

योजना
Planning

दिल्ली विकास प्राधिकरण

अनुभाग Master Plan section

मिसिल संख्या F-1 (10)/90-11P

F-1/226
11/1/91

दिप्पनी

पत्र-व्यवहार

विषय

Draft Minutes of Technical Committee Meeting
held on 4.2.91.

दिप्पनी सं०	दिप्प	दिप्प को भेजी	हस्ताक्षर/नाम सं०	दिप्प	दिप्प को भेजी हस्ताक्षर
	नाम की पते की		जवाबदाय	नाम की पते की	
<p>10/2/91</p> <p>VC 8-2</p>			<p>F-10</p> <p>5-</p> <p>canv</p> <p>22</p>		

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DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

Draft minutes of Technical Committee Meeting held on 4.2.91 at 9.30 A.M. in the Conference Room of Vikas Minar, 5th floor, Delhi Development Authority, I.P. Estate, New Delhi.

The following were present :

Delhi Development Authority

1. Mr. C. Narenha, Vice Chairman (In the chair)
2. W.D. Dandage, E.M.
3. Mr. J.C. Gambhir, Commr.(Plg.)
4. Mr. Santosh Auluck, C.A.
5. Mr. R.L. Hans, C.E.(East)
6. Mr. S.C. Gupta, Dir. (DCP)
7. Mr. R.G. Gupta, Dir. (TYA)
8. Mr. P.C. Jain, Director (APB)
9. Mr. M.N. Khullar, Addl. C.A.
10. Mr. K.K. Bandopadhyay, Jt. Dir. (Rohini)
11. Mr. R.C. Aggarwal, Sr. Architect (Rohini)
12. Mr. P.N. Dongre, J.D.(TYA)
13. N.K. Aggarwal, J.D.
14. Mr. Chandra Ballabh, J.D.(AP)
15. Mr. A.K. Gupta, J.D.(B)
16. Mr. Prakash Narain, J.D.(T)
17. Mr. Vijay Risbud, J.D.(Narela)
18. Mr. Pathak, Dy. Dir.(M)
19. Mr. P.M. Parate, Dy. Dir.(AP)
20. Mr. S.P. Bansal, Dy. Dir.(NCRDUE)
21. Mr. Anil Barai, Dy. Dir.(M.P) (Convener)

Police Department

22. Mr. A.S. Cheemh, A.C.P.(Traffic)

MCD

23. Mr. A.P. Sethi, Addl. T.P.
24. Mr. T.R. Gupta, Ex. Engineer(Plg.)
25. Mr. O.P. Gupta, S.E.(Plg.)

Item No. 1

Sub: Proposed adjustment in plot no. 40. Bhatnagar Co-op. House Building Society Shahdara (Citra Vihar)
File No. F 23(20)/75/Bldg.

The Technical Committee examined the proposal and keeping in view that ^{an} ~~the~~ part of the original plot is affected in the circulation pattern, decided that ^{an} ~~an~~ equivalent area adjacent to the plot may be merged with this plot and the rest of the area be developed as green.

Item No. 2

Sub: Construction of Building with 0.115 M (4 1/2") outer walls by the allottees in Rohini Schemes
File No. F 3(60)/90/M.P.

The proposal pertaining to 4 1/2" outer walls for ^{the} buildings to be constructed by ~~the~~ individual allottees in Rohini residential scheme, was explained by the Project Planner and Dy. Director (Bldg.) ~~and~~ Rohini. After detailed discussion, V.C. desired that the matter may be discussed with the Chief Architect, ^{C.E. (Rohini)} ~~Commissioner~~ and ^{Sr. C.B.} ~~Director~~, keeping ^{overriding need to maintain the structural} in view the stability of the buildings ^{and} ~~and~~ ^{decision to take} brought before the T/Committee for decision. ^{in due course}

Item No. 3

Sub: Shifting of high tension line on Parwana Road Pitampura F 6(2)/89/M.P.

The matter was discussed and it was ^{decided} ~~noted~~ that from land use point of view there ^{is} ~~is~~ no objection for the proposal. However, ^{the} ~~as a~~ matter pertains to the shifting of high tension line and payment of the cost of shifting ^{are the issue, the same} may be decided by ^{Dept. of DDA} ~~the beneficiaries of~~ the Land Section in consultation with the Haryana Electricity Board, DESU and ~~beneficiaries.~~

Item No. 4

Sub: Review of policy on Tehbazari
F.No. DD/PP/UE/90/55

The item was deferred as Commr. (Lands) was not present in the meeting. It was desired that ~~in the next~~

meeting, Commissioner(Land), Director (Land Costing) and
Dir. (CL) *specifically* DLM may be asked to be present. *their views on the subject*
in the next meeting.

Item No. 5

Sub: permission for Mann Public School on a piece
of land in Khasra No. 50/26 at Village Holambi
Khurd. File No. F 9(4)/88/M.P.

The Technical Committee noted that the existing school
is located in ~~the~~ *an* area which forms part of Narela Project.

~~It was also noted that the school is not located in the~~ *a notified*
~~development area of the Authority.~~ *the technical opinion* However, *that* as the school
~~forms part of the project area,~~ *As such* a no objection certificate
cannot be issued. *Instead action may need to be*
initiated to notify the said land as a development
Item No. 6 *area then pending its acquisition by DDA*

Sub: Modification in the layout plan of Pitampura
Residential Scheme.
File No. PA/Jt. Dir.(plg.)/II/90/5

The modified layout plan of Pitampura Residential Scheme
was discussed. The Technical Committee desired that in the
first instance a detailed road alignment plan be prepared, *based*
keeping in view *on a ground* the actual survey, *after which the* ~~And the item be brought~~
subject may be brought up ~~again before the Tech. Committee along with the alignment.~~
for consideration.

Item No. 7

Sub: NCRT request to DDA to allot 2.50 acres of land
laying vacant between the wall of NCRT and vill.
Adchini for construction of Residential flats.
F 32(11)/90/Instl.

The Technical Committee recommended that *action may be initiated for* change of *utilised*
land use for 2.5 acres of land which is to be used for the
construction of houses for relocation of the people *which*
~~are likely to be affected in the widening of the road,~~ *may*
~~be processed.~~ Technical Committee also desired that a com-
prehensive scheme for the remaining area should be prepared
and *that any* if land is available for allotment to NCRT *the same* ~~that~~ should
also be identified in the comprehensive plan.

Items laid on table :

Item No. 8

Sub: Allotment of 0.5 acre additional land of
Sh. R.R. Mehta Educational Trust for upgrading
it to Middle School. F.No. 18(21)/86/Instl.

The Technical Committee noted that in the original layout plan, an area measuring 1.5 acre was earmarked for primary school out of which one acre ^{stood} ~~was~~ already allotted to R.R. Mehta Educational Trust ^{for} ~~as~~ a primary school, ~~and a request to allot the remaining area of 1/2 an acre to the same trust for upgrading the school at middle level. It was also noted that the proposal has been recommended by the Education Department of Delhi Administration. Keeping in view~~ ^{that} ~~there is no proper approach available to the land measuring 1/2 acre and in the original layout plan, it was intended~~ ^{which} ~~to be~~ ^{to be} the part of the school site, Technical Committee recommended ^{that the same be allotted to the Trust} ~~for its allotment to this Trust~~ and desired that the norms as earlier decided ^{for} ~~on~~ ground coverage and FAR ^{provision for a} ~~with proper~~ play ground should be followed.

Item No. 9

Sub: Construction of Scientist Hostel at sector 10
R.K. Puram, New Delhi (S P Housing Area)
File No. F 20(24)/86/M.P.

