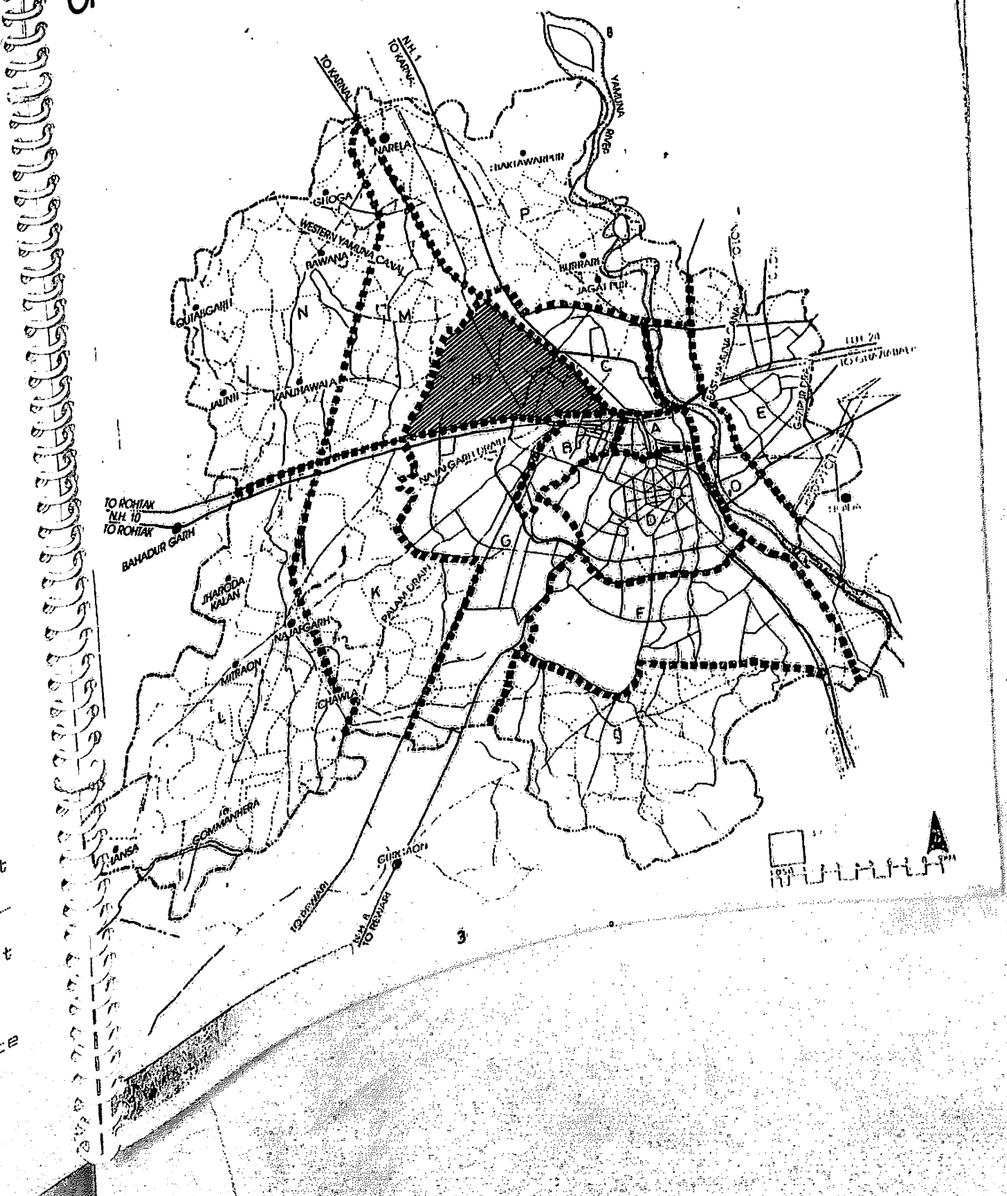
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Delhi D

LOCATION OF ZONE-'H' IN NATIONAL CAPITAL TERRITORY OF DELHI

UNION TERRITORY
ZONES
VILLAGE BOUNDARY
N.H./MAJOR ROADS
OTHER ROADS
RAILWAYS
MAIN POWER LINE
RIVER
MAJOR DRAIN
ZONE-H



land uses; such as public and semi-public buildings/works utilities; roads; housing; recreation, industry business; markets; schools; hospitals; open spaces and other categories of public and private uses; b) specify the standards of population density and building density.

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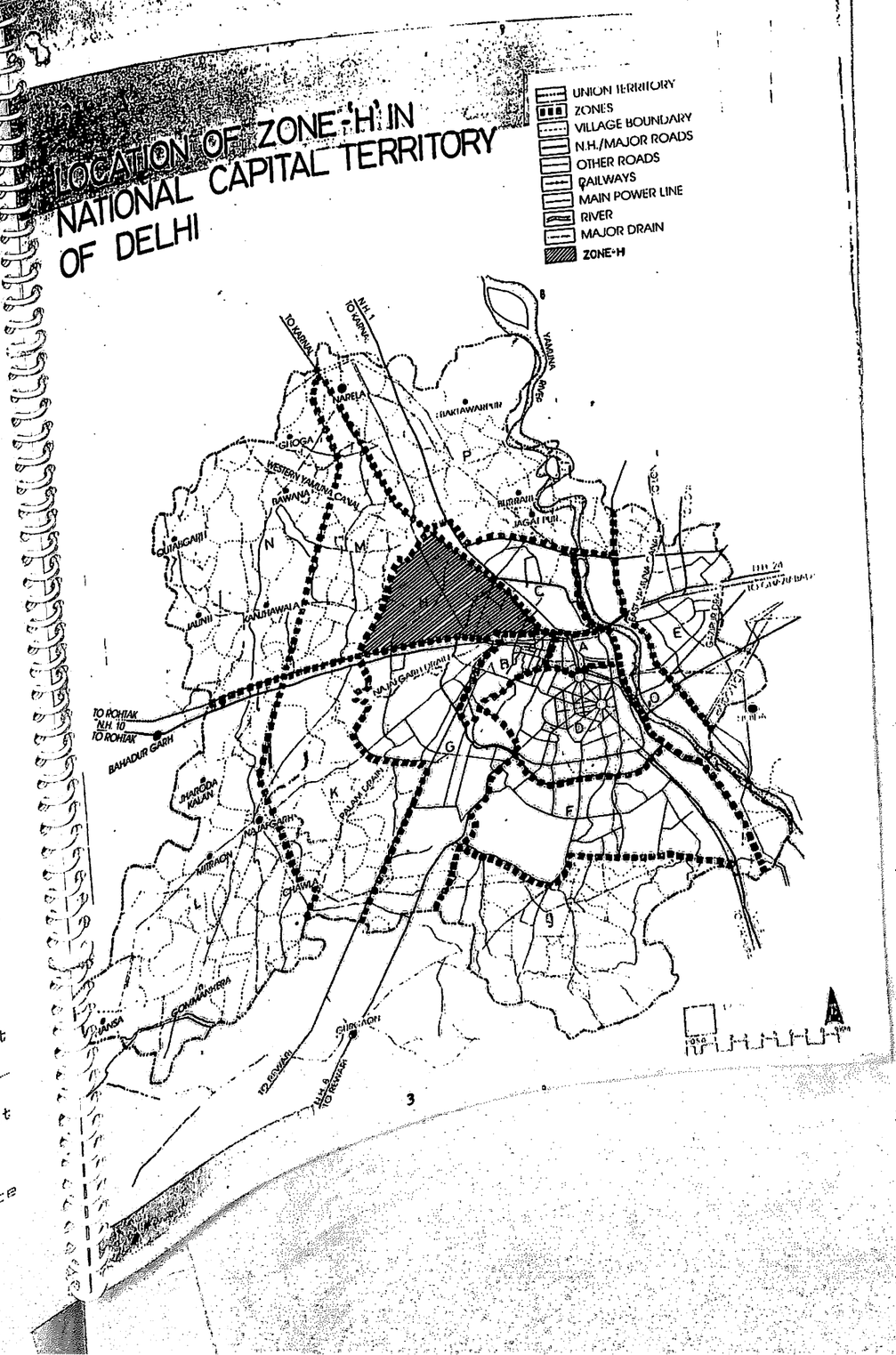
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2.4 In addition to the provisions given in Delhi Development Act and MPD-2001 with regard to the preparation of the Zonal Development Plans, other broad objectives of the Zonal Development Plan are as under:-

i) to identify and integrate the city development as to enhance visual quality;

Delhi D



ii) to make provisions for compatible mixed use activities in residential use zone &

iii) to identify the areas of landscape significance.

