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दिनांक 21/01/13

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(Office of the Chief Engineer-IV)

No : DSIIDC/CE-IV/MP/13/2012-13/21/11

Dated: 21.01.2013

To,

Director (P'g.) MPR/TC,
D.A. Vikas Minar N. DELHI-2
Dy.No. 2-366
dated 24.1.13

The Chairman,
Management Action Group On
Slum Rehabilitation and Social Housing,
Secretary (Land & Building)
GNCTD, Vikas Bhawan,
I.P. Estate, New Delhi.

Subject :- Management Action Group on "Slum Rehabilitation and Social Housing".
(Regarding Development Control Norms for EWS/LIG/Slum
Rehabilitation/Urban Poor Centres)

Ref :- Meeting of MAG held on 15.01.2013 in the Chamber of Chairman of the committee
at Vikas Bhawan ITO.

Gal 25/1
Disharma

Sir,

To be pickup
in the
next meeting

DSIIDC has executed housing projects for Slum Rehabilitation/Urban poor at
Bawana, Bhorgarh, Narela, Ghoga (Bawana) and Baprola for which the plans were
submitted with the then Municipal Corporation of Delhi but the plans have not been
approved so far. These houses were taken up during the transition period between MPD
2001 and MPD 2021. In MPD 2001 the norms for EWS housing were based on IS 8888
subject to a maximum density of 300.

AD (PS) II

A scheme of Industrial Worker Housing was approved by the then Municipal
Corporation of Delhi considering interalia the norms given in MPD 2001. After MPD 2021

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was introduced the plans could not be approved so far because of non clarity of EWS Development Control Norms.

Since the above projects were undertaken under JNNURM schemes, which was a time bound scheme and was of National importance, the projects have been executed. In para 4.2 of MPD 2021 under the heading "Housing Strategy" there is a provision that "The Central Government may relax density and other norms in consultation with DDA for public housing and projects of national Importance". In view of this provision the housing projects which have already been executed may be accepted as such.

As regards the new housing schemes which have been taken up recently at Poothkhurd, Tikri and Khanjawala the DPR's have already approved by Ministry of HUPA under JNNURM scheme. These housing schemes comprise of G+4 houses within 15 mtr height. The plans of these schemes have also been submitted already with MCD but the same have not been approved because of non clarity of Development Control Norms.

DSIIDC gave certain suggestions during the Open Public Hearing held by DDA on 01.05.2012 at Rohini office of DDA.

Since a review of the Master Plan 2021 is under consideration, DSIIDC has drafted Development Control Norms in respect of aforesaid norms. A gist of the same is enclosed as Annexure 'A' for reference and consideration during the Review of Master Plan. These norms are based on practical experience gained during the execution of G+3 and G+4 houses.


(H.C.PURI)
Chief Engineer-IV

Encl : As above

Copy to : for kind information and necessary action please :-

- 1) Commissioner cum Secretary
Delhi Development Authority
D Block, Vikas Sadan,
New Delhi – 110023.

- 2) Mr. Sanjay Pathak
Additional Commissioner
Delhi Development Authority
6th Floor, Vikas Minar, ITO, New Delhi.
- 3) Chief Architect,
DDA, Vikas Minar,
ITO, New Delhi.
- 4) Mr. S.B. Khodhankar
Director (MP)
Delhi Development Authority
6th Floor, Vikas Minar, ITO, New Delhi.
- 5) Mrs. I.P. Parate
Director (MPR)
Delhi Development Authority
6th Floor, Vikas Minar, ITO, New Delhi.
- 6) Additional Commissioner (Eng)
North Municipal Corp. of Delhi,
Headquarter Building Committee,
ITPIP-17,
3rd Floor, NDSE-II, New Delhi – 110049.
- 7) Chief Town Planner,
North Municipal Corp. of Delhi,
Headquarter Building Committee,
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Annexure 'A'

Gist Regarding Development Control Norms for EWS/LIG/Slum Rehabilitation/ Urban Poor Housing in Delhi

1. Norms required
 - In situ
 - New housing
 - Transit/Rental housing

(Norms for In Situ Housing is being given by DUSIB)

(Norms for Transit/Rental Housing have no mention in MPD-2021, which may be framed by DDA)

2. New housing may be in form of slum rehabilitation/Industrial housing/Urban poor
Corelate norms/requirements of JNNURM/RAY schemes.
3. Location: Plot located on minimum 6 m width.
4. Setbacks: Min. 6 m all sides
5. Parking: 0.5 ECS (two wheelers only)
6. Formal green/Playground = 5%
7. Density: Only maximum density be specified
 - For low rise upto 15 m = max. 450 DU/Hac (+10%)
 - For high rise = max 600 DU/Hac (+10%)
8. Social infrastructure norms be same for insitu or new EWS housing
Eg:
 - Club all facilities in one composite facility centre (norms be specified)
 - Define no. of facility centres based on population (Say 1 F.C. for 10,000 population)
 - Primary school and secondary school be clubbed in 2000 sq m for 20,000 population.
 - Dhalao, STP, ESS, UG Tank, Bus & Autorickshaw stand as per site conditions (Free from FAR & w/o ground coverage)
9. For individual plots, any neighbourhood development where such facilities are available in proximity the same may be considered.

Building byelaws/General building requirements

1. Size of rooms, WC, Bath, toilet, kitchen, height of room spaces should be as per IS:8888.
2. Staircase width: min 1250 mm, tread 250mm, riser 190mm

Water norms/ For DJB:

- Per capita consumption of water: 135 litres per person per day.
- One dwelling unit be considered to accommodate 4.5 persons.

Electricity norms for discom: Electricity load per DU = 1.5 KW

Solar energy: Optional