Technical Committee after discussion desired that this item be brought ^{up} ~~again~~ ^{in the form of an agenda note} ~~on a regular agenda~~ giving details of the land available for S. P. Housing ⁱⁿ ~~at~~ R. K. Puram (1000 acres scheme) and ^{the number of} ~~how many~~ type I quarters ^{are} ~~are~~ already constructed ^{and} ~~or~~ proposed to be constructed by the CPWD. ^{the Govt} ~~in the meeting~~ Architects and ^{senior} ~~other~~ representatives of CPWD may also be invited. ^{to present their case at the meeting}

Signature

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

Agenda for the Meeting of Technical Committee to be held on 4.2.91 at ~~9.30 A.M.~~ ^{12 noon} ~~9.30 A.M.~~ in the conference Room of Vikas Minar at 5th floor, Delhi Development Authority, I.P. Estate, New Delhi.

Remaining items No. 3,6,7 & 9 of the earlier Technical Committee Meeting held on 29.1.91 will be discussed (as per the list-enclosed with previous items nos. and new items nos.).

All are requested to bring with them the Agenda of the Earlier Technical Committee Meeting held on 29.1.91 which has already been circulated, since no spare copies are available. The

Agenda for new items i.e. from 5 to 7 is enclosed.
Item No. 8 & 9 will be presented by RITES & Northern Railway respectively

All are requested to make it convenient to attend the meeting as per schedule.

<u>Previous Item No.</u>	<u>New Item No.</u>	<u>Subject</u>	<u>Page No.</u>
7	1	Proposed adjustment in plot No. 40, Bhatnagar Co-op. House Bldg. Society Shahadara (Citra Vihar) File No. F23(20)/75-Bldg. To be presented by J.D. (Bldg.)	
6.	2.	Construction of Building with 0.115M (4 1/2)" outer walls by the allottees in Rohini Schemes. F3(60)/90-MP To be presented by Project Planner (Rohini)	
3.	3.	Shifting of high tension line on Parwana Road, Pitampura. F6(2)/89-MP. To be presented by JD (P)-II.	
9.	4.	Review of Policy on Tehbazari DD/PP/UE/90/F55. To be presented by DD(NCR&UE).	
	5.	Permission for Mann Public School on a piece of land in Khasra no. 50/26 at village Holambi Khurd. F9(4)/88-MP To be presented by. Dy.Dir.(NCR&UE)	1-2.
	6.	Modification in the layout plan of Pitampura Residential Scheme. PA/Jt.Dir.(Plg.)-II/20/5. To be presented by J.D. (P)-II.	3

Previous Item No.	New Item No.	Subject	Page No.
	7	NCERT request to DDA to allot 2.50 acres of land laying vacant between the wall of NCRT and village Adchini for construction of Residential flats. F32(11)/90-Instl. To be presented by JD(AP). Presentation by RITES on the Report. 'Mass Rapid Transport System for Delhi'. PA/VC/DDA-80 D.	4
	8.		
	9.	Presentation by Northern Railway on the Report, 'The Study on Development plan for the New Delhi Railway station in India'. F5(1)86-MP.	

Laid on Table Items.

8. Allotment of 0.5 acre additional land of Shri R.R. Mehta Educational Trust for upgrading it to Middle School.
F.18(21)86-Instl. To be presented by JD(AP)
9. Construction of General Pool Accommodation, S.P. Housing at sector 10, R.K. Puram.
F20(24)86-MP.
To be presented by JD(AP)

Item No. 1.

Sub: Proposed adjustment in Plot No.40 Bhatnagar Coop.
House Building Society Shadara (Citra Vihar)
File No.23(20)/75/Bldg.

Shri V.N. Varma the allottee of plot No.40 Bhatnagar C.H.B.S Shadara had made a reference that the area of his plot has been reduced by about 55 sq. yds. He has been allotted plot No.40 in Chitra Vihar Colony measuring 360 sq. yds. Some portion of the plot at the rear has been cut away by a boundary wall constructed by the DDA between Chitra Vihar and the unauthorised colony known as East Guru Angad Nagar. The left out area is about 305 sq. yds and he has requested that equivalent area i.e. 55 sq. yds. may be adjusted from the adjoining strip of land which is indicated for parking/open area in the approved layout plan of the colony. Their layout plan indicating the plot in question and the proposed area requested for allotment/adjustment is laid on the table. Detailed sketch of the plot no.40 is also laid on the table. The DD (CS) vide his letter No.F.17(40)/87/CS/DDA dated 30/3/90 has advised to the Hony. Secretary of the Society to get the modifications approved in the layout plan before their request for allotment of land adjoining to plot no.40 can be considered. The Hony. Secretary of the Society has also made a reference for amendment/adjustment in the layout plan.

2. The layout plan of the society was released on 17/10/78 and subsequently the plan was revised and approved in the year 1985. As per the revised layout plan, the plot no.40 measures 360 sq. yds (36' x 90') and is a corner plot and thereafter a strip of land has been indicated as park/open space. On the rear side of the plot a boundary wall has been constructed by DDA between the Society and the unauthorised colony known as East Guru Angar Nagar. The boundary cuts across the plot in question and a part of the plot falls in the unauthorised colony which is being used as road. A reference was made to Ex. Engineer/Eastern Division No. 6, DDA to ensure whether it is possible to restore the original plot as indicated in the approved layout plan. The Ex. Engineer

contd....

E.D-6 via his letter dated 7/9/90 has informed that the boundary wall between Chitra Vihar and unauthorised colony, East Garu Angad Nagar cannot be removed. He further stated that at the right side of the plot there is green land which is not used by the Society; the balance 55 sq. yds of land may be restored from the green land subject to conformity of the bye-laws and admissibility.

3. The proposal for adjustment of 55 sq. yds strip of land from the adjoining park/open space was put up to Commissioner (Plg.) which was not agreed to. The matter was again examined and it was pointed out that the lease has already been executed for 360 sq. yds and the part of the plot measuring 55 sq. yds. has been reduced by construction of a boundary wall by D.A. In case the area of the plot is not restored to its original area, the lease will have to be re-executed for the reduced area which may involve legal complications. From the site inspection it is observed that the strip of land adjoining to plot no.40 is lying unattended and unutilised.

The matter is placed before the Tech. Committee for consideration of adjustment of 55 sq. yds. strip of land to plot No.40 in Chitra Vihar so as to restore the original allotted area of the plot.

Mem No. 82.

Sub:-Construction of building with 0.115 (4¹/₂)" outer walls by the allottees in Rohini Scheme.

F₃(60)/90-112

The case is regarding the construction of 0.115 M (4¹/₂)" outer walls for the plots falling under allotment category in Rohini scheme. This scheme had been planned to give 97% plots to the Economical Weaker Sections, Low and Middle Income Groups (Allotment Scheme) To assist the individual in their attempt to build their home in Rohini DDA has adopted simplified procedure. The standard plans have been prepared for the plots of all allotment category. All the standard designs have been prepared with individual 9" thick outer walls but the common walls are permissible with the mutual consent of adjoining owner/owners at the sole responsibility of the allottees.

During the construction in most of the cases, site reports are being received from the field staff with the remarks as given under:-

- 1.. The building has been constructed with 0.115 M (4¹/₂)" thick outer walls, However, the allottees have provided RCC columns and beams to ensure the safety of the structure.
- The building has been constructed with 0.115 M (4¹/₂)" thick outer walls without RCC columns & beams, no consideration has been given for the structure safety mainly on the plots measuring 26 & 32 sq. Mtrs.
2. The cases have been examined and it is observed that due to the smaller sizes of the plots and under allotment category the matter be considered as under:-
 - i. On the request of the allottees, we may consider for the approval of Forms 'D' & 'E' if the building outer walls have been constructed with RCC columns & beams to ensure the safety of the structure with 0.115 M (4¹/₂)" thick outer walls for the plots except the corner plot i.e. the allottee has to construct 9" thick corner outer wall, the same structure is certified by the Architect/Bearing Membership of council of Architects with the DDA and owner indemnify against any mishap due to such type of construction.

Item No. 43.

Subject : Shifting of High Tension Line on Parwana Road, Pitam-Pura F6(2) 89/MP.