3.0 LOCATION, BOUNDARIES AND AREAS

Zone "H" is located in the north west sector of Delhi. In the south it is surrounded by Arterial Road No. 40 and railway line to Rohtak (running east west), in the east by railway line (running north south) and almost parallel to G.T. Karnal Road to Karnal. Further, Mangolpuri Industrial Area and resettlement colony in west , Nangloi drain and Rithala Sewerage treatment plant in the north west and extending upto the railway line to Karnal in the east.

3.1 Status of Zonal Plans (now sub-Zones):

As per Master Plan 62, the Zone (plg. Division-H) had 8 Sub-Zones viz., H-1 to H-8.

The following table indicates status of these sub-zonal development plans (earlier Zonal Development Plans) formulated and processed within the frameworke of Master Plan of Delhi 1962 with the area of each sub zone :-

Delhi D

S.No.	Sub Zone	Area (Hect.)	Status	Remarks
1.	H1 (Gulabi Bagh)	216.2	Approved	Approved by Central Government dt. 21.11.67
2.	H2 (Lawrence Rd.)	335.2	Approved	Approved by Central Government dt. 21.11.72
3.	H3 (Wazirpur)	575.8	Approved	Approved by Central Government dt. 22.3.73
4.	H4,5 &6 (Shakurbasti, Pitam pura & Shalimar Bagh)	1790.26	Approved	Approved by Central Government dt. 2.4.
5.	H 7 and H8	2824.0		Zonal Plan not approved Pertains to Rohini Project, Mangolpuri COLONY and Mangol Puri Industrial Area Phase I & II

As per the approved zonal Plans, 5,56,890 persons were to be settled which was subsequently increased to 9,20,485 persons vide No.K12016 (1) 76 (part II) dt. 22.12.1976 after considering modifications in the gross residential densities. In continuation to Shalimar and Pitampura, a new residential scheme (Rohini) in Sub Zone H 7- H8 was undertaken and proposed to cover 2497 Hect. land The estimated population in this scheme was 850000. A brief for the Rohini Project is annexed (Appendix-I)

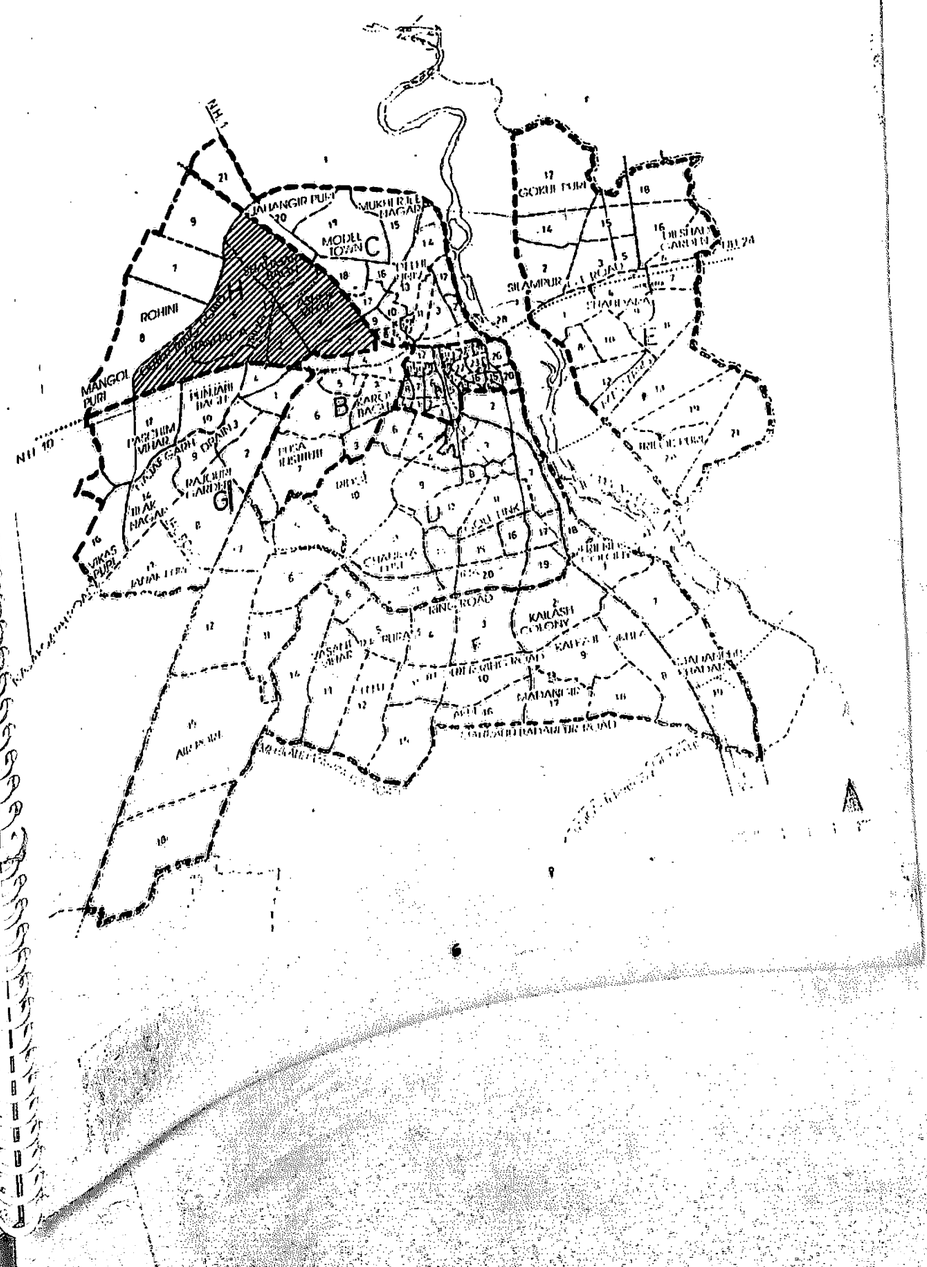
MPD 2001 stipulates that already approved sub zonal development plans (earlier named zonal plans) to the extent in conformity with the Master Plan provisions shall continue to be operative. The layout plans already approved by the Authority or any other

Delhi D

ZONE (DIV.) "H" DELHI

(SUB DIVISIONS ... 1 TO 9)

ROADS
RAILWAY
DRAIN
ZONE (DIVISIONS) BOUNDARY
SUB ZONE BOUNDARY
UNION TERRITORY OF DELHI BOUNDARY
ZONAL PLAN APPROVED VIDE M.P.D.-62



local authority concerned in accordance with the law shall be deemed to have been approved. However, in the proposals for Zone "H" wherever felt necessary, suitable modifications/changes from such plans have been incorporated.

3.2 Divisional Plan

Now, as per MPD 2001, this Zone has nine sub-divisions. The divisions have been created by dividing the sub-zone H-7 into two parts, H-7 and H-9. It has been observed that sub Zone H-5 covers an area about 881.44 Hects against 818.8 Hects approved in the ZDP. So that there is an increase in the area of this sub zone by 62.64 Hects. Also in the plan minor change in zonal boundary in sub zone H1 has been made as a result the area of this zone has increased by 0.6 hects. The total area of this zone is as under:-

i)	Area under sub zone H-1 to H-6	2980.7 Hects.
ii)	Area under sub zone H-7 to H-9 (Rohini and Mangolpuri	2400.30 Hects.
	Total :	5381.00 Hects.

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4.0 Population and Workforce

The following is the growth pattern of population of this zone:-

Year	Population	Remarks
1981	9,20,485	Projected as per Master Plan 62
1981	4,73,735	The population was less because the Rohini scheme was not implemented at that time.
1991 (Census)	9,24,247	
2001 (Proposed as per MPD 2001 excluding 72,000 per-sons of Sultanpuri)	15,25,081	

Sub-zone wise population is as follows:

Sub-zone	Census 1981	Census 1991	Holding Capacity as per MPD-2001	
H-1	66,226	64,772	70,000	70,000
H-2	1,02,979	98,595	1,07,800	1,09,800
H-3	96,181	1,50,909	1,32,580	1,25,300
H-4	30,683	46,145	73,000	64,536
H-5	53,286	1,69,865	2,38,740	2,01,650
H-6	1,48,99	97,451	1,52,860	1,25,267
H-7,H-8 &H-9 Rohini & Mangol-puri	1,09,481	2,96,510	10,08,290	9,28,528
	4,73,735	9,24,247	17,85,270	15,25,081

4.1 Projected Work Force in Important Work Centres (Zone H) :

With the generation of employment in different sectors participation rate as per MPD-2001 is of the order of 35% in urban Delhi. Thus @ 35%, the employment created, for a population of 15,25,081 persons, would be 5.39 Lacs. However, taking into consideration i) restructuring of the land uses around ring railway; ii) allowing mixed land use in residential area and full employment in the existing employment centres/sites, the number of workers for this sub zone, as indicated in the work study prepared during the finalisation of the MPD-2001 is 4,10,000.

