

दिल्ली विकास प्राधिकरण

बहुमत Master Plan

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Draft Minutes of Tech. Committee Meeting
Relation 29-10-91

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DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

Draft Minutes of the Technical Committee Meeting held on 29.10.91 at 12(Noon) in the Conference Room of Vikas Minar at 5th Floor, Delhi Development Authority, I.P.Estate New Delhi.

The following were present:

DELHI DEVELOPMENT AUTHORITY

1. Mr. C. Noronha, Vice-Chairman (In the chair)
2. Mr. J. C. Gambhir, Commr. (plg.)
3. Mr. Santosh Auluck, C.A.
4. Mr. S. K. Chawala, C.E. (WZ)
5. Mr. S. C. Gupta, Dir. (DC&P)
6. Mr. R. G. Gupta, Dir. (TYA)
7. Mr. P. C. Jain, Dir. (AP&B)
8. Mr. U. S. Jolly, Dir. (IM)
9. Mr. Babu Ram, T.P. (Slum Wing) II
10. Mr. D. D. Mathur, O.S.U. (Slum Wing)
11. Mr. K. K. Bandopadya, Jt. Dir. (R)
12. Mr. V. N. Sharam, Jt. Dir. (plg. D&J)
13. Mr. N. K. Aggarwal, Jt. Dir. (WC & SA)
14. Mr. Prakash Narayan, Jt. Dir. (T)
15. Mr. Chander Ballabh Jt. Dir. (AP)
16. Mr. A. K. Gupta, Jt. Dir. (Bldg.)
17. Mr. Ashok Kumar, Jt. Dir. (Dwarka)
18. Mr. Jhingon, Sr. Arch. (Landscape)
19. Mr. Anil Barai, Dy. Dir. (MP) (Convenor)

2

TOWN AND COUNTRY PLANNING ORGANISATION

20. Mr. K. P. Gurumukhi, A.T.P.
M.C.D.
21. Mr. Er. O. P. Gupta, S.E. (plg.) I
22. Er. J. L. Dhingra, EE (plg.)
23. Mr. S. K. Malik, Asstt. Arch. (RMEX)
P.W.D., DELHI ADMN.
24. Mr. H. S. Luthra, EE (DDIXIX)

SPECIAL INVITIES; SCHOOL OF PLANNING AND ARCHITECT.

25. Mr. E. F. N. Riberio, Director (SPA) For item No. 148/91

- 3 -

Item No. 148/91.

SuB: Policy for the allotment of land for church in Delhi/
New Delhi.

F3(10)/91-MP.

The request of Delhi Catholic Archdiocese for allotment of plots measuring 800 to 1000 sqm. each to parish ~~chambers~~ ^{churches} was discussed in detail. Shri E.F.N. Riberio, Director, School of Planning and Architecture, New Delhi, who was specially invited in connection with this item, explained that the building dimensions required to meet the needs of a congregational form of worship for parishes of such size could not be accommodated suitably within a plot of 400 sqm. in size. He recommended that larger plots of about 800 sqm to 1200 sq.m. ^{also} ~~should~~ be provided to facilitate the construction of church buildings of appropriate design so as to accommodate such forms of ^{mandatory} group worship. Agreeing with the view, the Committee felt that larger sites may be carved out for various religious denominations, as and when necessary, to serve a population of about 5 lakhs ^{living} ~~within a~~ 2 Kms. radius, subject to the overall land area which is to be allotted for religious purposes being kept with the existing planning norms.

Accordingly, Technical Committee ^{also} decided that larger religious plots of 800 to 1200 sq.m. may be allotted on the sub-city level at the rate of 3 plots of 800 sq.mtr. or 2 plots of 1200 sq.mtr. each, for every ~~5 lakh~~ population of 5 lakhs.

Item No. 184/91:

Sub: Application of development control regulations from Greater Bombay, March 91 to improve the quality of life, protect of in/around S.I.T.U. development and construction of urban spaces at Seelampur in trans-Yamuna area by increasing proportionate FAR of facilities-cum-district centres to compensate losses in rehabilitation of Jhuggi dwellers.

F.Slum 1(6)/Adm(P&I)Pt.I.

Deferred.

Item No. 143/91

Sub: Construction of night shelter near Raja Garden, Chowk at Ring Road.

F.P.3371(21)

The Technical Committee observed that the proposed night shelter was located in a park being maintained by the MCD. It was also noted that a flyover was proposed to be constructed in the vicinity of the plot. Technical Committee, therefore, desired that in the first instance, clearance of the MCD and PWD, Delhi Administration, respectively, be obtained or the utilisation of a part of the park for purposes of a night shelter.

Item No. 187/91.

Sub: Upgradation of jhuggi jhompri clusters and ~~information~~ informal shelters under the approved plan scheme J.J.Clusters, Kanak Durga Camp & Ambedkar Basti, R.K.Puram.

F.20(10)91-MP

The schemes formulated by the Slum Wing for the JJ Clusters known as Kanak Durga Camp and Ambedkar Basti, respectively, in R.K.Puram, were explained by Sh.D.D.Mathur, Adviser, ~~Slum Wing~~ ^{Slum Wing} x. He explained that initially Govt. had planned the 1100 acre R.K.Puram scheme for a population of 60,000, while MPD-2001 had specified a target population of 1,10,000 for R.K.Puram, ^{In} the scheme area, there were as many as 20 higher secondary schools but all of them were not of the standard size. The corresponding requirement for primary education was 22 schools, whereas there were only 18 schools in existence. However, he was of the opinion that the existing area earmarked for educational facilities was sufficient to serve the local population including these 2 jhuggi clusters.

2. It was noted that L&DO had already given clearance for continuance of the Kanak Durga ~~Camp~~ ^{Camp} at this location.

3. After a detailed discussion, Technical Committee observed that the land where this jhuggi clusters were located had been earmarked for facilities and to that extent, the facility area would thereby be reduced. As such, change of land use to residential purposes was not advisable. It was also opined that unless the beneficiaries were cooperativised, no allotment of land should be made to them. As far as the layout plan was concerned, the Committee desired that minimum size of the plot should be 18 sq.m. with 2 storey construction permitted so as to accommodate 2 families on each such plot. Slum Deptt. was advised to work out an alternative scheme, keeping that aspect in view.

Item No.148/91

Sub : Policy for the allotment of land for church in Delhi/New Delhi.

F3(10)91-MP

The ^{request} ~~proposal~~ of Delhi Catholic Archdiocese for ^{each} ~~allotment~~ having plots measuring 800 to 1000 sqm. for the ~~constn.~~ ^{allotment} of ~~the church buildings~~ ^{parish churches} was discussed in detail. Sh. E.F.N. Riberie, Director, School of Planning and Architecture, New Delhi, who was specially invited in connection with this ~~item~~ ^{request}, explained that the ~~plot size~~ ^{building dimensions required} to meet the needs of a ~~congregational form of worship~~ ^{congregational form of worship} the requirement of the gathering to attend the services in the church could not be met in a small size plot of 400 sqm. He recommended that ~~large~~ ^{plots of about 800 km to 1000 sqm.} The plot size should be about 1000 sqm. ^{so} ~~as to design the church buildings in an appropriate manner to accommodate sufficient numbers, and only a few sites could be identified.~~ ^{design so as such forms of group worship x} Such sites may be ~~called out for various religions to serve a population of about 5 lakhs within 2 km. radius and within the~~ ^{subject to the} ~~over all land which is to be utilised for religious purpose, according to the planning norms.~~ ^{being kept under existing}

Accordingly, Technical Committee decided that ^{larger} ~~such~~ religious sites ^{plots of 800 to 1200 sq. meters may also be allotted} be identified on the sub-city level at the rate of ^{or 2 plots of 1200 sq. meters each} 3 plots of 800 sq. meters ~~each~~ for every 5 lakh population. x

Item No.184/91

Sub : Application of development control regulations from Greater Bombay, March 91 to improve the quality of life protect of in/around S.I.T.U. development and constn. of urbans spaces at Seelampur in Trans-Yamuna Area by increasing proportionate FAR of facilities-cum-district centre to compensate losses in rehabilitation of Jhuggi dwellers.