1. A piece of land was handed over to Ministry of C&I Cooperative House Building Society on 19.1.76 by Tehsildar (L&B) & AE Delhi Admn. From the persual of the handing over/ taking over plan it is noted that the High Tension line existed outside the plotted area of the site.
2. When the Society submitted the layout plan for the approval of the DDA existing High Tension Line was not shown and the layout plan of the Society was not correlated with the High Tension Line passing by the side of the plotted area and the subject matter went unnoticed.
3. At the time of construction of houses the members of the society whose plots were near to the existing 33KV overhead line the owners even did not take care to ensure that they too were not fouling the provision of the electricity rules 1956. This has resulted in that some of the wires of the High Tension line fall within the property line thereby endangering their lives because of the electric field generated.
4. The case was discussed in the Internal Planning Committee meeting under the Chairmanship of Commr. (Plg.) DDA and the alternate route alignment found feasible (on the other side of the road) was agreed to subject to the condition that the implementation would not be at the cost of DDA.
5. The Society was informed of the decision and had again represented against the payment of cost for the shifting of High Tension belonging to Haryana Electricity Board.
6. As a follow up of the representation of the Society case was again discussed in the Internal Planning Committee meeting on 26.7.90 wherein following decision was taken:
"The Cooperative House Building Society may be requested to get in touch with concerned department of Haryana Government for shifting of the HT line and the cost of the same would have to be borne by the Society".
7. Again the Society vide its letter dt. 25.10.90 has represented to DDA stating therein that DDA has spent Rs. 12 lacs (Rs. Twelve lakhs) for getting some portions of H.T. Lines on this Parwana Road shifted while they are being asked to bear the cost of shifting of the electric line.
8. The issue is examined by S.E. (Elect.) who has opend that the High Tension line in H-4&5 locations marked A, B&C on the layout plan (laid on the table) shifted at the cost of DDA were not aligned along the planned roads and i.e. why the amount was paid by the DDA after getting the required sanction of the finance and the portion of the line under reference was passing by the side of the plot area handed over to the Society, was therefore not shifted.
9. The matter pertaining to bearing the cost of shifting of H.T. Line in front of the land allotted to the Society is placed before the Technical Committee for its consideration.

Item No. - 4.

Sub:-Management of land along river Yamuna and declaration of development area of DDA.

AP/JD(P)IL/90/24/Pt.3

IDENTIFICATION OF PROJECT AREA

For the comprehensive approach and effective utilisation of the lands within the river bed Yamuna as well as in the vicinity of the river banks the area is identified by the points given and defined as under:-

Point No.17 : Crossing of G.T.K. road with Union Territory.

19 : Intersection of G.T.K. Road with road no. 50

21. Intersection road no.50 with Ring Road.

27. Intersection of Ring Road with Mathura Road.

29 : Intersection of Mathura Road with U.P. Union Territory.

6 : Intersection of Union Territory with left Marginal bund.

13. Intersection of Union Territory with left marginal bund.

17 : Intersection of Union Territory with G.T.K. Road.

The total project area as defined above works out to about 18135 hectares which can broadly be classified into following 2 groups-

Group 'A' Area out side the bund but within the identified project boundaries.

Group 'B' Area protected by the bunds.

Group 'A' The following pkts. fall under this category

Name of the Pkt.	Area in hec.
Pkt. A	200
B	4150
C	350
D	3050
K	225
R	200
G	960
T	975
V	815

Total 10925

Item no. 48

F. NO. DD/PP/UE/90/F-55

● POLICY PAPER ON INCORPORATION OF

INFORMAL SECTOR IN TRADE

IN THE PLANNED DEVELOPMENT

DEC, 1990

NCR & UE
DELHI DEVELOPMENT AUTHORITY

POLICY PAPER ON INCORPORATION OF INFORMAL
SECTOR IN TRADE IN THE PLANNED DEVELOPMENT

1. INTRODUCTION :

Large sections of unemployed and under-employed in rural areas and small towns look forward to the metropolitan cities like Delhi for employment and enter the city to move up the economy ladder. This brings forth a multitude of small enterprises, petty trading and casual labour. Thus a metropolis like Delhi has (i) modern wage paid sector and (ii) equally large if not larger traditional bazar type informal sector. This sector with highly reduced needs of equipment and buildings is important as a source of employment and also for the economic functioning of the city.

The informal sector units locate themselves strategically near works centres, commercial areas, outside the boundaries of schools, colleges and hospitals, transport modes and near large housing clusters. As a single item, eatables constitute the highest number (35.14 per cent) followed by personal services (14.36 per cent). Walled City and Trans Yamuna Area particularly show a very high percentage of this activity. The Municipal Corporation of Delhi is charging a certain fee termed as teh-bazari for continued use of particular space by such units. However, a large number of units are either mobile or not covered under the teh-bazari.

Master Plan for Delhi-2001 as approved by the Govt. recommends incorporation of informal sector in trade as part of the planned development in various use zones.

NORMS & PROPOSALS OF MPD-2001 :

As per the survey estimates of Perspective Planning Wing in 1981 Delhi had about 1 lakh retail shops (@ 18.25 shops per thousand population) located in about 1600 markets of varying size & character. During the same period the city had 1.39 lakh informal sector retail Units (without roof) located within the shopping areas, along road sides & other areas of public concentration.

The norms prescribed in the MPD-2001 for informal sector units are as given below :

(i) Retail trade :	
Central Business District	3 to 4 units
Sub-Central Business District	per 10 formal shops
District Centre	As specified
Community Centre	in the norms
Convenience Shopping Centre	Separately
(ii) Government & Commercial offices	5 to 6 units per 1,000 employees
(iii) Wholesale trade & Freight complexes	3 to 4 units per 10 formal shops
(iv) Hospital	3 to 4 units per 100 beds.
(v) Bus Terminal	1 unit per two bus bays
(vi) Schools Primary Secondary/Senior Secondary/Integrated	3 to 4 units 5 to 6 units
(vii) Parks Regional/District parks Neighbourhood parks	8 to 10 units at each major entry 2 to 3 units
(viii) Residential	1 unit/1000 population.
(ix) Industrial	5 to 6 units per 1000 population.

Master Plan also prescribes norms for weekly markets - the traditional style of retail shopping. Weekly markets are proposed @ 1 to 2 locations per 1 lakh population with 300 to 400 units per location (0.4 ha.). The plan also proposes for starting following organised informal sector eating places.

1. Behind Andrews Ganj in South Delhi.
2. Proposed community centre near Mandi House.
3. Near Revolving T.V. Tower Pitampura
4. Near Sub-C.B.D. Trans Yamuna Area.

3. IMPLEMENTATION GUIDELINES/ACTIONS :

Based on existing nature & type of informal sector units functioning in the city; there is a wide variety in terms of nature of trade e.g. eatables, drinks, repair, recreational, personal & general utility etc. as well as in terms of their physical condition e.g. operating on footpaths without roof, mobile units, temporary & semipucca kiosks & other incidental & casual spaces near the public activity areas. Because of this it is difficult to have a standard design for such units. However, for some uniformity in allocation of sites for these units following general guidelines may be adopted :

