

S.C.L. Das
IAS
सचिव
Secretary

Commr. (Plg.)-I's Office
Diary No. I-102
Date 18/1/13



सत्यमेव जयते आर्यु (योजना) एचपी/103
आयुषी सं. 354
दिनांक 21/01/13

स्वास्थ्य एवं परिवार कल्याण विभाग
Health & Family Welfare Department
राष्ट्रीय राजधानी क्षेत्र दिल्ली प्रदेश
Govt. of National Capital Territory of Delhi
दिल्ली सचिवालय आई पी एस्टेट नई दिल्ली
Delhi Secretariat I P Estate N Delhi

E-mail: pshealth@nic.in
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D.O. NO 10/795/2012/DHS/125/58
Date / दिनांक 15/01/13

राज्य स्वास्थ्य सचिवालय
आयुषी सं. 151-D.A.
दिनांक 16/1/13

Director (Plg.) MPR/TC,
D.D.A. Vikas Minar N. DELHI-2
Dy.No. 1-360
Dated 23-01-13

Respected Sir,

The Department of Health & FW, Government of Delhi envisages establishment of new dispensaries and hospitals at various locations to cater to the health needs of the ever increasing population of Delhi and the adjoining urban agglomerate.

Hon'ble Minister of Health, Govt. of Delhi is of the view that few pertinent inclusions and amendments in the Master Plan of Delhi 2021 would be necessary for achieving the desired outputs and these should be incorporated in MPD 2021, currently under review. A brief write up of the suggested inclusions / amendments is enclosed.

I would be grateful for a favorable consideration of the matter as this would enable creation of optimum health infrastructure for the National Capital.

Encl.: As Above

With kind regards,

Yours sincerely,

(S.C.L.Das)

Sh. S. K. Srivastava, IAS
Vice Chairman
Delhi Development Authority
B Block, Vikas Sadan
INA, Delhi.

for me

17.01.13

PC(LD)

Com(Plg.) (in reply)

for urgent n. a. m
21/1/13

1) Ac (MPR & AP)
2) C (PB) folder

T. Dhillon
2-0537

Jal 21/1/2013

Dro (for me)

pl pickup with car/bike
Sriyastava
21/1

P.O. Kshiti to provide
the status sheets
21/02/13

ANNEXURE**INPUTS OF HEALTH DEPARTMENT FOR REVIEW OF
MASTER PLAN OF DELHI 2021**

The Health department of Govt. of Delhi is committed for planning and creating adequate health infrastructure including dispensaries and hospitals in Delhi on a regular basis for providing optimum health care services to the citizen of Delhi. It is of utmost importance that in the first place requisite infrastructure is created for offering optimum services in NCT of Delhi. As of now, it is observed that the existing infrastructure norms / provisions do not facilitate creation of adequate built up spaces as per requirements and hence certain changes in these existing norms are required for creating optimum infrastructure to deliver services to the citizens of Delhi.

(A) PRIMARY HEALTH CARE**1. Inclusion of name of "PUHC" as an entity providing Primary Health Care in Delhi**

The standards for establishing a Primary Urban Health Centre (PUHC) in Delhi, for a defined population on the model of PHC as in rest of India, were approved by the Delhi cabinet vide cabinet decision no 1645 dated 19/04/10 on the lines of Indian Public Health Standards. The services to be provided from here include free OPD services, Ante-Natal care & Post-Natal Care services, Family Welfare services, Immunization, Laboratory services, DOTS, Health education, Emergency/ first aid services for minor injuries & accidents, Pharmacy, Outreach services etc. A PUHC is different from PHC in two ways: (a) It does not have any beds & (b) it is not functional on 24 X 7 basis.

It is required that all the new health units are established in accordance with these standards and all the existing dispensaries need to be upgraded to the PUHC standards in phases in due course in terms of services, infrastructure, manpower etc.

It is requested that the terminology 'PUHC' may be included in the nomenclature under the category "Other Health Facilities" besides Dispensary and Health Centre and included in table of definitions and permissible use in sub use zones.

4th MAR

Health & Dispensary

2. Increase in plot size of dispensary

A PUHC would cover approx 50,000 population which may vary between 30000 in sparsely populated areas to 75000 in densely populated areas. Further, health services of other systems of medicine covered under 'AYUSH' are also to be co-located. The services that are required to be provided require more built up space to provide services to the beneficiaries and therefore the plot size requirement under table 13.1 may be indicated as 1500 – 2000 sq mt for such a unit as currently is for polyclinic.

3. Increase in FAR for Dispensaries/ Health Centres / PUHC

Under Table 13.2, the current maximum permissible FAR for a dispensary is 150. Although the suggested plot size for a dispensary in MPD 2021 is 1000 sq mt to 1200 sq mt., it is observed that the plots being allotted by DDA are at times smaller in size where sufficient constructed space can not be made available as per requirements and there is no further scope left for future expansion of services. An increase in the services being offered at the dispensary level has been witnessed in the recent past and provision of newer services such as vision centre, dental services, diagnostic services such as X-ray facility, gaeriatric care etc. are in the active consideration of the government. Also there is a need to have a provision for the yet undefined future needs also. Further, some space provisions are required to be created for accommodating office spaces for different programmes, such as ASHA scheme, which are implemented or monitored at the level of dispensaries / districts. Thus, it would be appropriate if the FAR is increased to 200 for dispensaries/ health centre/ PUHC as is currently in the case for hospitals.