F.Slum1(6)91/Adn.(P&I)Pt.I

Deferred.

Item No.143/91

Sub : Construction of night shelter near Raja Garden Chawk at Ring Road.

F.P.3371(21)

The Technical Committee observed that the ^{night shelter} ~~proposed~~ is located in the park which ^{being} ~~is~~ maintained by the MCD.

It was also noted that in the vicinity of the plot, ^{there} ~~there~~ is a ^{that} ~~proposal of fly over~~, therefore, Technical Committee desired in the first instance, clearance of the MCD and PWD, ^{respectively, be obtained} ~~DA~~ for the utilisation of ^{a part of the} ~~the~~ park for the ~~proposed~~ ^{purpose of a night shelter} construction, be obtained.

Da flyover was proposed to be constructed

Item No.187/91

Sub : Upgradation of jhuggi jhepri clusters and informal shelter under the approved plan scheme J.J. clusters, Kanak Durga Camp & Ambedkar Basti, R.K.Puram.

F20(10)91-MP

The scheme formulated by the Slum Wing for the JJ Clusters known as Kanak Durga Camp and Ambedkar Basti ^{respectively,} in R.K.Puram, were explained by Sh. D.D.Mathur, Adviser to Slums. He explained that initially the Government ^{had planned the} 1100 acres ^{scheme for a} scheme of R.K.Puram ^{with a} planned population of 60,000 ^{for which the} for which the MPD-2001 specified 1,10,000 ^{population of} population. In the scheme there are 20 higher secondary schools existing but all of them ^{were} are not of the standard size. The ^{Corresponding} requirement for primary education ^{is} 22 schools, whereas there ^{are} are 18 schools existing. Thus, the primary school shortage is for the 4 schools. ^{However,} He was of the opinion that the existing area earmarked for educational facilities ^{was} is sufficient to serve the ^{local} population including ~~population~~ of these 2 jhuggi clusters.

2. ^{It was noted that} For Kanak Durga Camp, L&DO had already given their clearance for its continuance at this location. After a detailed discussion, the Technical Committee observed that the land where these jhuggi clusters ^{were} are located ^{had been} is earmarked for facilities and to that extent facility area ^{thereby be} would reduce. ^{As such} Therefore, change of land use ^{is} is not advisable. It was also opined that unless ^{were} beneficiaries ^{cooperativised} form ~~of~~ Cooperative Societies, no allotment of land should be made. ^{to them} As far as ^{the} layout plan ^{is} is concerned, ^{the Committee desired that} a minimum size of the plot should be 18 sqm. with 2 storey construction, ^{permitted} so as to accommodate 2 families ^{on each such plot} Slum deptt. was advised to ~~modify the scheme accordingly and submit~~ to work out an alternative scheme keeping these aspects in view.

Signature

DELHI DEVELOPMENT AUTHORITY
(Master Plan)
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Agenda for the Meeting of Technical Committee
to be held on 29.10.91 at 12(Noon) in the conference.
Room of Vikas Minar at 5th floor, Delhi Development
Authority, I.P. Estate, New Delhi.

Sl.No.	Item No.	Subject
1.	148/91	Policy for the allotment of land for church in Delhi/ New Delhi. F.3(10)/91-MP. To be presented by JD(AP).
2.	184/91	Application of Development control Regulations from Greater- Bombay, March 91 to improve the quality of life Protect of in/around S.I.T.U, development and constn. of urbans spaces at Seelampur in Trans-Yamuna Area by increasing proportionate FAR of facilities- cum-district centre to compensate losses in rehabilitation of Jhuggi dwellers. F.Slum 1(6)/91/Adn.(P&I)/Pt.I. To be presented by Dir.(TYA).
3.	143/91	Construction of Night Shelter near Raja Garden Chowk at Ring Road. T.P. 3371(21)Night Shelter-Delhi/Pt.1 To be presented by T.P. (Slum).
4	187/91	upgradation of Jhuggi Thompson clusters and in formal shelters under the approved plans Schemes - T.T. clusters, Kanak Durga Camp 4 Ambekar Basti, R.K. Puram F20(10)/91-MP. To be presented by Sh. D.D. Mathur Advisor (D.S.4)

14
5
Item No. 148/91.

Sub.- Policy for allotment of land for
Church in Delhi/Near Delhi.
F3(10)/91-MP.

1. The President, Delhi Catholic Archdiocese vide his letter dated 19.11.80 has requested for allotment of land for the construction of Church in Pitampura and Rohini.
2. The plots of about 400 sq.mtr. in size offered in Pitampura and Rohini are not acceptable. Since they feel that these plots are small & the built up area available on the plots of 400 sq.mtrs. would not sufficient to accommodate about 500 persons at a time.
3. It has been requested that the plots measuring 800-1000 sq.mtrs. be considered for allotment for the construction of a Church as a policy matter so that the devotees of the area could be accommodated in the building at the time of the Prayer.
4. The case is examined in the Planning Cell and comments are as under:-

- i) Generally religious buildings are being allotted land measuring 410 sq.mtrs. (500 sq.yds.) but in some cases depending upon the nature of the activities of the religious institutions plots more than 500 sq.yds. have also been allotted for religious purposes after obtaining the approval of the Competent Authority.
- ii) MPD-2001 recommends a plot size of 400 sq. mtrs. for religious buildings which as per building controls provided therein would provide maximum floor space of the order of about 250 sq.mts. if total permissible FAR is availed. The floor space can be so generated if the building is constructed two storey which is generally not a practice in case of the church buildings and thereby would not accommodate the required number of devotees at a time.

5. Keeping in view the observations stated above, it is proposed that Church could be considered to be allotted land measuring about 800 sq.mts. subject to the condition that no other plot for the other purposes would be allotted within the Radius of 2 kms. from the proposed site in an area.

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6. The matter was discussed in the Technical Committee Meeting held on 21.1.91 under Item No.13. Director(AP&B) explained that according to present policy the church was eligible for a plot of land measuring 400 sq.mts. However when the building plan was prepared for a 400 sq.mtrs. plot it was not found possible to provide a proper size for prayer hall and therefore, a representation had been received that the plot area should be increased 800 sq.mtr. Technical Committee desired that the Architect of the Project may be called to explain the problems they are facing in designing the building on a 400 sq.mtr. plot before a final decision is taken.