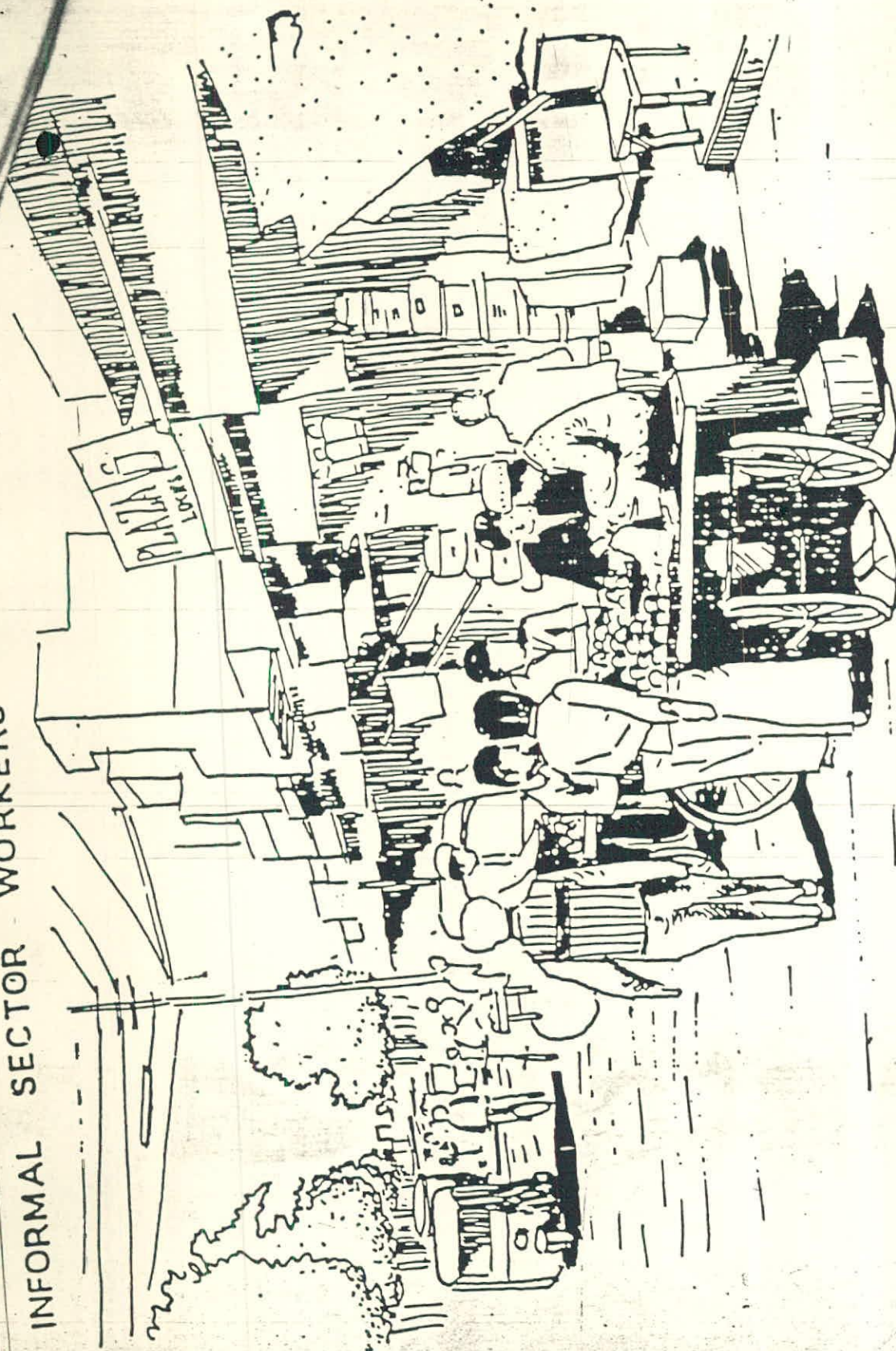
- | | | |
|--------------------------------|---|---|
| a) Area of informal trade unit | : | About 3 sqm. This can be further increased to a max. of 6 sqm. depending on the nature of trade. |
| b) Mode of allotment | : | 1. To the existing entrepreneurs/traders with a marginal provision for other economically weaker section & people below |

- d) Tennure system : To be allotted on monthly licence fee basis which would be renewable every year. The licence fee should be nominal to cater to the target group.
- The change of trade could be permissible out of the identified trades in the area by seeking permission from the local body.
- e) Other supporting infrastructure to be provided by the local bodies : - Suitable number of public conveniences.
- Solid waste disposal arrangements.
 - Adequate drinking water facilities & optional temporary power connection on individual or sharing basis.
 - Parking facility depending on location & concentration of such units.
- f) Sanction of building plans/ layout plans : - The local bodies to ensure the provision of informal sector units as per norms so that (i) the poor clientele to which informal sector serves are not exploited upon & (ii) Informal sector units are developed to cater to the target group.
- g) Costing of these units : - The cost of land, development & construction of these units to be levied on the overall project & hence to be on 100% subsidee basis.

4. FURTHER ACTIONS:

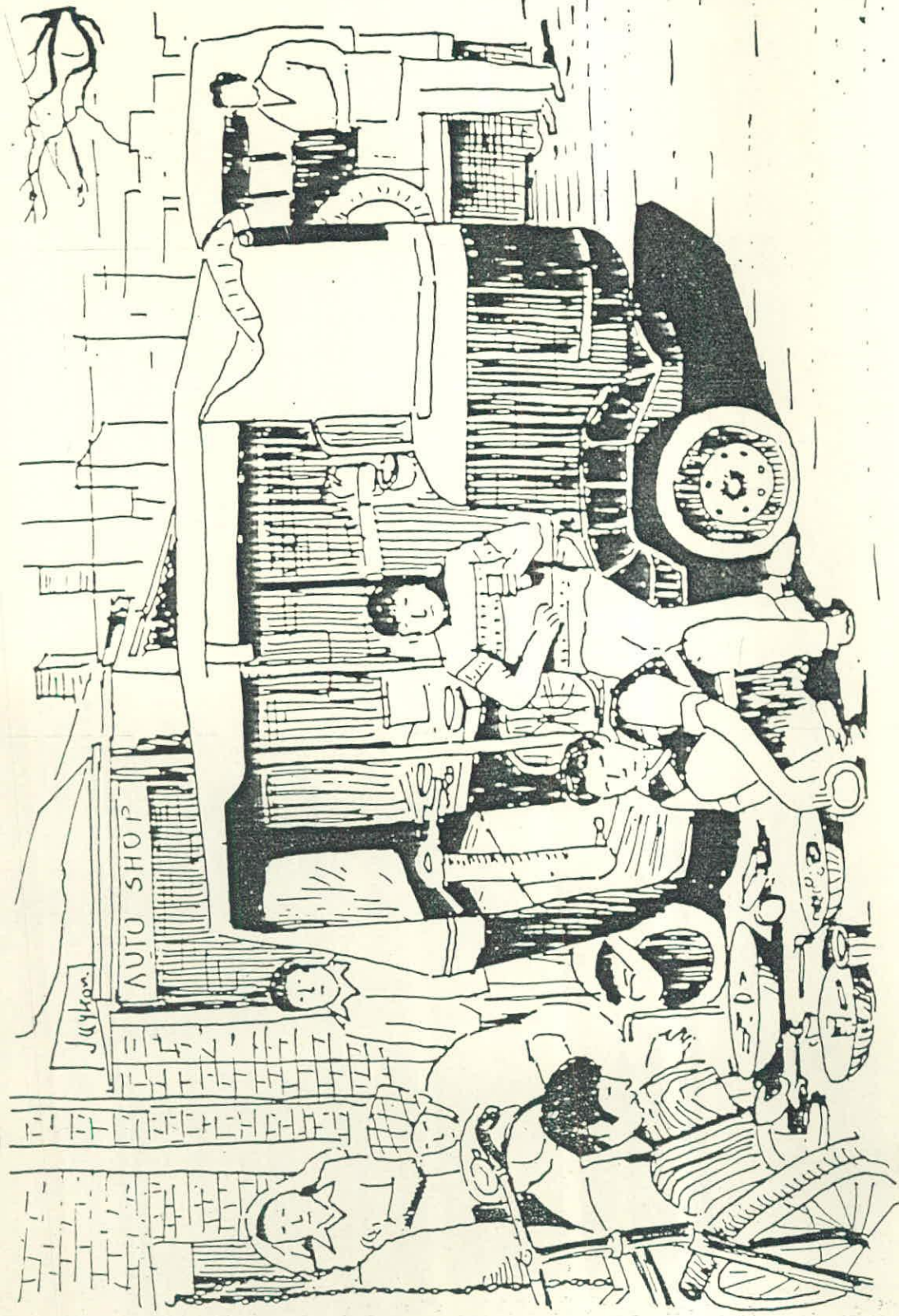
While it is essential to have greater design flexibility in provision of informal sector units it would be desirable that few efficient & colourful designs for mobile & stationary units are evolved for demonstration purposes. The same is being attempted & would be put up shortly. Designs for informal sector units as part of commercial centres shall be evolved by the Housing & Urban Project wing of DDA.