The suggested increase in plot size as indicated above coupled with increased FAR would allow more built up spaces for the needs.

4. Reduction in parking (ECS) requirements

The Delhi Government dispensaries are established primarily with the aim of providing primary health care free of cost at the doorstep to the vulnerable population residing in slums, JJ colonies, un-served areas and rural areas where the health seeking behavior of the local population is poor. The mandated provision of parking standard @ 2 ECS/ 100 sq mt of floor area at such dispensaries does not match with the requirements as so many vehicles are not brought to the dispensary by the beneficiaries to avail services as they are usually not well off and also that majority of them live close to the dispensary in the catchment area.

To comply with the existing provisions of car parking (ECS), a requirement of constructing parking facility at stilt level plus one / two level of basements or double stack parking / mechanized parking facility in basements becomes necessary in a few situations where the plot size is small and parking in open space can not be provided due to NBC norms of fire safety. The department has to make provision of car parking at stilt level invariably to follow the parking norms. This deprives the sick patients to receive the health services at Ground level which is the norm practiced universally and inconveniences the elderly and pregnant ladies in particular. Further the construction cost of building increases substantially and problems of water seepage in lower basements occur due to high water table at a few places.

Hence it is desirable that the requirement of 2 ECS@/100 sq mt of floor area may be reduced to 1 ECS/ 100 sq mt of floor area for dispensaries / PUHC particularly in plots of smaller size. This revised provision would allow delivery of health related services to sick patients at the ground floor, reduce the construction cost substantially and the saved money could be utilized for augmenting health care in other areas.

5. Earmarking & allotment of more plots in LOP for dispensaries / PUHC

As per the PUHC standards, a unit is required to be set up for 50000-75000 population in an urban area. The density of population, generally being quite high, may necessitate setting up of several such units in a locality. The infrastructure projects take considerable time in being functional. Hence, provision of more plots for establishing such units both for the present requirements and for future needs, is required to be made now and earmarked in the zonal lay out plans. As a considerable section of population resides in slums, JJ and other colonies, these areas in particular need such an attention.

6. Provision of establishing dispensaries on Gram Sabha Land in villages including those covered in "Green Belt Zone"

A provision for constructing PUHC/ dispensary in all the villages outside the village abadi / lal dora / extended lal dora on vacant gram sabha land particularly in those villages falling in Green Belt zone needs to be created so that PUHC could be constructed here and provision of Primary Health care uniformly to citizen of Delhi could be fulfilled.

(B) ESTABLISHMENT OF HOSPITALS

The website of Planning Department, GNCTD states that inspite of massive increase in Plan Outlay for Health Sector and expansion of primary, secondary and tertiary level health infrastructure in the National Capital Territory of Delhi, the bed population ratio at present is far below the norms of 5 beds per thousand population prescribed by the WHO and MPD- 2021. Keeping in view the total number of hospital beds 40342 in 2010 and bed population ratio of 2.45 per thousand in 2010, 16658 more new hospital beds may need to be added during the period of 2011-17 even to achieve the bed population ratio of 3 per thousand in 2017 for the projected population of 190 lakhs of National Capital Territory of Delhi. Out of total 40342 beds in 2010, 23120 beds were in Govt. and Public Sector hospitals and 17222 beds in Private Sector hospitals. The ratio between Govt. and Private Sector hospital beds was 57:43. With the same ratio of Govt. and Private Sector hospital beds, 9495 new beds are required to be added in Govt. hospitals and 7163 beds by Private Sector hospitals during 12th Five Year Plan.

This underlines the need to build several more hospitals by the Government and also provide more beds per hospital. With this requirement as the background, the following amendments are suggested:-

1. Increase in FAR for all category of hospitals

The FAR for hospitals may be enhanced further from existing 200 to 300 or more as deemed fit to allow for more beds in the same plot area. The present need is to build hospitals with more number of beds per hospital.

2. Reservation of more plots for construction of hospitals

Presently, half of the hospital plots earmarked in zonal plans are offered to Government for construction of hospitals. This provision is, not sufficient for attaining the bed/population ratio as envisaged in MPD 2021.

The provision of more plots for big hospitals may be made in the zonal plans to provide for more hospitals distributed uniformly in Delhi as per population requirements.

The land use change of a few plots earmarked for industrial use may be considered in favour of hospitals so that hospitals can be uniformly opened in different areas.