7. Reference to the letter to Archbishop of Delhi dated 25.2.91 and the subsequent reminder dated 17.5.91, Prof. E.F.N. Ribeiro, Director, School of Planning & Architecture has sent a note vide reference No.PA/G-1/SPA dated 14.6.91. According to this the requirement has been projected as 1296 sq.mtr. and considering the prevailing norms as per MPD-2001 the land requirement would be 1296 sq.mtr. @ 33.33% ground coverage.

The matter is placed before the Technical Committee for review of the size of the plot to be allotted to Church and whether this has to be applied to all Churches being considered for allotment in Delhi.

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DELHI DEVELOPMENT AUTHORITY
(TRANS YAMUNA AREA UNIT)

ITEM AGENDA FOR TECHNICAL COMMITTEE

~~Item No. 184/91~~ Item No. 184/91.

- Application of "Development Control Regulations for Greater Bombay, March, 1991" to improve the quality of life.
- Project of In/Around SITU, development and construction of urban spaces at Seelampur in Trans-Yamuna Area by increasing proportionate FAR of facilities-cum-district centre to compensate losses in rehabilitation of jhuggi dwellers.

CONTENTS

1. General Policy on the subject of "INSITU development, construction and upgradation of Jhuggies Clusters in Delhi".
2. Specific provisions in Trans Yamuna Area.
3. Strategy to be adopted for Trans Yamuna Area.
4. Principles of design of INSITU development, construction and upgradation of Jhuggies.
5. By increasing proportionate FAR of Facilities Cum District Centre to compensate losses due to rehabilitation of 2338 Jhuggi Dwellers.
 - 5.1 Provisions given in "development control regulations for Greater Bombay - 25th March 1991".
 - 5.1.1 Additional floor space index which may be allowed in certain categories.
 - 5.1.2 Rehabilitation of Slum Dwellers through owners/Developers/Cooperative House Societies of Slum Dwellers.

- 5.2 Transfer of development rights.
6. Study of cluster near Seelampur/Shastri Park District Centre.
7. Plans of this particular complex.
8. Names of the drawings and other visual materials like slides etc.
9. Design of the cluster.
- 9.1 Rehabilitation through single storey construction.
- 9.2 Rehabilitation through multi-storey construction.
1. General Policy on the subject of "INSITU development, construction and upgradation of Jhuggies Clusters in Delhi".

In the 8th Five Year Plan of Delhi on the subject of 'Planning, development and construction of urban spaces by DDA/Delhi Admn.' a three pronged strategy in three different parts namely; i) Development of plots of Sites & Services for shifting of jhuggi clusters from project sites ii) Environmental improvement in jhuggi clusters and iii) INSITU development, construction and upgradation of jhuggi clusters was envisaged and approved. According to the policy decision, planning is going on since last year. The work on the first two i.e. development of plots of sites & services and environmental improvement is going since decades. The first type of strategy is painful and the second does not improve the quality of life. The third strategy of "INSITU development, construction and upgradation is the best due to following reasons:

- i) It does not disturb system and sub-systems.
- ii) It does not dislocate work places.

- iii) Traffic & Transportation burden is not increased, as place of living and works remains the same.
- iv) Per capita expenditure is less because in most of the locations, peripheral physical infrastructure is available on the site.
- v) It would be a permanent settlement.
- vi) Part of the existing social infrastructure of adjoining localities can be shared by making two shifts arrangements.
- vii) In this strategy, some land has to be taken from adjoining areas and as such, sometimes it involves change of landuse.
- viii) If change of landuse has to be avoided then development control regulations for Greater Bombay 1991 should be followed.

2. (Specific position in Trans Yamuna Area.

As survey conducted by Slum Wing, DDA, there were 34 jhuggi clusters in different parts of trans yamuna area with more than 24000 jhuggies. As per policy of Delhi Admn., these jhuggi clusters are either to be (i) shifted or (ii) 'Environmental improvements' to be carried out and (iii) INSITU upgradation to be done. Two jhuggi clusters can be clubbed together. Names of clubbed clusters are given under:

1. Nand Nagri/Sunder Nagri near Leprosy Hospital - 5200 jhuggies (Cluster No.7,8,9,11,12,16,28,30).
2. Seelampur Pushta/Shastri Park Distt. Centre - 3189 jhuggies (Cluster No.2,3,4 & 5). Out of these, about 2300 jhuggies are at one location.

For these two clubbed clusters, strategy of 'INSITU development, construction and upgradation of jhuggies' is suitable, as well as also for Vishwas Nagar Institutional Area

where INSITU upgradation of Jhuggi Clusters have to be done alongwith development of Institutional Area.

3. | Strategy to be adopted for Trans Yamuna Area.

In trans yamuna area, there is no vacant pockets of land where plots of sites and services can be carved out, as such, it is very clear that only two progred strategy namely; i) Environmental improvement ii) INSITU development, construction and upgradation of jhuggies can be adopted. It is clarified that 'Environment Improvement' is a temporary measure hardly workable for 6-8 years and does not create any dent in the improvement of quality of life.

✓ || 4. Principles of design of 'INSITU development, construction and upgradation of jhuggies'.

- i) Integration with adjoining areas with a view to share the physical and social infrastructure.
- ii) A fully developed and built up to plinth level, plot between 10 - 12.5 Sqm. on the ground floor and at later stage another 8 - 10 Sqm. on the first floor approachable by a ladder from within the room.
- iii) Toilet facilities on group basis and to be constructed by Slum Wing.
 - One WC for 3 families.
 - One bathroom for 6 families, one washing space for six families.
 - One additional water tap for 12 families.
 - One dust bin for 24 families.
- iv) Common private open courtyard @ 7 Sqm. per family by clubbing for six families.
- v) Physical infrastructure at the following norms:
 - Water Supply @ 30 gallons per day per capita.
 - Sewerage @ 24 gallons per day per capita.

- Drainage @ 2.5 cusecs per hect.
- Power @ 62 KW per hect.
- vi) Minimum width of lane is 3 mtr. to be used only by pedestrians. Other roads are of 6 mtr., 9 mtr. and 12 mtr.. Access to cluster would be by 1.5 mtr. wide path.
- vii) The proposal is based on low rise and high density development so that there is more and more involvement of the population living there and scheme is also economised to a great extent, against high rise and high development, which would have following consequences:
 - Against Delhi Master Plan.
 - Huge financial resources is required as the entire construction has to be done by Slum Wing, DDA.
 - Beneficiaries will not contribute neither in terms of development of lands nor construction of houses.

In such strategy, following densities are desirable:

- Gross density - 180-200 DUs per gross hect. or 900-1000 persons per gross hect.
- Net density - 300-350 DUs per net hect. or 1500-1750 persons per net hect.
- viii) Social infrastructure is proposed as per master plan standards, with following modifications:
 - Senior secondary school, one for 10000 - 12000 population against a standard of 7500 population given in the master plan. The school would have 4 stories and a basement. Vocational technical education would be in the basement and ground floor while first to third floor would be used for academic education. There would be two shifts in the school. This one school should be adequate for the entire population.
 - Primary school would be one each for between 5000 - 7000 population with two shifts in each.

Like this, all the plots of public and semi-public buildings would be used more intensively. Social infrastructure has been proposed after considering the existing available facilities.

ix) Housing has been taken as a unit to improve the quality of life, taking family as a unit. In this complex, not only academic education would be imparted but technical training also. With the help of better health & education, more productions and earnings would be there.

x) Use of new techniques like prefab construction or skelton uses.