The projected work force in important work centres located is as under:-

Work Centre	Area in Hect.	Persons	Total Population
1. Office Complex	3.00	9600	
Rohini	31.10	25000	
	10.00	8400	
	45.00	33700	
	20.00	15800	
	107.00		83700
2. Distt. Centre			
i) Wazirpur	70.68	21200	
ii) Shalimar Bagh	78.15	23400	
iii) Rohini	103.67	31100	
iv) Mangolpuri	55.43	15600	
	307.93		91300
3. Industrial Estate*			
i) Lawrence Road Indl. Area	417.93		1,80,600
ii) Wazirpur			
iii) Mangolpuri			
iv) Badli			

* Areas under Various Industries is gross area excluding the areas under C.C and M.P. roads.

MPD 2001 provides that Wazirpur & Rohini District Centres have to act as Regional-cum-Local markets as these centres are also serve in the neighborhood area.

5.0 Sub-City Characteristics and Other Special Features

5.1 Zone H (North West-I area 5381 Hects.) is mostly planned as envisaged in Master Plan 1962. Some of the beautifully planned areas/colonies are Ashok Vihar (Wazirpur), Pitampura, Shalimar Bagh and by various cooperative societies etc. The residential area can be divided in the following categories:-

1. Residential areas developed by DDA;
2. Coop. House Building Societies;
3. Group Housing Schemes and Govt. Housing Schemes;
4. Slum and JJ Housing;
5. Rehabilitation Colony;
6. Unauthorized regularised colonies;
7. Urbanised Villages;
8. Unauthorised Pockets.

5.1.1 The industrial areas envisaged (Wazirpur, Lawrence Road, Badli and Mangolpuri) in the plan are developed and industrial activities have already come up in these centres to a large extent. However, the activities in the 4 district centres (Wazirpur, Shalimar Bagh, Rohini and Mangolpuri) are yet to come. This zone is unique in the sense that about 90% of the area have been developed as per the plan proposals i.e., as per development schemes. Besides, it has district parks, sports centres, picnic huts and protected forest area namely Shalimar Bagh besides orchards in Rohini Scheme. However, there are areas of public and semi public facilities, commercial and recreational areas available and are proposed to be developed.

5.1.2 The major point of attraction in this division is the TV tower complex located in the vicinity of wide district green and Wazirpur Distt. Centre Complex. This centre is planned also to serve as a regional market and, therefore, in the times to come would be a dominating feature having tremendous visual and spatial qualities.

5.2 Existing Conditions:

To analyse the distribution of composition of various land uses, a windshield survey was carried out for this division. Broadly, this division can be divided into two parts viz. H1 to H6 and H7, 8 and 9 (Rohini scheme and Mangolpuri). The development in sub-zone H1-6 has been carried out as per the policy guidelines and standards laid down in Master Plan 1962. Mostly the development in sub zone H-1 to H-6 has been carried out in accordance with the layout plans prepared for these areas so that there is not much change in the land use pattern as exhibited in the approved zonal plan. Most of the land in sub zone H 4-5 has been allotted to Co-op. Societies.

5.2.1 In case of H-7, 8 and 9, Rohini Scheme was planned in 1980 and is pre-dominantly a residential scheme to accommodate 8,50,000 persons. Land has been allotted to societies in sector IX & XIII. Utilisation of land is highly intensive resulting in

a compact development. Land for various facilities such as health, education, social, cultural and others has been provided on major transportation routes to ensure easy access.

5.3 M.P.D.2001 - Proposal:

In order to secure balanced development, MPD-62 envisaged to develop this zone predominantly as residential with adequate areas for industries, commercial, recreational and Govt. offices etc. Primarily, concept involved in it, was planning a self contained zone with decentralized employment centres. To improve the environment and quality of life in the division, MPD-2001 also envisages to develop this area predominantly as residential with adequate provision of organized commercial centres, facility centres, service centres, recreational areas etc. For improvement of physical, social and environment conditions and to achieve the improved quality of life the following are some of provisions of MPD-2001 pertaining to this zone:-

a) 4-Hect. special children park as a part of District park at Gulabi Bagh (Sub Zone H-1).

b) Also in an area of 5 Hect children traffic cum training park to be provided in Wazirpur area sub-Zone H-3).

c) A picnic hut in Pitampura covering about 30% of Distt. Park area and to be developed as 'wood land' having picnic hut located within this (Sub-Zone H 4-5).

d) On the basis of the study conducted by Central Water Pollution Control and Prevention Board, Wazirpur and Lawrence Road Industrial Areas are declared as 'Pollution Control areas' under the Air and Water Pollution Control Act-1981.

e) For intercity movement, a new railway station at Rampura with proper approach from main roads is to be provided (Sub Zone H-2).

f) Land (3 Hects.) has been earmarked at the junction of outer Ring Road and Western Yamuna Canal to accommodate district courts and allied Delhi Admn. and DDA offices (Sub Zone H-9).

g) Land for informal sector nearby TV Tower Pitampura is to be provided and planned as eating place mainly in the evening and late evening (Sub Zone H-5).

h) Regional-cum-local markets are proposed as part of i) Wazirpur District Centre; ii) Rohini District Centre. (Sub Zone H-5 and H-7).

i) Division 'H' has 0.051 beds per thousand population and needs attention on priority for provision of health.

j) A fire training institute (6 Ha.) in Facility Centre No. 59 (Mangol puri Industrial Area) is to be provided (Sub Zone H-8).

k) **In M.P.D-2001, 'under 'Goods Movement', Shakur Basti Railway Station has been chosen for freight of raw materials like fuel & cement**

6.0 *Development/Redevelopment Proposals*

6.1.0 As mentioned earlier, large part of Zone has been developed as per the development plans approved by the Competent Authority. Some land has been developed by the Government agencies like Delhi Admn., Railways etc. for providing housing facility to its staff. Most of the land in Pitampura in the west of Road No. 41 and land in the east of this road in Rohini has been developed by the coop. housing societies. In the later case, the development is based on the urban design scheme from DUAG. It is

now proposed to settle 6.2 lakhs persons against 8.5 lakhs conceived earlier, where as MPD 2001 provides to settle 6.84 lakh persons. It, therefore, necessitates that for any redevelopment, a comprehensive design shall be adopted within the framework and provisions of MPD 2001.

6.1.1 Residential:

In this zone, land under residential land use developed and executed by the DDA, Govt. and other coop. housing societies is based on the norms contained in the Master Plan 62. The colonies have recreational, shopping and other facilities. These are as per layout/detailed schemes approved by competent authority and as such any redevelopment shall be regulated within the provisions of MPD 2001 under parameters of development code provided therein.

6.1.2 Old Villages & Resettlement Areas:

There are 15 urbanised villages located in this area. (Appendix-II) The redevelopment plans for most of the villages were prepared earlier. However, during survey it has been noticed that most of the developments in and around villages have come up against the village plans and Master Plan land use. Lack of infrastructure and facilities have rendered them sub-standard.

6.1.3 Resettlement Colonies

There are three resettlement colonies namely Wazirpur, Shakurpur and Mangolpuri. These colonies have mixed land use character and, therefore, redevelopment schemes giving the emphasis on mixed land use and providing other facilities and infrastructure shall be prepared by the local bodies.

6.1.4 Rehabilitation & Old Colony

There is only one rehabilitation colony namely Bharat Nagar in the entire area. Adjacent to this is an Old Colony namely Nimri. These colonies need to be taken care for the infrastructure and facilities required as per norms laid down in the MPD 2001.

6.1.5 Population analysis based on gross residential area and MPD-2001 density :-

S.No.	Sub-Zone	Gross Residential area (in Hects.)	POPULATION Gross Area x Gross Density
	H-1	144.09	72,648
	H-2	186.11	90,428
1.	H-3	306.46	1,28,868
2.	H-4	173.68	77,100
3.	H-5	652.97	2,76,662
4.	H-6	304.11	1,52,055
5.	H-7	307.76	1,82,156
6.	H-8 Rohini	581.26	3,48,756
7.	H-9	341.93	1,92,718
8.	H-8part (Mangolpuri)	213.13	1,27,878
9.			
10.	Total:	3211.80	16,49,269

It is seen from the table above that the population, based on gross density prescribed in the Land use MPD-2001, is more than

that of what has been suggested in it, however it is within the holding capacity of the zone.