3. Permission to construct hospitals in peripheral villages presently in "Green Belt Zone"

It may be seen that vast pieces of land are available with Gaon Sabha in these areas. As of now, not many hospitals are situated in the rural areas. The declaration of peripheral most villages as part of Green Belt Zone has affected a few projects where land had already been allotted by the Gram Sabha for construction of hospitals and payment "towards cost of land had been made. As such, there is a good possibility to seek allotment of big plots of land of Gaon Sabha for hospital purposes in a few villages, which now fall under "Green Belt" as land is available with Gram Sabha here. Further setting up of hospitals here is considered for the benefit of local population, including people living in NCR region, who now do not have hospital facility close to their residences and avail services in other Government hospitals in Delhi. The inclusion of Trauma Beds in those hospitals situated on National Highways would also help the accident victims & save precious lives. It is desired that the decision may be reviewed and a provision for granting permission to set up hospitals at peripheral most villages may be made atleast in a few cases.

4. Simplification of procedure for seeking change in land use for construction of a hospital

Difficulty is being faced presently in seeking approvals for change in land use for plots and the proposed projects take considerable time to start off. Rules may be simplified/amended/ framed to permit implied change in land use for construction of a PUHC/dispensary/ hospital on Gram Sabha Land wherever construction is planned by the Government.

(C) OFFICE BUILDINGS

(1) Allotment of plots for establishing independent offices of Chief District Medical Officers in different districts of Delhi

The Directorate of Health Services, Govt of Delhi started functioning on nine district pattern w.e.f. 2003 and offices of CDMO's (equivalent of CMO in other states) were needed to be established in the districts. The requests to seek plots for construction of offices for CDMO offices in respective districts have not yielded any results so far. These offices had to be established in the existing Dispensary buildings, thereby affecting the functioning of dispensaries on one hand and non-availability of adequate and suitable space for the office on the

other hand. The requirement of office spaces at CDMO office have increased over the years due to decentralization of works and introduction of NRHM by GOI requiring establishment of special units to implement and monitor identified programmes / schemes.

The Delhi Government has recently taken a decision that the its offices would function on the pattern of 11 Revenue districts and hence plots measuring 4000 sq metre each, preferably at a central location in the following districts, are required to be allotted for constructing proper offices of CDMO's:

- 1) District North West
- 2) District South West
- 3) District Central
- 4) District North
- 5) District South
- 6) District New Delhi
- 7) District East
- 8) District Shahdara
- 9) District South East

It is requested that a special provision may be immediately made in the MPD / zonal development plans for CDMO offices for effective health care delivery system.

2 Provision of a suitable plot of land for constructing the office of the Directorate of Health Services

The office of the Directorate of Health Services looks after the requirements of provision of Primary and Secondary Health Care in Delhi under Delhi Government. This establishment has several branches and sub offices which require to work in close coordination. Presently the office of Director Health Services is established in a Government building of Drug Control department and a few of its sub offices are established elsewhere in dispensary / hospital buildings. It had been a persistent requirement of this office to have its office established centrally in a proper building of its own accommodating all its branches at one place.

A provision of a suitable plot measuring around two acres, preferably in New Delhi or Central district if possible, needs to be made in the development plan for establishing the office of the Directorate of Health Services to fulfill the requirements of provision of adequate health related services.



**DELHI DEVELOPMENT AUTHORITY
OFFICE OF THE DIR.(PLG.)MPR&TC
6th FLOOR; VIKAS MINAR
NEW DELHI: TEL.NO.23379731**

No.

Dt:

Sub: Regarding representation of Secretary, Health and Family Welfare Department, GNCTD regarding suggestion for Review of Master Plan 2021.

This is with reference to **D.O. No. 10/795/2012/DHS/P2S/385 Dt. 15th January, 2013** forwarded by the office of Vice Chairman, DDA on the subject cited above. Issue regarding hospitals was discussed in the 4th meeting of Management Action Group on "Common Platform for Building Approvals" under the chairmanship of Engineer Member, DDA. Extract of the minutes is reproduced below.

Issues Raised/ Suggestion made	Observations/Recommendations by MAG
<p>Suggestion regarding amendments to the Building Norms as laid down in Master Plan for Delhi-2021 pertaining to provisions of Health Services in residential areas of Delhi Forwarded by Town Planning Department, MCD vide dy. No. TP/G/5016/12; DDA dy. No. 790 dt. 19.03.12</p>	<p>i. Higher FAR in Hospitals: It was informed that a committee has been constituted under the chairmanship of Secretary (UD), GoI for review of norms for Hospitals. Further follow-up actions can be taken based on the decisions by MoUD.</p> <p>ii. Parking requirements for Hospitals: MPD-2021 provides parking standards for Health Facilities and are ensured while approving building plans. MAG observed that in most of the Hospitals, basements are misused and not being used for parking as per sanctioned plans. MPD-2021, Chapter 17: Development Control; Clause 8(5); (e) provides following: Parking area, if misused, is liable to be municipalized/ taken over by the Local Body/ Authority.</p> <p>It was decided that South DMC & New Delhi MC to study few functioning hospitals in Delhi, with respect to misuse of basements and present the status report before MAG for discussion.</p> <p style="text-align: right;">Action: Chief Architect, New Delhi MC Chief Town Planner, SDMC</p>

The above minutes of the meeting have been forwarded to the concerned for further necessary action.