Salient Features:

Prefab construction - the tunnel technology.

- Construction of walls and slabs in a single pour.
- Absolutely plaster free and jointless concrete surfaces.
- Pneumatic vibration system which vibrates the shuttering @ 15000 strokes per minute with an amplitude of 15mm.
- Form units of maximum 2400 mm width can be easily transported by standard lorries.
- Improved aesthetics due to elimination of column/beam projections.
- Higher percentage of plinth area due to thinner conc. walls (6' thk).
- Better rigidity against lateral forces due to wind & earthquake.
- 80 - 85% of the structure is monolithic.
- Foundations of conventional types like inverted 'T' shapes.
- Use of admixtures & plasticisers is essential to attain workability.

- Curing of concrete by hot air blowers or electrical heating of tunnel forms which is part of the system.
 - Repair cost totally eliminated due to walls and ceiling being of smooth and high quality exposed concrete without any plaster.
- xi) Economics of development and construction of housing units would be as under:-
- Development of physical infrastructure including construction of toilet blocks and construction of plot upto plinth level would be done by Slum Wing, DDA. It would be financed partly from plan funds of Delhi Admn. and partly from cross subsidies from other uses and commercial like District Centre.
 - Construction of DUs would be done by individuals with the help of N.G.Os and C.H.B.S. by taking loans from the Govt. on nominal rate of interest. Amount of loan would be refunded back in 15-20 years on the basis that affordability of beneficiaries is there. Payment of instalment should not be more than 15% of the income of the family.
 - In case of defaulter for more than three occasions, provision of getting the unit vacated should be followed
 - Involvement of community from the very beginning not only upto the completion of development and construction but also in maintenance/management and imparting formal and informal education.

In this system, development of the complex would be with public funds while construction of the DUs with the funds of beneficiaries.

5. By increasing proportionate FAR of Facilities Cum Distt. Centre to compensate losses due to rehabilitation of 2338 Jhuggi dwellers.
- 5.1 Provisions given in Development Control Regulations for Greater Bombay - 25th March 1991.
- 5.1.1 Additional floor space index which may be allowed in certain categories:
 - i) Road widening and construction of new roads - additional FAR on 100% of the area required for the purpose without claiming any compensation will be used on the remainder of the plot.
 - ii) Low cost Housing Scheme of MHADA.
If component of EWS and LIG is at least 60% then additional FAR by 20% over and above the normal FAR is permitted on the entire plot.
 - iii) Rehabilitation of Slum Dwellers through owners/Developers/Cooperative Housing Societies.
A total FAR upto 2.5 may be granted with the conditions i) Squatters are eligible and ii) landuse would be as per approved development plan/zonal plan.
- 5.1.2 Rehabilitation of Slum Dwellers through Owners/Developers/Cooperative House Societies of Slum Dwellers.
 - i) FAR shall be restricted to a maximum of 2.5.
 - ii) Names of eligible slum dwellers on private and Govt. land shall be duly certified by the concerned officer.
 - iii) All eligible slum dwellers residing on the plot to be developed shall have to be accommodated on the same plot as far as possible.
 - iv) Area required for social infrastructure shall be cleared and made available to the designated authority for this purpose.

- v) Each slum dwellers/project affected person shall be given a tenement of carpet area of 16.75 Sqm. (including toilet but excluding common areas).
- vi) The maximum density should not exceed 500 tenements per net hect. on the basis of FAR of one.
- vii) In any scheme of re-development, commercial/office area, shop area for the project affected/slum dwellers shall not exceed the areas which existed prior to the development of the property.
- viii) The scheme would provide that 5% of the net plot area (excluding the area for civic amenities from gross plot) may be used for commercial purposes.
- ix) Design of building for rehabilitation of slum dwellers would be got approved by the competent authority.
- x) A multi-purpose room shall be allowed with size upto 12.5 Sqm. with a minimum width of 2.4 mtr. Cooking space shall be allowed with a minimum size of 2.4 mtr. with minimum width of 1.2 mtr.
- xi) A combined toilet shall be permitted for more than one tenement with a minimum area of 1.85 Sqm. with minimum width of one mtr.
- xii) Plinth - 30 cm.
- xiii) External walls - 115 mm.
- xiv) Pathways; 1.5 mtr. upto 20 mtr. in length; 2 mtr. upto 30 mtr. in length; 2.5 mtr. upto 40 mtr. in length; 3 mtr. upto 50 mtr. in length.
- xv) In the case of notified slums on private lands, the Commissioner with the consent of the owner, may invite quotations for redevelopment in terms of surplus tenements as provided in these Regulations from developers/owners.

In such cases, the owner would expect a return based on the existing balance land potential. This potential would be permitted FSI in that scheme minus the actual FSI consumed in the slum. In the quotations given by the owner, developer, it would be presumed that he would have taken into account this aspect. Therefore, while evaluating and comparing the quotations from the owner and other developers, necessary loading should be done for proper evaluation of the bids. In case, however, the consent of the owner is not forthcoming within the stipulated time in accordance with the above conditions, such land can be developed according to the scheme after following acquisition proceedings under the respective Act.

5.2 Transfer of Development Rights

Regulations for the grant of transferable development Rights (TDRs) to Owners/Developers and conditions for grant of such Rights.

- 1) If a plot of land is reserved for a public purpose, the owner will be eligible for developemtn rights to the extent given under, after the said plot is surrendered free of cost.
 - The built up space for the purpose of FSI credit shall be equal to the gross area of the reserved plot to be surrendered and will proportionately increase or decrease according to the permissible FAR of the Zone.
 - The permissible FAR shall not increase more than 2.5.

6. Decisions taken in various meetings.

- 6.1 Planning of the adjoining area meant for District Centre Cum Facility Centre was discussed in the meeting of the Screening Committee held on 3/12/90. The Consultants put up three alternatives showing break up of the site

into i) Facilities in 12 hect. ii) District Centre in 12 hect. and iii) Master Plan green in 5 hect.

Extract of the minutes of the meeting are as under:-

The consultant was advised to work out the further details of the scheme based on above recommendations and submit the same for consideration of the Screening Committee.

- 6.2 Discussed on 21/2/91 under the Chairmanship of Engineer Member, DDA with decision as under:

"The number of jhuggies are reported to be 2100. In this case, it was decided that Director (TYA) will prepare a plan of the neighbourhood vacant land and explore the possibilities of making available a strip of land along side the nallah towards this large slum basti so that the basti can be re-located on the same side and insitu upgradation becomes possible".

- 6.3 The project of INSITU upgradation was discussed in the meeting of the Technical Committee held on 18/3/91 where following recommendations were made:

"Technical Committee desired that the scheme should be re-examined in the light of overlapping scheme for the District Centre Shastri Park, which has already been decided by the Screening Committee".

- 6.4 The project was again discussed in the meetings of the Screening Committee held on 8/4/91 where following recommendations were made:-

"Director (TYA) explained the details of the scheme and informed the committee that about 2300 families were living in jhuggies in Seelampur area near to the site of District Centre, Shastri Park. Since in Trans Yamuna Area there was no proper site available for resettlement of these jhuggi dwellers, it was proposed that a scheme for insitu development, construction and upgradation of this squatter resettlement may be taken up. Accordingly, a scheme had been prepared in which 6.9 hect. of land would have to be taken away from the site earmarked for a district centre/facilities/green on the other side of the nallah. The Committee was of the firm opinion that extra land of such a large magnitude should not be taken away for upgradation of jhuggi dwellers as this will not only reduce the facilities in

which TYA was already deficient but set a bad precedent, making it difficult to shift such squatters from other important sites like Nehru Place etc. which were immediately required for development of important commercial and other projects. V.C. emphasized that the policy of "Insitu development, construction and upgradation of jhuggi clusters" provided that such schemes shall be taken up only where a site was not required for any project for a minimum of 15 (fifteen) years.