7.0 Work Centres

7.1 Manufacturing:

4 manufacturing centres namely Wazirpur, Lawrence Road, Badli and Mangolpuri (light and service industry) are located in this zone and are spread in an area of about 307.93 Hects. These centres provide a work force for 91,300 persons.

MPD 2001 identifies the following industrial area with specific type of industries permitted therein:-

i) Lawrence Road - Food allied product and compatible industrial units as per list of the industries identified in MPD 2001 in Annexure-III Gr.I

ii) Wazirpur Group-I - As per the list of industries identified in MPD-2001 under Group-I.

On the basis of the study conducted by Central Water Pollution Control and Prevention Board, Wazirpur and Lawrence Road Industrial Areas are declared as 'Pollution Control Areas' under the Air ACT-1981(Prevention and control of Pollution),

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7.2 Trade and Commerce:

7.2.1 District Centre (4 nos. 126.45 Ha.)

As per Master Plan 2001, there are 4 district centres. These centres which serve as a climax of multi-nodal activity of community, covers an area of about 126.45 Hects. against 107.0 Hects. and provides the work force of 131700 persons. As per Master Plan these district centres will serve 13.35 Lacs population. Area under each of the District Centre is as under :-

1.	Wazirpur	30.30 Ha
2.	Shalimar Bagh	9.15 Ha
3.	Rohini	63.00 Ha
4.	Mangolpuri	24.00 Ha
		126.45 Ha

None of the District Centres have come up. The District Centres at S.Nos. (3) & (4) are to act as Regional cum Local Markets. The area for (3) and (4) above is more than what has been given in the Master Plan 2001(63 Ha against 45 Ha. in Rohini and 24 Ha against 21 Ha. in Mangolpuri).

7.2.2 Community Centres (25 Nos. 69.24 Hects)

As per land use plan MPD 2001,16 sites for community centres have been identified. The area under these sites is 56.02 Hects.

against 82.51 Hects required as per MPD 2001 @ 5.42 Hects per 1.00 Lac population. However, as per development plans, there are 25 sites covering an area 69.24 Hects. The area under various community centres in different sub zones is as under:-

DIVISION - H - COMMUNITY CENTRES

Sub-Zone	Required as per MPD 2001		As per Land Use Plan of MPD 2001		Proposed in Divisional Plan based on development scheme		Remarks
	No.	Area in Hects.	No.	Area in Hects as per detailed plans	No.	Area in Hects.	
H-1	1	3.80	-	-	-	-	No site has been provided. One No.C.C.(1.5 Hect.) in Lawrence Road Indl.Area has'nt been shown in MPD-2001 land use plan
H-2	1	5.96	1	2.17	2	3.72	
H-3	1	6.77	3	9.24	4	10.32	One no. C.C.(1.5 Hect) has been proposed near Nimri Colony as per ZDP which has not been shown in MPD-2001 land use plan.
H-4	1	3.50	1	4.05	2	5.55	One no. C.C.(1.5 Hect) in Mangolpuri Ph.II has not been shown in MPD 2001 land use plan.
H-5	2	10.84	2	13.48	2	13.48	
H-6	1	6.77	2	5.43	2	5.43	
H-7,H-8Pt.7 H-9(Rohini)		37.07	6	15.85	10	22.19	Four nos. C.C. (6.34 Hects) proposed in Rohini Res. Scheme but not shown in MPD-2001 land use plan.
H-8Pt. (Mangolpuri)	1	7.80	1	5.80	3	8.55	i) Two nos.C.C. are proposed in Mangolpuri Re-settlement Scheme where as one C.C. has been shown in MPD-2001 land use plan. ii) One no.C.C. (2.99 Hect) has been proposed in Mangolpuri Indl. Area Phase-I which is not shown in MPD-2001 land use plan)
Total:	15	82.51	16	56.02	25	69.25	

As would be seen from above, though number of community centres are more, the area as required under MPD 2001 @ 5.42 Hects. per 1.00 Lac population comes to about 82.51 Hects. against 69.24 Hects. provided i.e. the area under community centres is short by

Cont. next pg. ->

13.27 Hects.

7.2.3 Local Shopping Centres

As per MPD 2001 standards 101 local shopping centres, area 46.46 Hects. are required. The details of the local shopping centres as provided in the plan (sub zone wise) are given in the chapter of the community facilities.

7.2.4 Convenient Shopping Centres

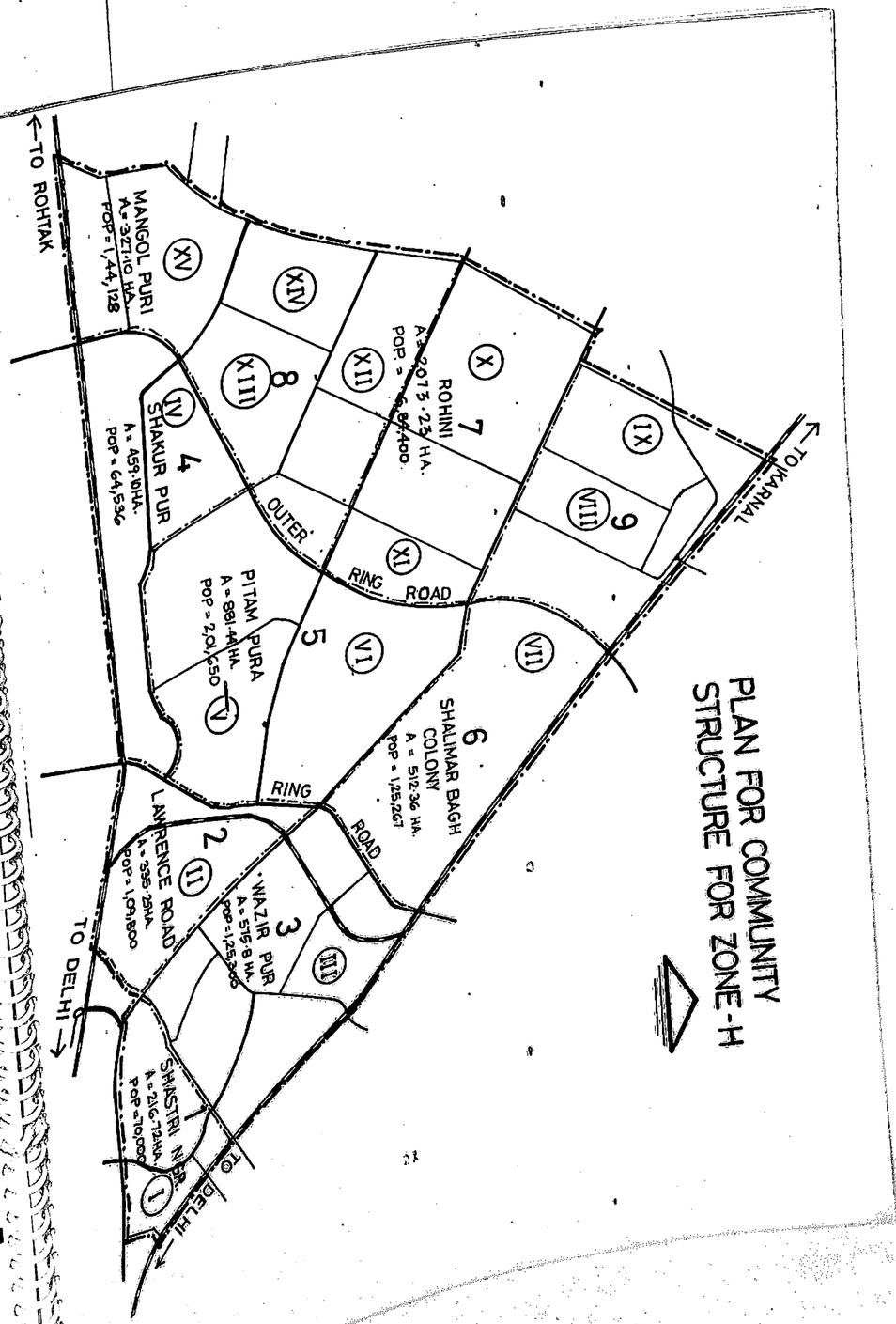
These centres are to be provided in the lay out plans/detailed schemes on an average of about.11 Hect for 5000 persons.

The provisions for the informal centres is to be provided as per the provisions of Master Plan as part of the planned commercial centre.