INFORMAL SECTOR WORKERS



ROADSIDE REHRI SELLERS

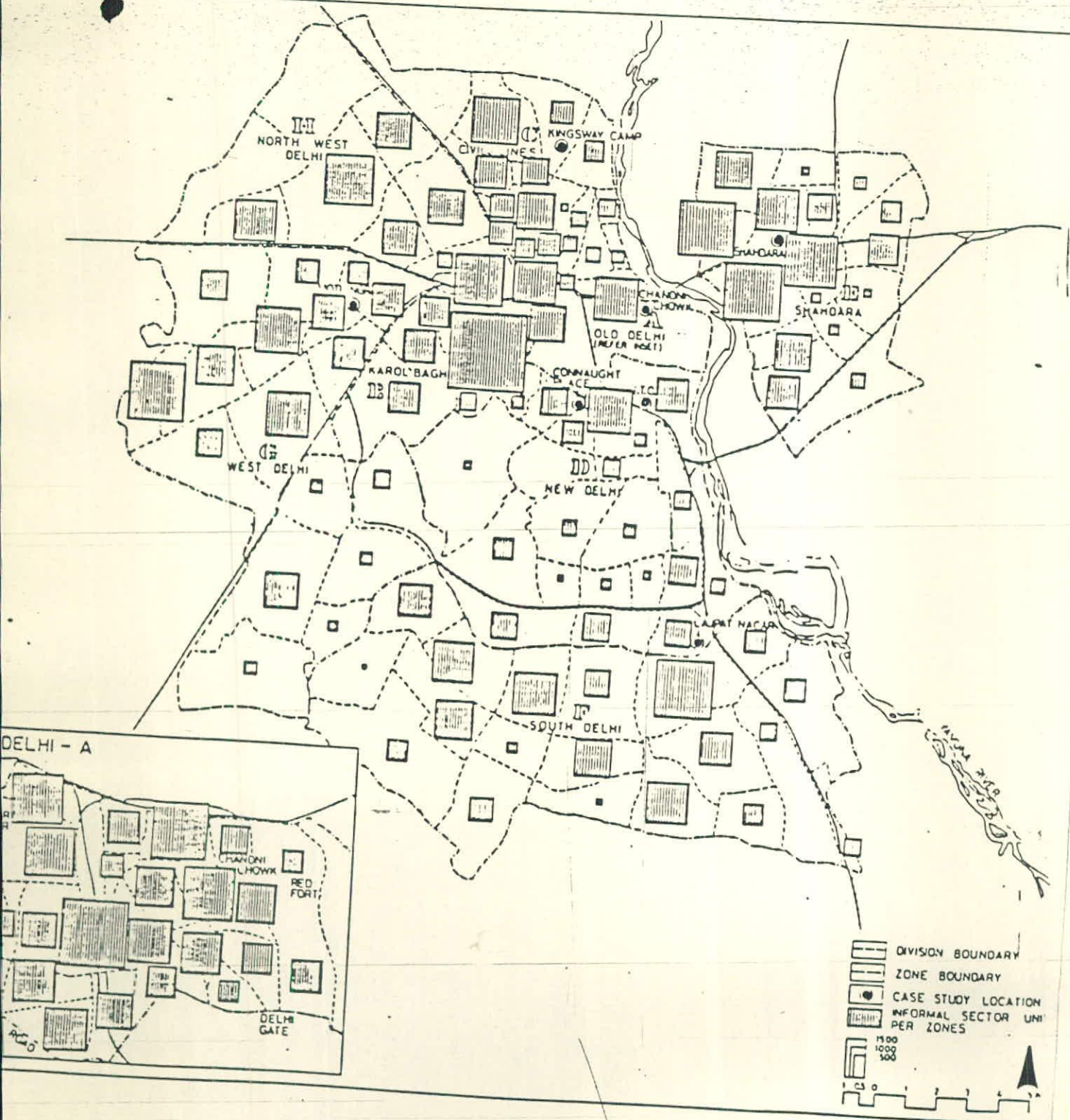
INFORMAL SECTOR WORKERS



ROADSIDE REPAIR OF VEHICLES

RMAL SECTOR

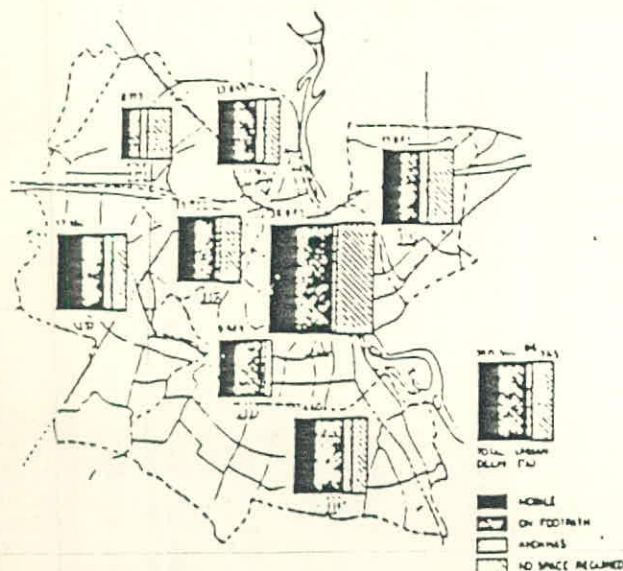
- URBAN DELHI HAS 1.39 LAKH INFORMAL SECTOR UNITS (WITHOUT ROOF) AT THE RATE OF 257 PER 1000 POPULATION.
 - 28.6% UNITS ARE CONCENTRATED IN DIVISION A AT THE RATE OF 59.25 PER 1000 POPULATION FOLLOWED BY 12.9% IN DIVISION E AT THE RATE OF 8.67 PER 1000 POPULATION.



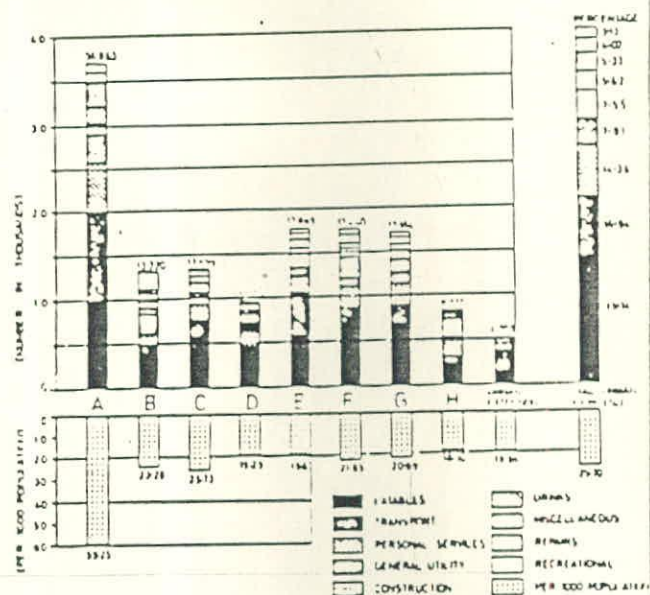
INFORMAL SECTOR

- 36.9% UNITS ARE OPERATING ON FOOTPATH FOLLOWED BY 28% HOME UNITS
- MAXIMUM NUMBER OF UNITS (3014) LOCATED WITHIN TABLES FOLLOWED BY 26.9% IN TRANSITS
- THE UNITS LOCATE THEMSELVES STRATEGICALLY NEAR
 - WORK CENTRES.
 - COMMERCIAL AREAS.
 - TRANSPORT NODES AND
 - INSTITUTIONAL AREA