Commissioner (Slum & JJ)I argued that for various reasons it would not be possible to shift the jhuggies elsewhere in this particular case and it was also not possible to carry out insitu development within the limited area now occupied by the squatters.

After further discussion, it was decided that two alternative plans would be prepared and presented by Dir.(TYA) in the next meeting of Screening Committee to which the Consultant for Shastri Park District Centre may also be called.

- (i) A scheme for rehabilitating the jhuggi dwellers in multi-storeyed structures instead of single storeyed ones, on the Bombay pattern, restricting the proposed site only to one side of the drain i.e. the area now being occupied by the squatters.
- (ii) A plan for shifting the facilities earlier proposed to be located in this area to suitable alternative sites to be situated as close to the present site for the convenience of the residents of the entire pocket including the Seelampur squatters.

6.5 The project was again discussed in the meeting of the Screening Committee held on 10/6/91.

It was explained that the rehabilitation scheme for the jhuggi clusters located in and around the site earmarked for Shastri Park District Centre had been discussed earlier, in the 76th Screening Committee meeting, in the context of the proposal of Director (TYA) for single storey incremental housing with 21.5 sq.mt. of floor area. As that proposal had taken away substantial portion of the District Centre site, an alternative plan to minimise the total area required for rehabilitation had been prepared in compliance with directions of the Screening Committee. This plan was now placed on the table for the consideration of the committee.

Sh. V.D. Dewan, Architect, Design Cell explained the new proposal which consisted of two alternative designs each consisting of double storeyed construction and covering a site area of 6.41 to 6.10 HA. It was observed that the residents of the Seelampur Complex had unauthorisedly encroached upon the land which was earmarked for a District Centre, Facility Centre, Service Centre and recreational purposes as per MPD-2001. The Consultant, Sh. Bharat Bansal, for the Shastri Park District Centre explained that only 29 hac. of land was available at site which was proposed to be allocated to the following sectors as per the decision of the Screening Committee held on 3.12.90.

i) Green Area	5 hac.
ii) District Centre	12 hac.
iii) Facilities	<u>12 hac.</u>
	<u>29 hac.</u>

The consultant further pointed out that at present out of 29 hac., only 22.8 hac. of land were still free from encroachment.

V.C. decided that the Chief Architect verify the ground position with reference to the actual availability of vacant land for all the aforesaid purpose and place his report before the Screening Committee at its next meeting.

7. Plan of the particular Complex:

A layout plan of the area bounded by 45 mtr. ISBT Road in the South, 24 mtr. wide Road in the West (separating facilities)

cum District Centre), 13.5 mtr. wide road in the East, and a 24 mtr. wide road and drain in the North has been prepared covering a total area of 12.5 hect. Out of this, 5.6 hect. is already occupied by jhuggi clusters, three jan suvidha complexes (pour flush latrine blocks), some facilities and a large pond. Part of the area of facilities cum District Centre is still being encroached upon and while inspecting the site on 3/3/91, it was seen that one mazar and Idgah is under construction and if the area is not controlled, the entire area of facility cum District Centre may be encroached upon. Taking this point into consideration, change of landuse has been proposed of 6.9 hect. from facilities cum District Centre to residential so that after clubbing with the existing area under jhuggi cluster stated above, 2338 plots/dwelling units for jhuggi dwellers can be developed and constructed in the 1st Phase and 162 plots in the second Phase, when jan suvidha complexes would be demolished after completion of conventional sewer system.

8. Names of drawings and other visual material, like slides on different aspects of existing position of the cluster and of drawings.

- i) Landuse plan of trans yamuna area.
- ii) Location of the existing cluster in 5.6 hect.
- iii) Impact of the proposal on proposed facilities cum Distt. Centre.
- iv) Large layout plan in the scale of 1:500.
- v) Cluster plan of 6 families around a common courtyard, also facilities of incremental construction on the first floor.
- vi) Large cluster plan of 42 families around 7 common courtyards.
- vii) Plan of water supply.

- viii) Plan of sewage disposal.
- ix) Plan of S.W. drainage.
- x) Plan of power.
- xi) Prefab technology to be adopted.
- 9. Design of the cluster (main layout plan has been attached).
- 9.1 Analysis of the site.

Area under jhuggi cluster alongwith existing facilities is in 5.6 hect. with more than 2300 jhuggi families. This gives a net density of 411 units per hect. or 2055 persons per hect. against master plan gross density of 80 DUs per hect. or 400 persons per hect. meaning thereby existing density is 5 times than permissible in the master plan.

There is no additional land available in the north, east and south of the existing jhuggi clusters and only possibility is to carve out a strip of land of 6.9 hect. from the west which is meant for facilities cum district centre. After adding this, total area comes to 12.5 hect.

If the proposal is accepted then balance area for facilities cum Distt. Centre would be 22 hect. In this particular location in the 2001 Master Plan of Delhi, following uses have been given:

<u>Use</u>	<u>Area in hect.</u>
i) Shahdara (Shastri Park Distt. Centre).	9
ii) Facility Centre No.11 with a provision of one college, Intermediate Hospital A (2 nos), Intermediate Hospital B (2 nos.), Head Post Office, Fire Station. N.Homes (2 nos.), Police Station.	14.5
iii) Service Centre	1.5
iv) Distt. Parks, playgrounds, open spaces.	about 18.0
Total	<u>43.0</u>

Out of this, only 29 hect. was available as reported by the consultants of Shashtri Park Distt. Centre.

Landuse break up may be modified to the following extent:

<u>Use</u>	<u>Area in hect.</u>
i) Shahdara (Shashtri Park) Distt. Centre.	9.0
ii) Facility Centre (after deleting one college, one intermediate hospital A and one intermediate hospital B).	7.6
iii) Service Centre	1.0
iv) Distt. Park, playground, open spaces.	4.5
v) Area for INSITU upgradation	6.9
Total	<u>29.0</u>

One college, one intermediate hospital 'A' and one intermediate hospital 'B' would be provided in river Yamuna bed.

9.2 The cluster has been designed on the following parameters:

i) Area of one unit	in Sq.mt.
- Multi-purpose room including of cooking corner (centre to centre dimensions).	12.5
- Proportionate area of WC, bathroom and washing space.	2.0
- Proportionate area of common courtyard.	7.0
- Total area for each unit.	21.5
ii) Physical infrastructure;	
Services are proposed on group basis i.e. two W.Cs for	

6 families, one bathroom for 6 families, one washing space for 6 families and one water tap for 12 families. These services have been clubbed around an open courtyard of 42 sqm. to make the services economical. Out of two W.Cs one would be for females and the other for males.

- iii) Initially the entire structure would be single storey but ultimately at a later stage one additional room of 10 sqm. can be added on 1st floor for the same family, connection of ground floor and 1st floor room would be only with the help of a stable safe steel ladder.