7.3 Government Offices & Government Land

3 Hects. of land has been earmarked at the junction of the outer ring Road and Road No. 41 to accommodate district courts and allied Delhi Admn., offices. This will provide a work force for 5600 persons. **In addition 130.08 Hects land in the west is earmarked as government land(Land use undetermined).**

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8.0 Community Structure

This zone is spread in an area of about 5381 Hects. and to have a population of 15,25,081 persons. For balanced development and provision of social and physical infrastructure as contained in MPD 2001, the population is divided into 15 communities as given below :

Community	Sub-Zone	Population
	H-1	70,000
I	H-2	1,[illegible],800
II	H-3	1,25,300
III	H-4	64,536
IV	H-5	2,[illegible],650
V-VI (2)	H-6	1,35,267
VII	H-7-8-9(Rohini)	6,84,400
VII to XIV (7)	H-8 (Mangolpuri)	1,44,128
XV	Total:	15,25,081

The above system of organization will provide a cellular structure.

9.0 Community Facility & Social Infrastructure :

9.1.0 Detailed studies of various community facilities as per the norms of Master Plan has been carried out. The study reveals that there is a deficiency in the community facilities. As per Master Plan, health facility of this zone is about 0.051 beds per 1000 population. The deficiency is to be met with the construction of new sites in facilities centres, where provision for other facilities like colleges, police stations, fire stations, telegraph offices etc. are also made. Other community facilities like Primary Schools, Nursery Schools, Community Halls, Religious buildings, Convenient Shopping, Dispensaries etc.. are required and shall be provided while finalizing the layout plans. These have therefore not been shown in zonal plan except primary school. Master Plan lays down provision of requisite social infrastructure @ 9.55 sqm. per person and accordingly provision shall be made.

9.1.1 Facility Centre and Service Centre :

In all, 14 facilities centres have been provided in the Master Plan 2001 covering an area of 274.91 Hects. One Facility centre No. 58 is outside of the Zone boundary. Site No.60 (4.75Ha) has been utilized for the construction of sports centre and Site No.48 (5.78 Ha) for the construction of staff quarter of Orwah hatta Industrial Training Institute. Another facility centre No.49(10 Ha) has partly been utilized for construction of police station and group housing scheme of DDA. In this facility centre only an area of 5.02 Hects. is now available which is earmarked as O.C.F. in the development plan for C and D Block Shalimar Bagh (Sub-Zone H6). This site has been identified as protected forest area. Land for Facilty Centre No.59 is also not available. Now, No. of facility centres available are 9 covering an area of about 157.24 Ha. The following facilities are provided in the plan on the sites earmarked for facility centres and elsewhere.

Facility	Required as per MPD 2001	As per ZDP	Remarks
1.Education ITI+polytechnic A	1	1	As per norms area required under technical centre B is 4 Hects whereas 2 sites measuring 2.46 and 1.61 Hects. have been provided at two different locations.
Technical Centre B	1	2	
College	12	12	8 sites are proposed at different locations ome site is to come in Facility Centre no. 50, Sub Zone -H6 centre. 3 sites are proposed to be carved out of the Facility Centre no. 53 in front of the TV Tower. As per Master Plan, the area for the facility centre is 18.5 Hects. Whereas in the proposed plan, the area has been taken as 36.765 Hects. as per the draft development plan for this site.
2. Health General Hospitals	6	1	One of the sites measures 11.9 Hect. (Rohini). One site is proposed in

Intermediate Hospital	A 15	12	Site proposed in Sub-Zone H6 MPD-2001 in light and service industry.
Intermediate Hospital	B 15	7	2 sites are to be provided in Fac.Centre No.50(Sub-Zone H6 3 sites in Sub-Zone H4 only which one has been provided in the area earnmarked as service Centre. One site in Sub-Zone H8 and one in Sub-Zone H3
Nursing Homes	30		– To be located in L.S.C/ C.C./D.C.
3.Others Socio Cultural Facility			To be provided in facility centre no. 53 opposite TV, Tower.
Police Station	17	14	As a part of the scheme
Telephone Exchange	4	6	As a part of the scheme one of the Telephone Exchange site has been allotted for general Administration and vehicle repair work sha (Sub-Zone. H-8)
Telegraph Office			
Head Post Office			
Post Office and			
Post Office Admn. Office	3 Each	9	To be provided in District Centres.
Fire Station	7	7	As a part of the schime.

the land opposite T.V. tower. The thirdsite is in Sub-Zone H4 10 sites as a part of the Schime one site proposed the land oposite T. Tower. One site to be provided in Facility Centre (Sub-Zone H4)

9.1.2 Local Shopping Centres :
According to Master Plan standards, 101 LSCs covering an area of about 46.46 Hects. are required. As per Zonal Development Plan, 98 sites covering an area of about 43.24 Hects. are proposed.

Sub-zonewise details are given in the table below :–

Sub Zone	Required Nos.	Area as per standard	No. and Area Proposed	
H-1	5	2.3	2	(1.762)
H-2	7	3.22	2	(1.225)
H-3	8	3.68	8	(3.38)
H-4	4	1.84	6	(1.89)
H-5	13	5.98	29	(13.24)
H-6	8	3.68	8	(3.96)
H-7,H-8,H-9 (Rohini & Mangolpuri)	56	25.76	43	(17.78)
	101	46.46	98	(43.237)

Figures in brackets indicate the area

9.1.3 H.S. School
According to MP-2001 norms, 204 HSS are required for this zone whereas in all 119 sites have been provided. These sites are identified in the zonal plan and are as per details given below :

S.No.	Sub-Zone	Reqd. Nos.		Nos. as pr ZDP	
1.	H-1	9	(14.40)	8	(9.057)
2.	H-2	15	(24.0)	11	(10.980)
3.	H-3)	17	(27.20)	11	(21.160)
4.	H-4	9	(14.40)	7	(11.978)
5.	H-5	27	(43.20)	22	(44.781)
6.	H-6	17	(27.20)	14	(22.169)
7.	H-7,H-8,H-9 (Rohini and Mangolpuri)	110	(176.00)	46	(81.16)
		204	(326.40)	119	(201.806)

(Fig. in brackets indicate the area in Hect.)

The number for H.S. includes middle level school. Most of the middle schools are running classes upto 12the standards. The

shortfall is to be met by providing additional sites in the extension area and presently by running the school in double shift. There is also some shortfall in the area of H.S. required as per the standards of MP-2001.

9.1.4 Neighbourhood Parks & Play Area :-

As per Master Plan standards, a total area of 304.6 Hects is required under NH Park & Play Area, whereas in plan proposals, an area of about 201.25 Hects. of land is available. The table below indicate the area under NH Parks and NH Play Area in Sub-Zones to H_1 to H_9

S.No.	Sub-Zone	Reqd. as per standard	As per Dev.Plan in Hect.
1.	H-1	14.0	8.47
2.	H-2	21.8	13.027
3.	H-3	25.0	20.40
4.	H-4	12.9	4.3
5.	H-5	40.3	31.2
6.	H-6	25.0	18.37
7.	H-7,H-8,H-9 (Rohini and Mangolpuri)	165.6	
		304.6	

The sub-zone analysis indicate that area under NH Parks and NH Play area is insufficient. This has to be augmented by providing play areas in the District parks which has been identified in the Zonal Development Plan.

9.1.5 Bus Terminals :

As per norms stipulated in MPD 2001, 15 bus terminals are required for the projected population of this zone. At present, five sites have been provided in Rohini and two sites in Mangolpuri. In addition, one site is already existing in Lawrence Road where a site for bus depot has been provided. More sites have been provided to meet with the requirement at suitable locations.

The break-up of the terminals (sub-zone wise) is as follows.

Sub Zone	ZDP Proposals (Nos.)
H-1	1
H-2	1
H-3	-
H-4	2
H-5	3
H-6	1
H-7,H-8,H-9 (Rohini & Mangolpuri)	7
Total :	15

9.1.6 Petrol Pumps

As per Master Plan standards, about 61 petrol pumps sites are required to be provided in this zone. However, 7 petrol pumps are existing in this zone. The remaining sites are therefore to be located as per the norms laid down in the master plan given

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below :

i) Residential land use @ 1 site/150 Hects of gross residential area i.e. 21 site for 3225 Hects.

ii) Industrial use zone @ 1 site/40 Hect. of given industrial area i.e. 8 site for 3212 Hect.

iii) Distt. Centre @ 2 petrol pumps in 4 Distt. Centres i.e. 8 sites.

iv) C.C. @ 1 petrol pump (only filling station) each i.e. 25 sites for 25 community unit centres.