DIVISIONWISE DISTRIBUTION BY MODE OF OPERATION



DIVISIONWISE DISTRIBUTION BY TYPE OF ACTIVITY



INFORMAL SECTOR ENTREPRENEURS
SOCIO-ECONOMIC CHARACTER

SNO	INDICATORS	
1	AGE (AVERAGE)	32.0 YEARS
2	FAMILY SIZE (AVERAGE)	5.2
3	SEX	MALES - 95% FEMALES - 5%
4	FAMILY EARNERS (AVERAGE)	1.5
5	MIGRATORY STATUS	MIGRANTS - 55.8% RESIDENTS - 44.2%
6	PLACE OF ORIGIN	UTTAR PRADESH - 57.3% BIHAR - 12.8% RAJASTHAN - 7.5% OTHER STATES - 22.4%
7	WORKING HOURS (AVERAGE)	10.8
8	REASONS FOR SELECTING THE ACTIVITY	ILLITERATE - 36.2% UNSKILLED - 15.4% LOW INVESTMENT - 12.3%
9	DAILY SALE (AVERAGE)	RS. 78.00
10	DAILY INCOME (AVERAGE)	RS. 17.00
11	TO OWN A REGULAR PREMISES	MODE OF PAYMENT: INSTALLMENT BASIS PAYING CAPACITY: RS. 4910 PER MONTH

DISTRIBUTION OF INFORMAL SECTOR UNITS
ON SELECTED LOCATIONS

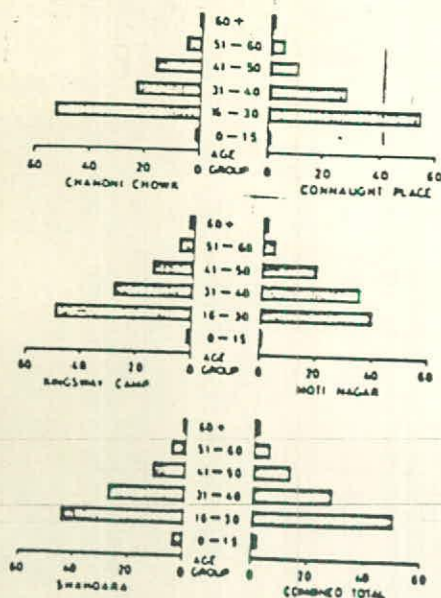
OFFICES	INDRAPRASTHA ESTATE INCLUDING BUS TERMINALS - 7 PER 1000 EMPLOYEES EXCLUDING BUS TERMINALS - 5 PER 1000 EMPLOYEES NEHRU PLACE 6.6 PER 1000 EMPLOYEES
WHOLESALE MARKETS	3-4 PER 10 FORMAL SHOPS
RETAIL MARKETS	LEVEL - I, II (CONNAUGHT PLACE) 3-4 PER 10 FORMAL SHOPS LEVEL - III (CENTRAL MARKET, LAJPAT NAGAR) 3-4 PER 10 FORMAL SHOPS LEVEL - IV (MALVIYA NAGAR) 4.5 PER 10 FORMAL SHOPS LEVEL - V (R.K. PURAM, SECTOR II) 4-5 PER 10 FORMAL SHOPS
BUS TERMINALS / RAILWAY STATIONS	15 B.T. - 200 UNITS NEW DELHI RAILWAY STATION - 60 UNITS
CITY BUS TERMINALS	MAJOR (CENTRAL SECRETARIATE) - 50 TO 60 UNITS SECONDARY (REGAL, SUPER BAZAR) - 25 TO 30 UNITS
HOSPITALS	REGIONAL (1000 BEDS AND ABOVE) - 25 PER 100 BEDS GENERAL (500 BEDS) - 4 PER 100 BEDS INTERMEDIATE (200 BEDS) - 3 PER 100 BEDS
EXHIBITION GROUND	PRAGATI MAIDAN - 500 UNITS

INFORMAL SECTOR

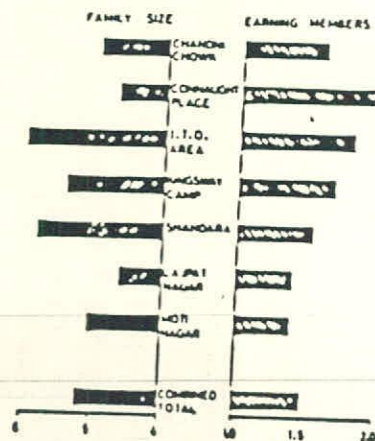
(CASE STUDY - SURVEY OF ENTREPRENEURS)

- AVERAGE AGE OF AN ENTREPRENEUR IS 32 YEARS.
- 55.8% ENTREPRENEURS ARE MIGRANTS MOSTLY FROM U.P., BIHAR, RAJASTHAN AND MARYANA.
- THE AVERAGE DAILY SALE AND INCOME OF AN INFORMAL UNIT IS RS. 78 AND RS. 17 RESPECTIVELY.
- THE ENTREPRENEURS PREFER TO OWN A FORMAL SPACE BY PAYING RS. 48.0 (AVERAGE) PER MONTH.