9.3 Area statement of the complex Area in hect. %age

i) Residential Area

- Plots & toilet blocks (covered area)	3.8	
- Common courtyard attached to DUs.	2.0	
Total	5.8	46.4%
- Public & semi public facilities	3.3	27.4%
- Roads and lanes.	2.2	17.6%
- Commercial (shopping centre & informal centre).	0.3	2.4%
- Parks and green.	0.9	7.2%
Total	12.5	100.0%

9.4 Gross density of the complex.

- 187/200 dwelling units per gross hect. or 935/1000 persons per gross hect.
- Net density of the complex (after excluding area of public and semi-public facilities and parks).
- 322/350 units per net hect. or 1610/1750 persons per net hect.

- 9.5 Services of the Complex; Plans of water supply, sewage disposal and drainage have been prepared in a scale of 1:1000.

Total water quantity	2338X5X30 = 3.5 lakh gallons/day @ 30 gallons/day/capita.
Total Sewage disposal	80% of 3.5 lakh = 2.88 lakh gallons/day @ 24 gallons/day/capita.
Total Power	780 Kilowatts @ 62 Kilowatts/hect.

- 9.6 Estimate has been given in Appendix No. I.

OR

10. Alternate model with the help of Bombay Rules & Regulations - March 1991 i.e. by increasing proportionate floor area ratio of facilities-cum-District Centre to compensate losses due to rehabilitation of 2338 jhuggies on the system of In/Around SITU development and construction in an area of 6.9 hect. by amalgamating it with the area adjoining to existing jhuggi settlement.

In this way, only 22 hect. would be available which is proposed to be used as under but with the total earlier FAR assuming that the plot is not affected.

- District Centre	= 9 hect.
- Facility Centre	= 8.6 hect.
- District parks, playground, open spaces.	= 4.5 hect.

10.1 Required FAR as per Master Plan - 2001.

- District Centre in 12 hect., after deducting 10% for mandatory green and with 120 FAR = 135,000 Sqm.
 - Facility Centre in 12 hect. with 100 FAR = 120,000 Sqm.
- Total = 255,000 Sqm.

10.2 Increased FAR as per Bombay Regulations

255,000 Sqm. floor area should be planned on a plot of

- i) 9 hect. for district centre (after deducting 10% for mandatory green) ii) 8.6 hect. for facility centre
- = 8.1 + 8.6 = 16.7 hect. = 152.6 FAR.

Name of work:- In situ construction/site upgradation programme at SEELAMPUR

Appendix X Vol 1

S. I No. Item

Page No	No	Unit/Rate	Amount
1	A		
2	B		
3	C		
4	E		
5			
6			
7			
Add 9 1/2 % Maintenance charge for two years			
Total cost per D.U =			

1 Site development

2 Cost of brickedging in 387 Courtyards and passage

3 Constn Cost of Superstructure of 2338 rooms

4 Constn Cost of foundation and plinth of 2338 rooms

5 Constn Cost of 391 toilet blocks including tap between two toilet blocks

6 Constn Cost of Dhalao

7 Constn Cost of dust bins

Total cost excluding the Constn cost of Superstructure of rooms
Add 15% centage charge.

Add 9 1/2 % Maintenance charge for two years

Total cost per D.U = $\frac{2,99,04,770}{2338} = Rs 12790.75$

Rs. 1,18,51,438=00

Rs 1549=64

Rs. 5,99,708=74

Rs 13497=00

Rs. 3,15,88,986=00

Rs 1993=82

Rs 46,61,551=10

Rs 17,333=00

Rs. 67,77,203=00

L.S. Rs 80,000=00

Rs 1,60,000=00

L.S. Rs 5000=00

Rs 13,20,000=00

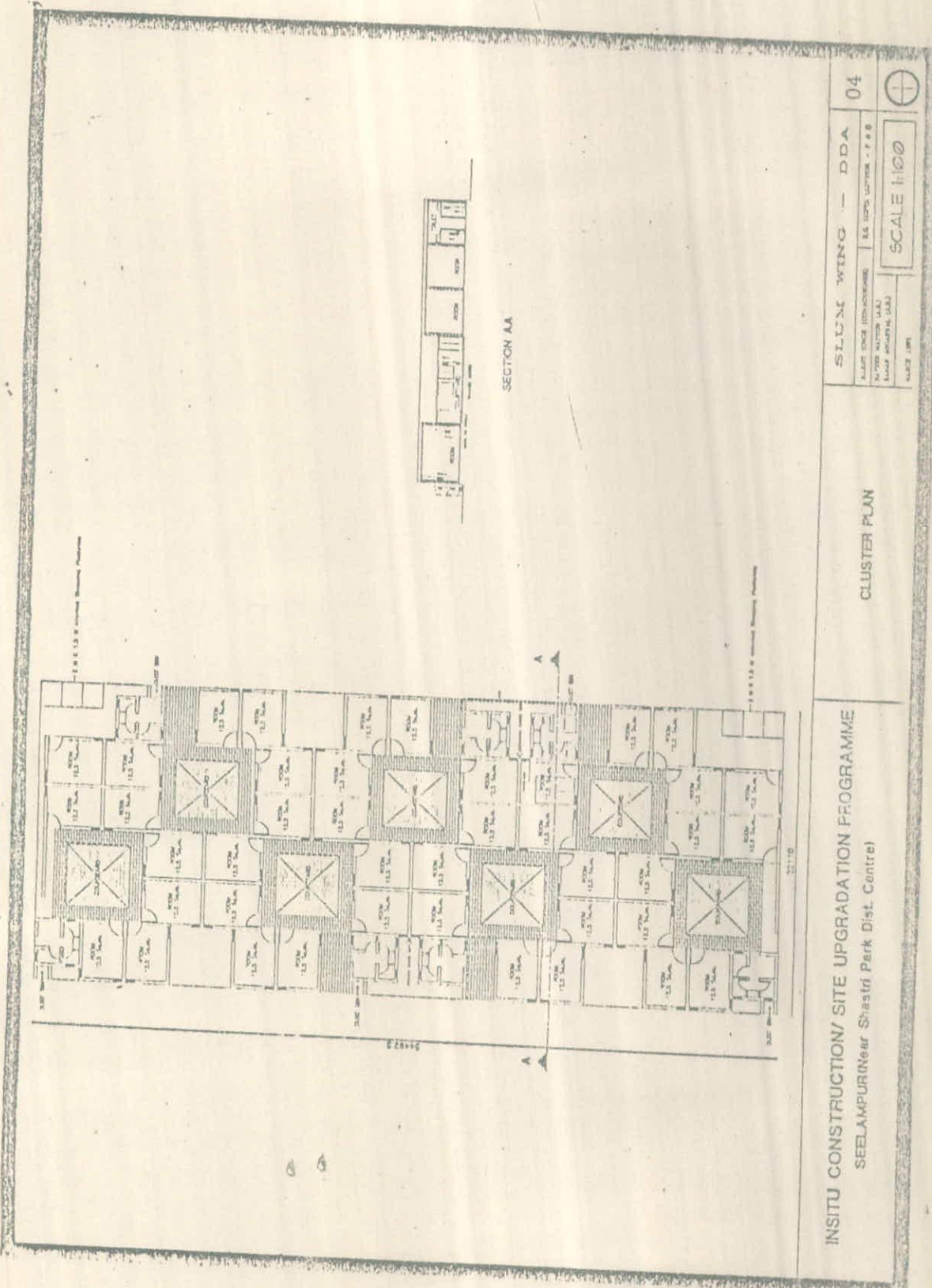
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729,385=00