The break-up of the petrol pumps existing/proposed sub-zonewise is given below :-

Sub Zone	Existing	Proposed	Total
H-1	1	2	3
H-2	3	1	4
H-3	1	3	4
H-4	1	3	4
H-5	1	10	11
H-6	-	6	6
H-7,H-8,H-9 (Rohini & Mangolpuri)	-	29	29
Total :	7	54	61

9.1.7 GAS GODOWN

As per MPD-2001, one gas godown for a population of 40,000 persons is to be provided. For a population of 15,25,081, the requirement of the gas godown for this zone is 38. 24 gas godown are already existing in this zone. In the land use plan 2001, 2 sites for service centre have been shown where gas godown (12 nos.) are to be provided. Six of the gas godowns are already existing in one of the service centre and the remaining six have been provided on the second site. The table below gives sub-zone wise distribution of the gas godowns in this zone :-

The break-up of the terminals (sub-zone wise) is as follows.

Sub Zone	Existing	Preposed	Total
H-1	5	-	5
H-2	1	-	1
H-3	3	-	3
H-4	-	6	6
H-5	9	-	9
H-6	2	-	2
H-7,H-8,H-9 (Rohini & Mangolpuri)	4	8	12
Total :	24	14	38

9.1.8 Organized informal Sector Eating Places :

It should be strategically located near T.V. Tower, Pitampura during the preparation of comprehensive/landscape scheme.

9.1.9 JAIL
The plan also provides for one jail 5.06 Hects in sub Zone H-9

10.0 Mixed Land Use

MPD-2001 provides regulations for mixed land use permission in the residential use zone (Appendix III) In certain areas regularised by the MCD and villages, such mixed land use is commonly observed. These areas, therfore, have been identified as renewal area in the ZDP. In other areas which have been planned by the DDA, Govt. and Co-op. House Building Societies activities as stipulated in the mixed land use are not commonly observed except Rohini Scheme.

In the Zonal Development plan, streets which have been identified as commercial streets as per the survey of the H.Q.L.s are proposed for mixed land use. To maintain the character of planned development mixed land use has been categorised as under :-

10.1 Category - I :

Areas where only professional offices as per Master Plan stipulation are to be permitted and no retail shops and house-hold industries are to be allowed. These are the following areas :-

i) DDA's residential scheme (Vinod Vihar (Warious I, II, III, IV including DDA's schemes (Plotted and group housing)

ii) DDA's schemes at Lawrence Road;

iii) Shalimar Bagh, Block, A,B,C and D including the flats constructed under various schemes;

iv) Pitampura residential scheme (Plotted as well as group housing Societies);

v) Residential Development scheme in Rohini;

vi) Govt. Housing scheme;

10.2 Category-II

These are the areas/ streets which have been identified by MCD vide letter No. 344/D/ZE(B)/ Rohini date 18.6.92. In such areas retail shops only on the ground floor as per norms stipulated in Master Plan 2001 shall be allowed.

For rebuilding, the coverage and FAR will be as permissible on residential plots. Only Ground Floor is to be used for retail business etc. Parking provisions have to be made within the plot to the extent possible and setback area has to be surrounded without compensation unconditional to local bodies, for improvement of the circulation systems and parking facility. The conversion charges are to be levied by the concerned local bodies. The roads identified for mixed land use are given in the table below :-

S.No.	Name of Road	R.O.W.	Remark
1.	Road No. 43, Rani Bagh	200'	50% being used as commercial
2.	Main Bazar, Rishi Nagar	50'	Fully commercial
3.	Main Bazar (Road Rani Bagh)	50'	do
4.	Main Road, Raja Park	100'	80% being used as commercial.
5.	Main Road, Shastri Nagar	200'	90% being used as

6.	Main Road, Tri Nagar.	50'	commercial 80% being used as commercial

10.3 Category - III :

These are the areas identified for renewal schemes like i) urban villages ii) unauthorised regularised colonies; iii) resettlement colonies of the Slum & JJ Deptt. Till such time the schemes are formulated, only residential use in residential premises would be permitted as per development control given in MPD 2001.

10.4 Nursing Homes :

Directorate of Health Services, Delhi Admn. vide their letter No. F.24/Minutes/Meeting/92-DHS/NH/24136 dt. 10.8.92 has informed that there are as many as 80 Nursing Homes/Hospitals located in North Zone. After the analysis, it is observed that six of the existing nursing homes/sites are located outside this zone and only 74 establishments are functioning within zone 'H'. The break-up of these existing nursing homes/hospitals are given below :

Sub Zone	Nos.	
H-1	2	
H-2	2	
H-3	10	4 of the establishments are functioning on the specific sites shown in the detailed plan of the community centre area as hospital site in the zonal plan.
H-4	1	
H-5	22	
H-6	14	
H-7,H-8,H-9 (Rohini & Mangolpuri)	15	
Total :	74	

In Zone H-3, there are 10 nursing homes/hospitals establishments functioning, out of which 3 sites are located in various community centres. One hospitals is run by M/s, Sunder Lal Charitable Trust on the site alloted by the DDA for the construction of the hospital. The remaining 70 nursing homes/hospitals are functioning/located on residential premises/areas. As per MPD-2001, these are non-conforming activities, and, therefore, have to be dealt with as per the policy.

The regular site of the nursing homes are provided in local shopping centres/community centres and district centres.

A number of sites (about 12 in number) are provided in various local shopping centres already planned by the DDA. Similarly, hospitals sites and sites for health activities are provided in various layout plans of facility centres.

10.5 Guest House :

There are a number of guest houses functioning in the residential premises/areas. These are non-conforming activities as per MPD-2001 from land use point of view and are to be dealt with as per the policy.

A number of sites for guest houses have been provided in the local shopping centres/community centres and other commercial areas.

11.0 Land Use Plan

The Zonal Development Plan has been detailed out taking into consideration the various proposals/approved layout plans and schemes. The plan also takes into consideration the proposals detailed out in MPD 2001 and incorporates the requirements for the community facilities green areas, infrastructures and traffic and transportation etc. The land use analysis is as under :-

PROPOSED LAND USE ANALYSIS - ZONAL PLAN LEVEL

Land Use	Area in Ha.	Percentage
Residential	3211.80	59.64
Commercial	195.74	3.64
Manufacturing	307.93	5.72
Recreational	634.55	11.79
Transportation	473.44	8.79
Utilities	222.35	4.13
Governmental	133.08	2.48
Public & Semi Public Facilities	202.11	3.76
Total :	5381.00	100.00

The villages located in any other land use would be treated as 'residential' and would be regulated as per norms prescribed for residential land use and policy followed for such villages and settlements.

12.0 Transportation Network

12.1 Existing Scenario :

Zone H is well connected with the Master Plan roads and with the railway network for the inercity and intracity movement of passengers and goods. Moreover, Master Plan road are directly serving the existing with the proposed/existing facility centres and with the residential hubs of the areas. The pre-dominant movement of this zone is mainly through the existing master plan roads. The zone is served by outer ring road, inner ring road side and Delhi Ambala railway line on the north east side. Similarly, Delhi Rohtak railway line passes through the southern fringe of this zone. The major arterial road like ring road is diagonally penetrating through this zone, Bawana Road etc.

which is presently connecting to Road No. 40 and Ring Road has been further extended along the western Yamuna Canal passing through the already built up Pitampura Colony and connecting to the outer Ring Road. This road No. 37 and 37 extension divides the zone in two parts. Road no. 41 which connects inner ring road and outer ring road extends into Rohini and formes central arterial round of the Rohini scheme. Road no. 43 connects the G.T. Road in the Ease with Mangolpuri Industrial Area in west. passing through the various sub zones viz. H-2 to H-5. This is a major link serving the work centres like Lawrence Road Industrial Area, Mangolpuri Industrial Area and land under [illegible] etc.

12.1.2 Proposal & Concept :

In this zone TV tower is the landmark and is well connected by the various roads like Road No. 4, Ring Road and the proposed road No. 37 Extn. Master plan provides that there is a need for providing evening and late evening eating places to be located near TV tower. The district centre is close to it and keeping the existing environment into consideration, the circulation system is so planned that it is easily accessible by cyclists and pedestrians.

12.1.3 Cycle Tracks and Corridors for Cyclists and Pedestrians :

MPD 2001 has not identified any cycle track or pedestrian pathways for this division. However, in the proposal, there is enough scope for identifying certain routes for exclusive use of the cycle tracks and certain routes both combined cyclists and pedestrians pathways.

The pedestrian path way/cycle track have been proposed along the existing nallah and along the green/open areas. Some Master Plan roads of this zone have been identified for pedestrians and cyclists. These are required to be developed for connecting the residential colonies of this areas and to develop the environmentally well connected system for cyclists and pedestrians. At the time of detailing these pathways proper attention is needed for the development of inter section areas to negotiate the vehicle movement and slow moving traffic like pedestrians and cyclists.

12.1.4 At the time of development of pedestrian paths, proper environmental design need to be developed so that it may be matched with the built environment of the residential localities. Proper attention is to be given to develop the pathways alongwith green so that it could not be much disturbed. In addition exclusive pathways are being proposed through district parks and neighbouring park so that the pedestrians can move freely for approaching to the works centres within the areas. Detailed designs have to be developed to connect pedestrian pathway to the district centre.