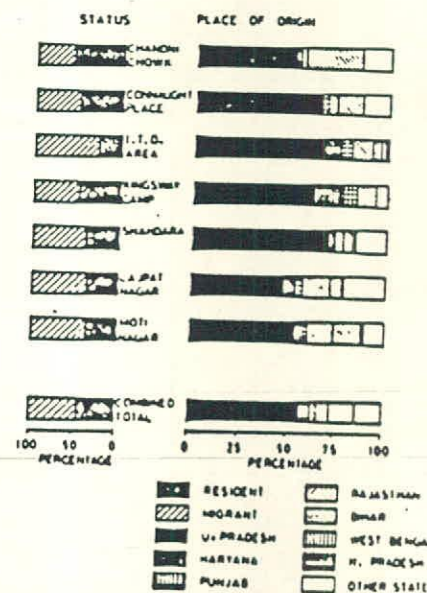
AGE GROUP



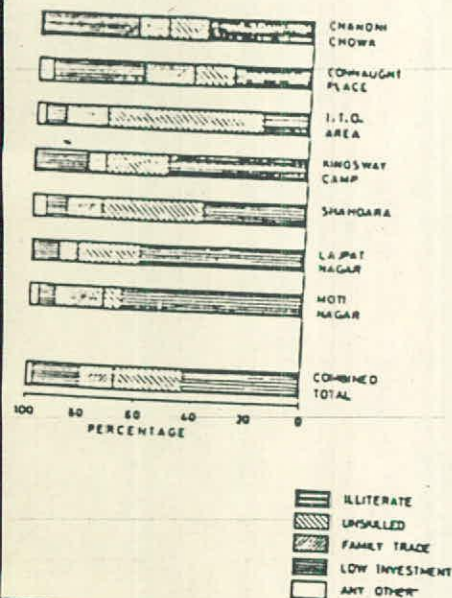
FAMILY SIZE & EARNING MEMBERS



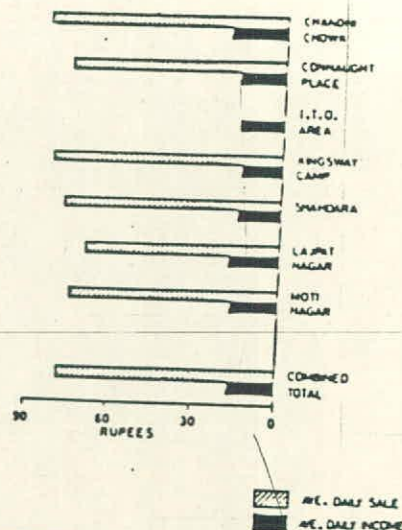
MIGRATION



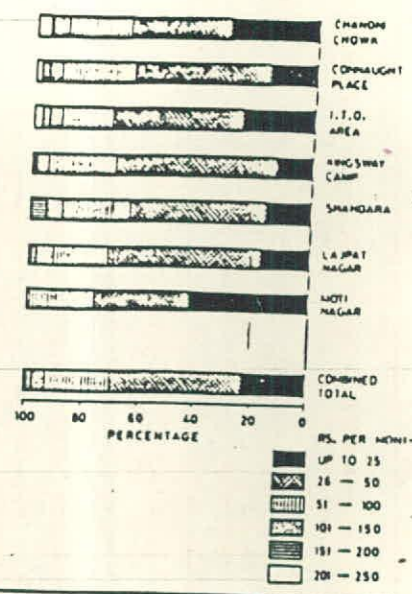
REASONS FOR SELECTING ACTIVITY



DAILY SALE AND INCOME

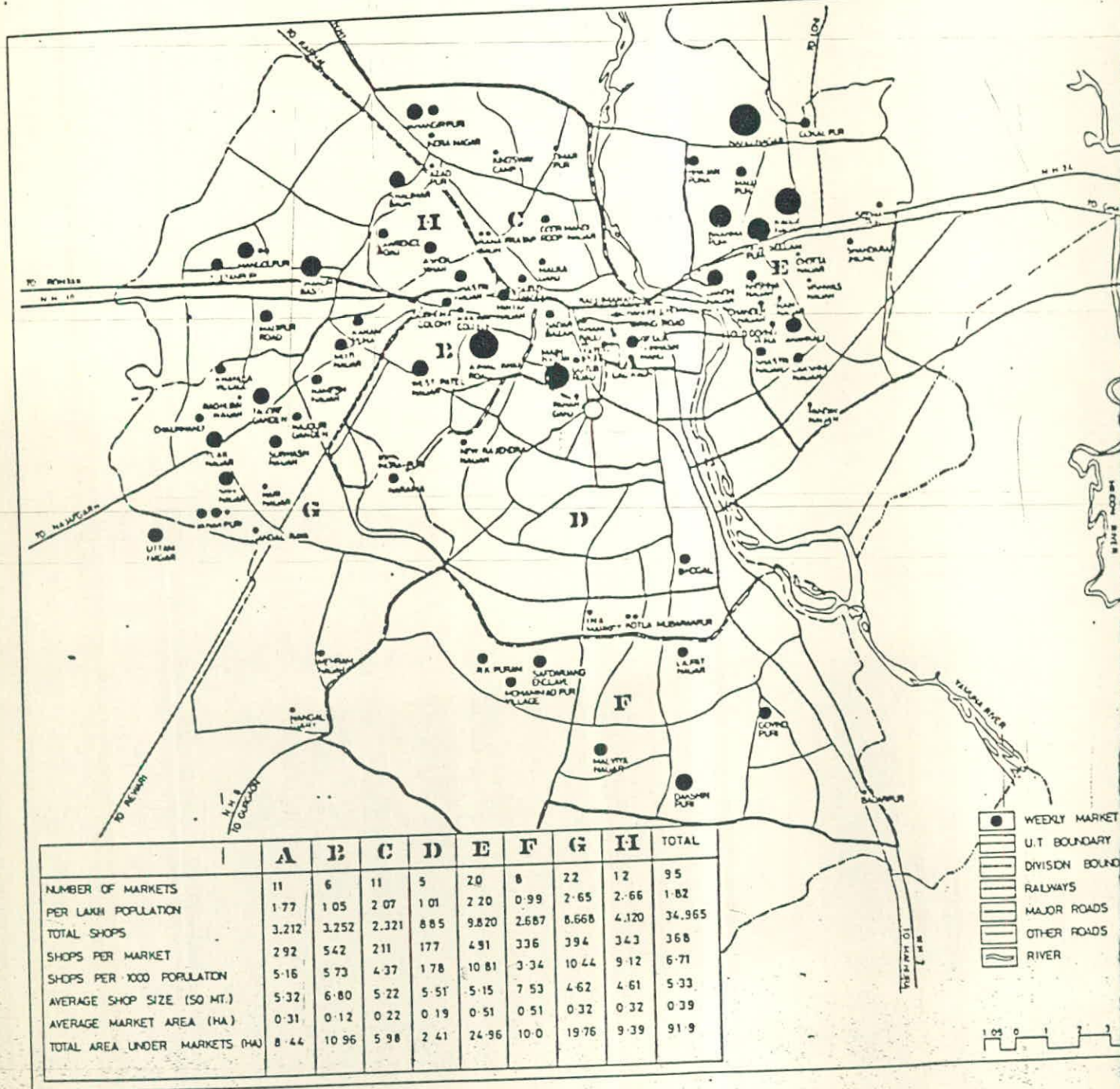


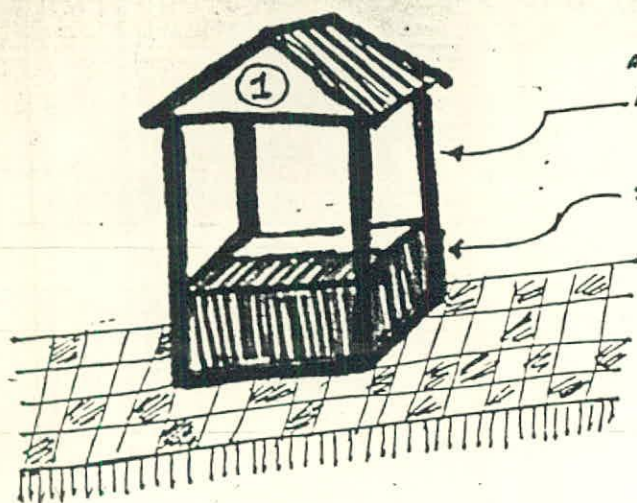
PAYING CAPACITY PER MONTH



WEEKLY MARKETS

- WEEKLY MARKETS, THE TRADITIONAL STYLE OF RETAIL SHOPPING IS POPULAR IN URBAN DELHI, SPECIALLY AMONG THE LOWER AND MIDDLE INCOME GROUP POPULATION.
- THERE ARE 95 WEEKLY MARKETS AT THE RATE OF 182 PER LAKH POPULATION.





MS STEEL OR
WOODEN BOR
FRAME

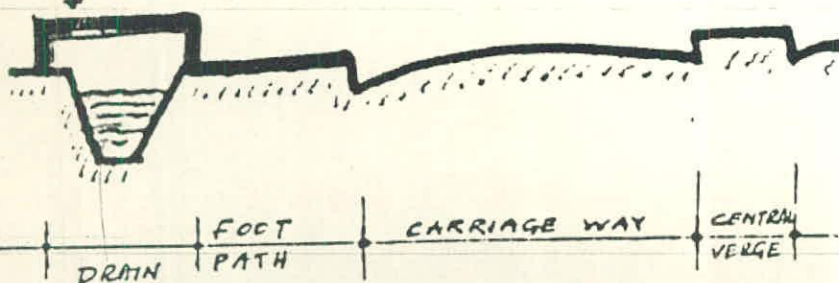
STORAGE SPACE (OPTIONAL)

COVERING MATERIAL COULD BE
WOODEN PLANKS, PLASTIC OR
ANY OTHER CHEAP MATERIAL
DEPENDING UPON AFFORDABILITY.

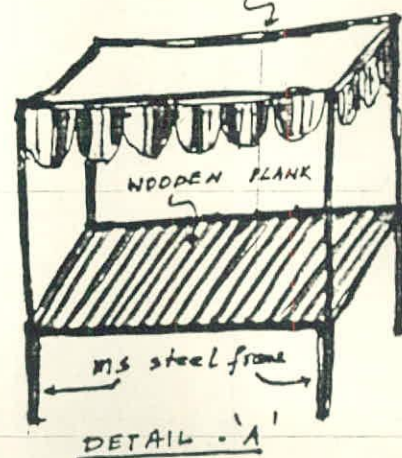
1. KIOSKS

(THIS CAN BE SHIFTED TO
PLACES OF CHOICE ALSO)

OPEN PLATFORM (MOVABLE)
(DETAIL AT 'A')



CLOTH OR JUTE
COVER MAY BE
FIXED IF REQUIRED



2. OPEN PLATFORM

(COVERING DRAIN ; THUS KEEPING
FOOTPATH FREE FOR PEDESRIAN)

SUGGESTED DESIGN IDEAS
OF INFORMAL SECTOR

POLICY NOTE ON THE DISPOSAL OF INFORMAL SECTOR

DDA is constructing or making provision for informal sector in our various commercial areas. They are in the form of open platforms, covered platforms, small shops, parking areas for rehri etc. These facilities are meant for fruit and vegetable sellers, small businessman, petty traders, hawkers etc. who because of the small nature of the business are not able to purchase a regular shop.