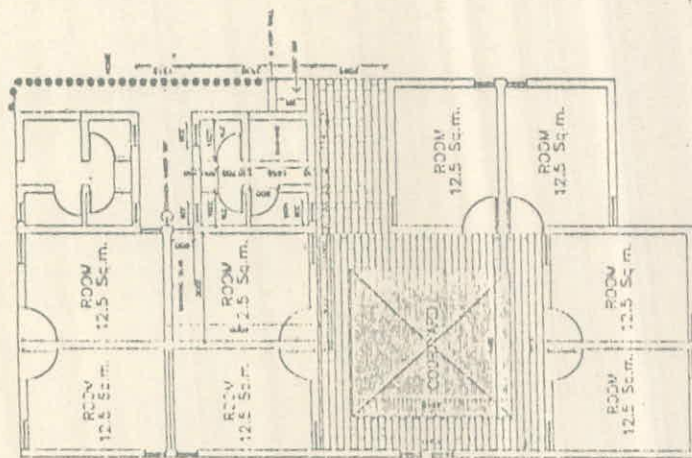
2,99,04,770=00



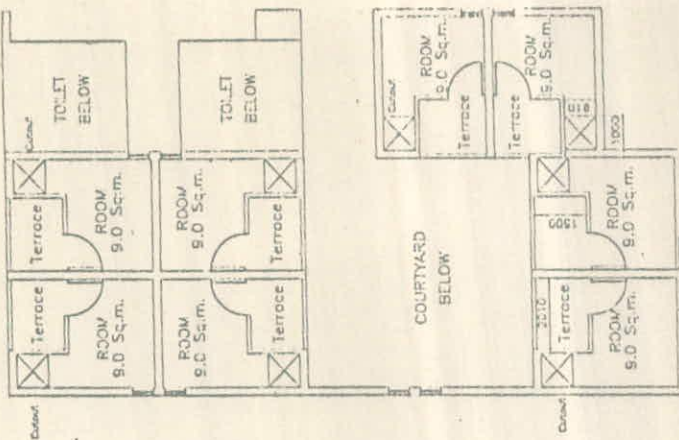
INSITU CONSTRUCTION/ SITE UPGRADATION PROGRAMME
 SEELAMPUR(Near Shastri Park Dist. Centre)

CLUSTER PLAN

SLUMP WING - DDA
 04
 SCALE 1:100
 DATE 1991



CLUSTER DETAIL PLAN
(Ground Floor)



CLUSTER DETAIL PLAN
(First Floor)

INSITU CONSTRUCTION/ SITE UPGRADATION PROGRAMME
SEELAMPUR (Near Shastri Park Dist. Centre)

AREA OF ONE UNIT
COVERED = 12.5 SQ.M.
PROPOSED COMMON: OPEN AREA = 7.0 SQ.M.
PROPOSED TOILET AREA = 2.0 SQ.M.

SLUM WING - DDA 05

SCALE 1:50

DATE 10/10/81









BY 10/10/81

10/10/81

63

THE PROCESS

The most advanced method of construction load bearing walls and roof/floor slabs are cast in-situ in a single operation.

MORNING	NOON	AFTER-NOON	EVENING
 foundation ready for erecting  removal of wall-form foundation forms	 placing of form units on foundation plate  placing of reinforcement & concrete placing of wall-form tunnel units	 concreting of walls and roof in one operation  casting	 the solid concrete superstructure ready for housing  removal of form units from floor to floor

SALIENT FEATURES

- Construction of walls and Slabs in a single pour.
- Absolutely Plaster free and jointless concrete surfaces.
- Pneumatic Vibration system which vibrates the shuttering & 1500 strokes per minute with an amplitude of 15 mm.
- Form units of maximum 2400 mm width can be easily transported by standard lorries.
- Improved Aesthetics due to elimination of Column / Beam projections.
- Higher percentage of plinth area due to thinner conc. walls (6" thick).
- Better rigidity against lateral forces due to wind & earthquake.
- 80 - 85 % of the structure is monolithic.
- Foundations of conventional types like inverted T-types.
- Use of admixtures & plasticisers is essential to attain workability.
- Curing of concrete by hot air blowers or electrical heating of tunnel forms which is part of the system.
- Repair cost totally eliminated due to walls and ceiling being of smooth and high quality exposed concrete without any plaster.

INSITU CONSTRUCTION/ SITE UPGERADATION PROGRAMME
SEELAMPUR Near Shastri Park Dist. Centre

PRE-FAB CONSTRUCTION
THE TUNNEL TECHNOLOGY

SLUM WING - DDA		09
START DATE (MONTH/YEAR)	15.05.1988	DATE OF COMPLETION (MONTH/YEAR)
WORK ORDER NO.	1000	
NAME OF THE USER		DATE OF SIGNATURE
SIGNATURE		DATE

Item No. 143/91

Sub : Construction of Night Shelter near Raja
Garden Chowk at Ring Road

T.P. 3370(21) Night Shelter - Subj. / Pt. 1.

The case was discussed in the meeting of the Technical Committee held on 6/8/91 when the consideration of the site was deferred as the comments of the Area Planner was not available. Now, the case has been examined by Director(DC&P) and the following recommendations have been made :

1. The Night Shelter structure may be constructed one storeyed and temporary in nature.
2. Approach/entry may be taken from 100'-0 R/W and along the playground of Shivaji College.
3. It is also suggested that average 100 mtrs. green area may be maintained from this 100 ft. R/W road and green area may be maintained in the back side also.
4. In my opinion change of landuse is not required as the structures are temporary in nature.

The case is put up before the Technical Committee for consideration.

- : SLUM-WING
DELHI DEVELOPMENT AUTHORITY

Slum No-187/91

Laid on Table

Sub :- Upgradation of jhuggi jhopri clusters and informal shelters under the approved plan schemes - J.J. Clusters Kanak Durga Camp & Ambedkar Basti, R.K. Puram.

F20(10)/91-MP

The proposals for on site upgradation of J.J. Clusters namely ^{Kan. D. Camp} Durga Camp and Ambedkar Basti at R.K. Puram were considered alongwith other proposals at the meeting of the Technical Committee held on 4/3/91 and subsequently at the meeting held on 18/3/91. The Slum Department had already furnished information with regard to the adequacy of community facilities areas, the densities permissible in the zone and the required change of land use with reference to Perspective Plan 2001., Vide note dt. 14/3/91 & note dt. 26/3/91. The copies of these notes are enclosed for ready reference as Annexure A & Annexure B.

It would be noted that ~~in~~ the information furnished in these notes clearly establishes that ~~from~~ ^{as per} the over all proposals of the Perspective Plan 2001 for Zone F-5 (R.K. Puram) the proposed, on site upgradation for Kanak Durga Camp & Ambedkar Basti would remain within permissible parameters of the Master Plan densities and at the same time adequate areas for community facilities such as schools, dispensaries, community halls, open spaces etc. would be available. It may also be added here that services namely water supply, sewerage, drainage and electrification are already available and only a marginal increase in these services would be necessary which can be taken care of through the existing system of services.