The following are the major cycle tracks identified in the plan :

i) Road No. 37 along western yamuna canal and further extending in sub-zone H-9 along the existing drain connecting Auchandi Road;

ii) Along **Road No. 43** connecting Mangolpuri and Lawrance Road Work Centres and further extending to meet G.T. Road in the east.

iii) Along **Inner Ring Road** connecting Wazirpur and Lawrance Road works centres;

12.1.5 Pedestrian pathways

Pedestrian pathways have been proposed along the existing nallah; green areas and along the inner ring road passing through different sub zones as indicated in the Zonal Development Plan.

12.2 MRTS

The transportation network takes into consideration the existing ring rail, road transport and mass rapid transit system together with cycle and pedestrian tracks. The proposed MRTS corridor which passes through this zone is as follows :-

i) along the existing railway line to Rohtak &

ii) along ring road upto existing bus depot in Sub Zone H-2 and thereafter along Road No. 41 extending upto Rohini. The MRTS routes however, requires to be further examined with respect to a) whether the alignment is underground or overground or on surface and b) location of the station etc.

The study shall include the restructure of land use location of various stations/terminals and their relationship with the road transport system. The railway corridors and spurs shall be kept as green buffer with the surrounding development barring essential operational facilities.

12.3 Hierarchy of Roads :

The Zonal Plan primarily indicates roads of 18 m and above road right of way for smooth flow of the traffic. The following is the hierarchy of the road system :-

i) 60 m R/W
Auchandi Road
Outer and Inner Ring Road

ii) 40.4 and 45 m R/W
Road Nos. 40,41,43, 37 and
Proposed Road no. 37 Ext. along Western Yamuna Canal
Other major links areas between sub zone H-7 and H9.

iii) 24-30 m. R/W
Within the various sub divisions, a number of inter connecting roads of the right of way of 24 m. and 30 m have been provided. The plan also indicates a number of roads of 18 m and above

20 m. R/W as per the approved layout plan.

12.4 Parking

Parking area shall be provided for different type of development as per the norms prescribed in MPD 2001. This is apart from the general pool parking provided at number of locations.

12.5 Grade Separators :

Master Plan 2001 do not specify any grade separator for this zone. However, in the transport network plan for this zone, following intersections with grade separators have been identified :-

i) Road No 41 and outer Ring Road crossing (Madhuban Chowk)

ii) Road No. 43 and outer Ring Road crossing near Mangolpuri.

iii) Road No. 37 and inner Ring Road crossing near Shalimar Bagh.

iv) Inner Ring Road and the proposed 30 mt. Road near Village Shakurpur (Britania Chowk).

v) Extended Road No.37 and outer ring road crossing near proposed jail in Rohini.

13.0 Protected Forest Area

13.1 The plan identifies the land conferred by Section 30 and 32 on the Indian Forest Act 1927 vide Notification No. SCO 32 (C) Noti. 80-81 dt. 10.4.81. As per the notification following areas have been identified as protected areas :-

1. Shalimar Bagh and other orchards situated therein;
2. Area between Sadora Kalan, Nimri, Gulabi Bagh, Darbar Khan Nursery and other areas;
3. Orchard in Wazirpur near Bharat Nagar and Nimiri Colony;
4. District park in between Pitampura Coop. Housing Society.

Out of the four areas mentioned above, Shalimar Bagh is a site of historical importance. This area is bounded by 24 mt road in the north and western yamuna canal in the west, unauthorised construction in the east and north. As this area is subject to unauthorised encroachment, development schemes/landscape plan for upgradation of the environment is the need of the time. Apart, there are few orchards in Rohini Scheme. These should also be protected and taken care for improvement of this area.

13.2 Analysis of Green Areas :

The major green area are supplemented by area earmarked for neighbourhood parks and play areas provided in residential area. These would serve as linkage for continuous green through major green areas. Both these areas have been shown in the Zonal Plan.

The table below indicate the available green area in the zone.

S.No.	Description	Area proposed as in Divisional Plan (Ha)
1.	District Park, Nursaries, Children Park Play Grounds. Sports Centres, Divisional Sports Centre etc.	634.55 202.34
2.	Neighbourhood Park and Neighbourhood Play Area	036.89
Total :		

14. Utility :

The following indicate the requirement of physical infrastructure :-

14. Water @ 80 Gallon per day per capita - 122 mgd

14.2 Sewerage @ 64 gallons per day per capita - 97.6 mgd

14.3 Power @ 30 M.W. per Lac Population - 457.5 M.W.

14.5 Solid Waste @ .60 kgcd - 915 tonnes per day.

14.5 Sewage Treatment Plant :

The plan identifies one site for sewage treatment plant near Village Rithala. It is spread in an area of 79.331 Hect. Apart sites have been constructed by MCD in sub-zone H-3 (2.03 Hect.)

14.6 Water Treatment Plant :

No such site has been provided in Zone H-1 to H-6. However, one site (42 Hect.)is existing in Zone H-9 Rohini Residential Scheme and the same is indicated on the plan. The water treatment plant would require augmentation to raise its capacity to 150 mgd by 2001. Apart, MPD - 2001 suggest construction of new water treatment plants (2 Nos.) in North West Delhi (Needed Capacity 300 mgd).

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14.7 Drainage :

This division has been already developed on the basis of the lay out plan, it is assumed that the requirement of the drainage system for the planned colonies has already taken case of. However, efforts should be made by the local agencies to provide a suitable drainage system for the unauthorised colonies, urban villages and JJ re-settlement schemes, and other areas where such facilities are still lacking.

14.8 Air Pollution

On the basis of the study conducted by Central Water Pollution Control and Prevention Board, Lawrance Road and Wazirpur Industrial Areas have been declared as pollution control areas under the Air (Prevention and Control Of Pollution) Act 1981. Also Delhi Admn. vide letter No. F1(2)/92-Survey/2381 dt. 10.9.92 has identified industries creating pollution. It, therefore, requires that adequate measures should be taken to remove the pollution mentioned against each of the industry.

14.9 Electricity :

The zone has two 220 KV sub-station and thirteen 66 KV sub-stations. These are evenly spread and are indicated on the plan.

15.0 Redevelopment and Urban Renewal Areas

15.1 The following are the areas identified for redevelopment schemes :-

15.1.1 1. Villages falling within zone-H

2. Unauthorised regularised colonies namely i)Rishi Nagar group of colonies and other colonies in its surrounding : (ii) Tri Nagar group of unauthorised regularised colonies, (iii) Shastri Nagar group of unauthorised regularised colonies (iv) Sri NAgar unauthorised regularised colony; (v) Suraj Park in Rohini.

16. Preposed Modification in Master Plan

The following modification of the land use require processing under section 11-A of the Delhi Development Act 1957 :-

PROPOSED MODIFICATIONS IN MPD 2001
CHANGE OF LAND USE FROM GREEN TO RESIDENTIAL

S.NO.	SUB-ZONE	PKT.NO.	AREA IN HECTS.	LAND USE AS PER MPD 2001	PROPOSED TO CHANGE TO
I.					
1.	H-3		7.35	GREEN	RESIDENTIAL
2.	H-7	4	12.68	- DO -	- DO -
3.	H-8		8.22	- DO -	- DO -
4.	H-9	8	54.0	- DO -	- DO -
5.	H-9	12	6.45	- DO -	- DO -
	TOTAL		88.70		

II. CHANGE OF LAND USE FROM UTILITY TO RESIDENTIAL

1.	H-7	4	20.31	UTILITY	RESIDENTIAL
2.	H-9	11	11.93	- DO -	- DO -
3.	H-9	12	12.55	- DO -	- DO -
	TOTAL :		44.79		

III. CHANGE OF LAND USE FROM UTILITY TO COMMERCIAL

1.	H-9	11	1.44	UTILITY	COMMERCIAL

IV. CHANGE OF LAND USE FROM GREEN TO PSP

1.	H-8		0.605	GREEN	PSP
2.	H-9 (UNIVERSITY LAND)		10.865	- DO -	- DO -
	TOTAL :		11.470		

V. CHANGE OF LAND USE FROM PSP TO RESIDENTIAL

1.	H-3	14	5.75	PSP	RESIDENTIAL
2	H-7	8	18.0	- DO -	- DO -
3.	H-8	2		- DO -	- DO -

CHANGE OF LAND USE FROM INDUSTRY TO RESIDENTIAL

1.	H-7	4	30.43	INDUSTRY	RESIDENTIAL
	TOTAL :		62.18		

CHANGE OF LAND USE FROM RESIDENTIAL TO PSP

VI.					PSP — NH — TRANSPORTATION
1.	H-9	7	15.0	RESIDENTIAL	
2.	H-9	9	2.03	- DO -	

CHANGE OF LAND USE FROM GOCT. TO PSP

VII.