So far, the practice of the DDA is to auction such properties. With the result very few of the targetted group gets them. As per the site information majority of these facilities are being used by property dealers, halwais, hair cutting saloons or other regular businessmen. With the result, fruits and vegetables are being sold on the pavements of the roads around the shopping centres. The unscrupulous purchasers are running different businesses and have made major and permanent additions and encroachments to their properties. The basic reason is the high cost of property through auction. A different policy needs to be made by the DDA. It is proposed that:

1. We may not sale or auction any such property.
2. These should be given only on Tehbazari basis to the intending users for a specific use like fruits and vegetable sales, repair shop etc.
3. As far as possible it should be given to the people who are already doing business in the open areas around the shopping centres e.g. shoe-shiners or a Chatwala or cycle repair shop.
4. As soon as they change the use of the space to any other use, they may be replaced by other informal sector operator.

5. DDA should have a banovallent attitude towards those informal sector traders, who are not a nuisance in the proper working of the shopping centres. Like persons who are selling the goods by moving around with a tray or a cigarette or bringing goods on cycle or a trolly. Our attitude should be helpful and pro informal sector

Item No. 5.

Sub:- Permission for Mann Public School on a piece of land in Khasra No. 50/26 at village Halambi Khurd.

F.9(4)/88-MP.

The management of the Mann Public School approached the Town Planner MCD for NOC for getting the building plans of the proposed Mann Public School sanctioned from Building Department of MCD. The Town Planner inturn approached this office vide his letter no. 2994/89/TPG dated 30.11.89. The Town Planner also stated that the case was considered in detail in the meeting of L.O.S.C. , under item no. 357/89 and it was observed that the land use of the site under reference is earmarked for Agricultural Green as per the Master Plan for Delhi-1962 and the applicant should be advised to obtain clearance from the DDA under the 'Special Appeal' from the land use point of view".

2. The Society is registered under societies Registration Act XXI of 1860 and owns 18 acres land in village Holambi Khurad. The site under reference is beyond the urbanisable limits of Delhi according to Master Plan of 1962, but falls in phase-III of the urban extension according to the Delhi Naster Plan-2001. The land use of the area according to urban extension plan is residential,. The building plans submitted by the School Authority in MCD have also been forwarded to DDA. The land is not yet to be notified for acquisition. The entire urban extension area is being declared as D.A. of DDA. As proposed in the MPD-2001, the Urban Extension area is to be acquired in phases. The said land falls in Narela Project.

3. According to the site report of Jt. Director (NP) the land under reference is an archard and a large number of Mango, Guava and berry trees are existing at site. A two storeyed pucca building has also been constructed at site. The School up to 7th Standards is running at site.

4. According to standards of MPD-2001 an integrated school with hostel facilities is proposed @ one school for 90,000 to 1,00,000 population. The strength of the school to be 1000 students with an area of 3.90 ha. of which the area for school building to be 0.70 ha. playfield area 2.5 ha, parking area 0.3 ha. & residential hostel area to be 0.40 ha. Maximum coverage & FAR on the areas meant for building activities to be 30% & 120 respectively. Maximum height of building has not to exceed 14 mtrs.

5. Consideration of sites on the individual requests without preparing a development scheme is likely to effect the development of the urban extension in the planned manner. The permission for

Item No. 6

Sub:- Modification in the layout plan of Pitam Pura Residential Scheme.

File No. PA/JT. Dir. (Plg.)-II/90/5.

1. In the approved layout plan of Pitam Pura Residential Scheme boundard by Western Yamuna Canal in the North, Outer Ring Road in the west, 18 m wide road in the east and boundary of Water Supply Res. Scheme (existing, Varun Niketan) There has been a provision of a college site, site of police Post, 3 religious sites, and a Dhobhi Ghat site besides service personal area.
2. IN MPD - 2001, wherea a proposal to connect inner Ring Road with Outer Ring Road within wouth of Western Yamuna Canel with a road R/W of 40m. Thereby a plan requires to be modified.
3. Keeping in view, the above and based on the survey conducted by DDA and also scheme of Janta flats under construction in the north of existing 18m wide road. The plan of the pocket is modified (laid on the table). Wherein, provision of two religious sites, one Police Post (allotment has already been made payment received, but possession so far not handed over) and the residential pocket measuring 1.13 Hec. besides a college site of 3.09 Hec. have been proposed. One religious site would be provided while working out the detail scheme of the residential pocket earmarked in the plan.
4. The proposal contained above in Para-3 above is placed before the Technical Committee for its consideration.

Sub:- NCERT requested to DDA to allot 2.50 acres of land lying vacant between the wall of NCERT and village Adchini for construction of Residential flats. F32(11)/90-Instl.

Reference is made to the letter of Dr. K. Gopalan, Director, NCERT dated July 27, 1990 requesting DDA to allot 2.50 acres land lying vacant between the wall of NCERT and Village Adchini for construction of their residential flats.

2. The case has been examined and it is pointed out that DDA has prepared a scheme for this area for developing it partly for green and partly for construction of 120 Janta flats. This scheme was originally formulated in the year 1986 and was discussed in the meeting of Technical Committee held on 29.3.90 under item No.22. This involved change of land use of an area 0.937 Ha from "Institutional" to "Residential".

3. The Technical Committee while reviewing its earlier decision for construction of Slum Tenements, decided that DDA should construct 120 Janta flats in this pocket which could be used for alternative allotment for Mehrauli Road widening at this point. Considering the proposed approach to this pocket, Lands Section was requested to carry out the clearance for the road running along the existing NCERT boundary as shown in the approved scheme. The Planning Department has opined that in view of the construction of Janta flats it would not be desirable to allot the area fully or partly as it will obstruct the access road envisaged in this scheme. V.C. has desired that the matter be placed before the Technical Committee.

The case is submitted for the consideration of Technical Committee.

Item No. 8

Subject : Allotment of 0.5 acre additional land of Shri R.R. Mehta Educational Trust for upgrading it to Middle School. F.No.18(21)86-Instl.

Request has been received from M/s R.R. Mehta Educational Trust for considering the allotment of $\frac{1}{2}$ acre lands at the back of their primary school in Saket. The possession of 1 acre land was handed over to them on 13.6.88. The request has been based basically that their school has been upgraded to a middle school with the approval of Directorate of Education.

2. Earlier their request was rejected considering that an area of $\frac{1}{2}$ acre is substantially sub standard for a middle school. The decision was communicated to the society on 24.1.89. Another request received from Directorate of Education was also rejected on the ground that the matter already stands examined. The applicant has again requested vide his letter dated 12.4.90. The case has been re-examined in detail and considering that the vacant land measuring $\frac{1}{2}$ acre can not be put to any extensive use due to non availability of proper access. In the Northern strip a number of religious structures have already come up. It was therefore recommended to allot this land to the school so that it will be exclusively utilised as play field out of which 50% will be allotted as "Institutional" area for which FAR will be permitted in the main allotment.

3. The matter was placed before the Internal planning Committee on 11.10.90 but the same was deferred due to pending decision of the Technical Committee for a policy decision in middle school cases, which do not figure in the MPD 2001. The T.C. in its meeting held on 15.10.90 under item No. 1 has taken a view that the sites which are more than 0.6 ha in area can be considered for allotment to a middle school on the recommendation by Delhi Admn., Education Department. In this case this has been done.

4. The matter was again placed in the meeting of the Internal planning Committee in its meeting held on 18.1.91. It was decided that the case was examined in the light of the decision taken in the T.C. on 15.10.90 for allotment of land to middle school and the case be brought before T.C.

5. It was examined again, the land in question formed part of the primary school as per the original approved scheme and considering its situation, it is difficult to propose this land