The Ambedkar Basti is located in the area earmarked as Residential as per Perspective Plan 2001. Only a very small portion say about 0.5 Acre is earmarked for government offices. As such a very minor marginal

Contd.....2.....

adjustment shall have to be made in the Zonal Plan. The Kanak Durga Camp is located on the site earmarked for school as per lay out/Zonal Plan and institutional in the Perspective Plan 2001. This basti covers an area of 2.6 Hac. And As such adjustment of 2.6 Hac. of land from institutional use to residential shall have to be made in the Zonal Plan for this area. It may not be out of place to mention here that over all Zonal Plan for Zone F-5 shall have to be prepared afresh to provide for higher densities as now prescribed in the Perspective-Plan 2001 and, therefore, it would not be difficult to make the above mentioned minor adjustment in the land use on account of adjustment of the Ambedkar Basti and Kanak Durga Camp, proposed for on site upgradation.

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SLUM WING
DELHI DEVELOPMENT AUTHORITY
OFFICE OF THE ARCHITECT (SLUMS)

No.Arch(S)/91/D-28 Dated: 14/3/91

Sub:- Upgradation of jhuggie jhopri clusters and informal shelters under the approved plan schemes.

In the meeting of the Technical Committee of the DDA held on 4.3.91, the above mentioned item was discussed out of agenda. Arising out of the discussion at the meeting with regard to proposal for on-site upgradation for JJ Clusters Kanak Durga Camp and Ambedkar Basti, RK Puram, further information on the following points was desired:-

- (i) In case these clusters are allotted to be upgraded at the same site, the extent to which density of the area would be affected with reference to the Master Plan/Zonal Plan.
- (ii) Whether adequate area for institutional/park and open spaces would still be available after the clusters are retained at the same site?
- (iii) Whether adequate services are available in the surrounding area which could be extended to these clusters?

The JJ Clusters namely, Kanak Durga Camp and Ambedkar Basti are located in Sector-XII and adjoining to Sector-XI, RK Puram which forms part of the Zonal Plan Zone F-5 (RK Puram) is proposed for residential development with a provision for a district centre and area designated as district park and open spaces. The total area of the zones is 1,053 acres out of which 810 acres is for residential use, 35 acres for district centre and 80 acres for district parks and play grounds.

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In the draft zonal plan about 72 acres of area has been reserved for government offices (Area for the government offices was not indicated in the land use plan - 1962). The total population envisaged in the residential area was about 60,000 which would be around 75 persons per acre. As per Perspective Plan 2001, the density proposed now is 350 persons per hect. or 140 persons per acre. Therefore, it is clear that additional population is proposed to be accommodated in the residential area of this zone. Since the entire R.K. Puram has been developed by the Ministry of Urban Development/C.P.W.D. which comprises of housing for the for the Central Government employees, there has been no scope of increase of density on account of additional floors or coverage to the existing residential units as has happened in other residential areas of Delhi. These two clusters, if retained at the present site, would benefit to 1600 families with a population of 8000 persons. Therefore, it would be seen that by retaining these clusters and providing on site upgradation facilities within the permissible limits.

As far as the question of adequacy of the area for institutional use/district park and open spaces is concerned, it may be mentioned that the Kanak Durga Camp is located on a part of the site for Hr. Sec. School as per layout plan and covers an area approximately 2.6 hect. It may, however, be added that in this sector, two Hr. Sec. School already exist. Therefore, it would be noted that adequate facilities for schools are available. As far as the site where Ambedkar Basti exists, the same is shown for district park and open spaces as per draft zonal plan of this area. However, as per Perspective Plan 2001, the area under the clusters is residential - only a ~~very~~ very small portion would be district park and open spaces. The total area occupied by the clusters is 2.5 hect. Therefore, the area under the district park and open spaces is not liked to be reduced (There may be only marginal reduction in the area of district parks and open spaces - less than one acre).

As far as the availability of services for the surrounding area is concerned, the entire RK Puram is well provided for in this regard. It may be added that the standard of services to be provided under the scheme of on site upgradation would not be of the same standard as is provided for in the resettlement colonies or in other low income group housing areas. Only water hydrants on community basis and Jan Suvidhas/toilets on community basis are to be provided. The street lighting already exists in this area (water hydrants and Jan Suvidha also already exist in the clusters). As such on account of on site upgradation, there would be only marginal increase in the services in this area.

With the above information the note already sent to you ~~vide~~ on 28.2.91 (handed over at the last meeting) may again please be placed before the Technical Committee, DDA for consideration please.

SLUM WING
DELHI DEVELOPMENT AUTHORITY
(DESIGN & PLANNING CELL)

No.A(OSU)/49/90/91/D-98

Dated: 26/3/91

Sub:- Upgradation of jhuggie jhompri clusters and informal shelters under the approved plan schemes.

In the meeting of the Technical Committee held on 18.3.91, the above mentioned item was discussed (Item No.17). (this very Item had earlier been discussed at the Technical Committee meeting held on 4.3.91). Information with regard to land use, density etc. as asked for at the meeting held on 4.3.91 was furnished to the Technical Committee(Agenda Item No.17 dated 18.3.91). Arising out of discussion at the meeting on 18.3.91, the following further information was desired:-

- (i) Considering the overall area covered by Zonal Plan F-5, it should be verified whether adequate community facilities such as schools, health centres etc. are available in the Zone.
- (ii) The total increase in population on account of schemes of on-site upgradation proposed to be implemented in this Zone and whether the same can be accommodated as per Master Plan norms.

With regard to the existence of the community facilities such as schools, dispensaries and hospitals etc. are concerned, a survey has been carried out of the various sectors in Zone F-5, RK Puram. It has been reported that 20 Hr. Sec. Schools are in existence in this zone. According to the norms prescribed in the Master Plan for an ultimate population of 1,10,000 persons, 16 Hr. Schools are required(total residential area 800 acres and density of 140 persons per acre). The number of primary schools in existence is 18 against the present requirement of 12 schools only

....2/-

and ultimate requirement of 22 primary schools. The additional four primary school sites can be provided by the Ministry of Urban Development while preparing overall re-densification scheme for various sectors in this zone. It has also been reported that there are two community centres/halls, two libraries and four C.G.H.S. dispensaries existing in this zone available for government employees. In addition, further health facilities and Basti Vikas Kendra including 6 balwadies (community facility complex) are being provided in the jhuggie clusters by the Slums Department with the help of voluntary/welfare organisations. It is, therefore, observed that adequate provision of community facilities is available for the existing population in the zone and the educational and other facilities required for the residents of jhuggie clusters can also be adequately provided for in the zone itself.

As indicated in the earlier note submitted to the Technical Committee, it has been ascertained that on account of on-site upgradation in the three JJ Clusters namely; (i) Kanak Durga Camp, (ii) Ambedkar Basti and (iii) Ekta Vihar, approximately 2000 families would be given the benefit of upgradation of shelter. This would add a total population of 10,000 in the overall zone (the other clusters are not proposed for on-site upgradation and have a very small number of jhuggies). As per Perspective Plan 2001, the zone can accommodate a total population of 1,10,000 persons against the existing population of 60,000 in the government quarters and additional population of 10,000 in jhuggie clusters. As such from the density point of view, the clusters can be accommodated in the zone.

The above information may also be brought to the notice of the Technical Committee at its next meeting.