1.	H-9	13	9.06	GOVT.	PSP

CHANGE OF LAND USE FROM GREEN TO COMMERCIAL

VIII.

1.	H-8	3.575	GREEN	COMMERCIAL

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APPENDIX - I

ROHINI SCHEME

A CITY WITHIN METROPOLITAN DELHI

The new development project has been named ROHINI as a landmark in the country's advancement in the space exploration. Rohini Project combines in itself a comprehensive approach to town and country planning. In fact, town planning takes a new turn and ushers a new landmark in urban planning. 'ROHINI' is a project on 2497 Hect. of land in North West Delhi within a distance of 15 k. from Connaught Place in continuation of Shalimar Bagh and Pitampura residential schemes. The area is situated along the outer ring road between the two major traffic corridors the G.T. Road with railway line to Karnal and Rohtak Road with Rail-way line to Rohtak. This will ensure easy access to different parts of Delhi. The estimated number of households, which will find shelter in Rohini, are 1,70,000. Out of which. 1,17,000 are plots and 17,000 are Group housing..aw off

1. Rohini is pre-dominatly a residential area for 8,50,000 population.

2. Work Centres provide for employment opportunities for 3 lakhs workers.

3. Major facilities of health, education, social and cultural have been judiciously distributed on the main transportation routes within the scheme to ensure easy access.

4. Intensive utilisation of land has been achieved resulting in compact development to conserve land and energy resources without sacrificing the level of infrastructure.

5. Large recreational areas have been conveniently located to provide for a variety of recreational facilities in addition to parks and play grounds at neighbourhood level.

The gross residential area of 1413 Hect. has been planned in multiples of a module of 100 Hect. This sector provides housing for about 60,000 populatidn and is self contained in terms of essential facilities and amenities. The peripherial roads provide the public transport routes which are at not more than 500 metres distance from any part of the sector. The community centre, and four higher secondary schools grouped together from the nucleus of each residentail sector. The sector layout is designed to optimise the infrastructure network and to ensure equal accessibility to all facilities.

The following land use distribution was approved by Authority :-

Land Use	Area in Hect.	%age
Residential Plots 1,17,000 units in group housing 17,000	1413.00	56.58
Commercial	108.00	4.35
Industrial	482.00	19.32
Public & Semi-Public Facilities	126.00	5.06
Circulation	158.00	6.32
Total:	2497.00	100.00

While implementing the development of Rohini Project, the acquisition of land had been made in phased manner and, accordingly, only 1758 hect. of land had been utilised for planning purposes. The balance land either not acquired or encroached upon, for which, the distribution of land uses is as under :-

Residential	1342 Hect.	
Industrial	482 Hect.	(Out of which, 60 Hect, which was acquired by DDA had been handed over to MCD for development of Sanjay Gandhi Transport Nagar. 50 Hect. under the industrial uses i.e. Badli Industrial Area acquired by MCD. The development/disposed of the same done by MCD. The remaining land never acquired.
Commercial	85 Hect.	
P.S.P Area	81 Hect.	
Recreational	168 Hect.	
Circulation	82 Hect.	
Total :	1758 Hect.	

Initially, the concept of Rohini Project was to have shelter for weaker sections to the extent of 97% and balance 3% for higher income group. But due to changed circumstances form time to time, the residential component, however, was reduced to 1116 Hect. Due to reduced availability of land in Phase I & II. With the changed requirements form time to time, the mix of different types of plots was changed and some new schemes were introduced, consequently, the plots/DUs made available are as under :-

The original target of developing 1,17,016 residential plots in five years was as following :-

EWS/JANATA	: 51,000 plots
LIG	: 45,900 plots
MIG	: 16,150 plots
HIG	: 3,966 plots
Total	: 1,17,016 plots

The above target fixed with reference to the residential component of 1413 HEct. of land in Phase-I & II out of scheme area of 2497.31 Hect. The residential component, however was reduced to 1116 Hect. due to reduced availability of land in phases I & II.

The details of plots/DUs made available are as under :-

S.No.	Category	No. of Residential Plots/ Dwelling actually provided in Phase I & II
a)	Allotment to Rohini registrants	30,732 Plots
b)	Allotment of plots to 152 Group Housing Societies	25,000 DUs
c)	Allotment of Plots to riot victims of 1984	800 plots
d)	Allotment of alternative plots	1,280 plots
e)	Plots for institutional houses	1,820 DUs
f)	Addl. DDA registrants houses	13,280 DUs
g)	Auction Plots	2,500 plots
Total :		75,412 plots/DUs
h)	Plots in Phase III	10,328 plots
GRAND TOTAL :		85,740 plots/DUs

Commercial 85 hect. of land assigned for the commercial use in the scheme is for the development of the two District Centres as given below :-

(i) Mangolpuri Distt. Centre 20 Hect.

(ii) Rohini City Centre (Distt. Centre) 63 Hect.

Besides the Distt. Centre, the Rohini Plan also indicates the following commercial area i.e. community centres (10 nos. - 20 Hect.) local shopping centres (40 Nos. - 13 Hect.) and convenience shopping centre (84 Nos. - 26 Hect.)

Presently, no Distt. or Community Centre has been constructed in the commercial sector. This is because, at first instance, DDA develops/constructs houses. 50 CSC and 1 LSC are already constructed and 18 CSC and 7 LSC are at different stages of planning and execution. In addition to above, 3 community centres have been taken up for planning purposes.

Out of the two Distt. Centres, the Mangolpuri Distt. centre has been taken up for designing. As the population grows the second Rohini City Centre shall also be taken up in 1994. It takes about 6-8 years for the execution/completion of such a centre.

EFFECTIVE PLANNED POPULATION ACHIEVED AS AGAINST 8.5 LAKHS TARGET

SL.NO. OF PLOTS/ POPULATION	CATEGORY	NO. OF PLOTS/ NO. OF DUs	POPULATION
1.	Allotment of plots to Rohini Registrants	30,732/ 46,098	2,30,480
2.	Allotment of Plots to Group Housing Societies	25,000	125,000
3.	Allotment of Plots to riot victims of 1984	800/800	4,000
4.	Alternative plots	1,900/ 2,750	13,850
5.	Institutional housing (plots)	/ 1,820	9,100
6.	Addition/extra DDA built-up houses in addition to 17,000	/ 13,280	66,400
7.	Auction Plots	2,500/ 7,500	37,500
8.	DDA Built up Houses as per the plan	/ 17,000	85,000
9.	Village Population i.e. Mangolpur, Naharpur, Rajapur, Badli etc.		40,000
10.	Prashant Vihar residential Colony		15,000

Total Planned Population Achieved	6.20 Lacs as against 8.5 lakhs

Appendix II

List of Urban Villages in Zone H

1. Sidhoran Kalan
2. Rampura
3. Wazirpur
4. Shakurpur
5. Pitampura
6. Shalimar
7. Shingalpur
8. Sahipur
9. Hyderpur
10. Badli
11. Naharpur
12. Rithala
13. Razapur
14. Mangolpur kalan
15. Mangolpur Khurd

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APPENDIX III

CONDITIONS FOR PERMITTING MIXED LAND USE

[Non-Residential Activity on Residential Premises]

The permission for mixed land use in street/area would be subject to the following conditions :-

(i) The commercial activity allowed shall be only on the ground floor to the extent of 25% or 50 sqm, whichever is less.

(ii) The establishment shall be run only by the resident of the dwelling unit.

(iii) The following activities shall not be allowed:

(a) Retail shops.

(b) (i) Building materials (timber, timber products, marble, iron and steel and sand)

(ii) Fire Wood, Coal

- Repair Shops
- Automobiles repair and workshops
- Cycle rickshaw repairs
- Tyre resorting and retreading
- Battery charging

(c) Service shops

- Flour Mills (More than 3 KW Power load)
- Fabrication and welding

(d) Nursing Home
(e) Guest House, Boarding House and Lodging House.
(f) Storage, Godown and warehousing
(g) Manufacturing units(excluding household industry)
(h) Junk shop

The front setbacks for these plots shall be surrendered without compensation unconditional to the local body for use as part of the right of way, parking etc.

A layout plan of the area shall be prepared indicating(a) parking as per standard (b) public convenience (c) landscaping (d) road carriage ways as prescribed, for approval of the competent authority.

Because of conversion of use/activity the conversion fee shall be charged from the beneficiary. This would be 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.

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