

By Speed Post



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 DIRECTORATE OF HEALTH SERVICES
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OFFICE OF THE DIR (Plg.)
 MPR/TC, D.D.A. N. DELHI-2
 Dy.No. 2706
 Dated 8/5/12

F No. 10/747/2011/DHS/P & S / 23174

Dated: 30-04-2012

To,
 The Director Planning (MPR)
 6th Floor, Vikas Minar, I.P. Estate,
 New Delhi - 110002

Director (Plg.) MPR/TC,
 D.D.A. Vikas Minar N. DELHI-2
 Dy.No. _____
 Dated: _____

SUB: INPUTS FOR SEEKING AMENDMENTS IN MASTER PLAN OF DELHI

Sir/ Madam,

The Directorate of Health Services, Govt. of NCT of Delhi is entrusted with the work of planning and creating dispensaries and hospitals in Delhi for providing health care to the citizen of Delhi. This office would like to put forth a few suggestions, for consideration in the ongoing exercise of review of master plan for Delhi so that infrastructure could be created for offering optimum services, as follows:

(A) PRIMARY HEALTH CARE

1. The standards for establishing a Primary Urban Health Centre (PUHC) in Delhi for a defined population on the model of PHC in rest of India have been approved by the Delhi cabinet vide cabinet decision no 1645 dated 19/04/10. The services that will be provided here include free OPD services, ANC & PNC services, Family Welfare services, Immunization, lab services, DOTS, Health education, emergency services for minor injuries, accidents, first aid, pharmacy, outreach services etc. It is different from PHC in two ways: (a) It does not have any beds (b) It is not functional on 24X 7 basis. It is envisaged that all the new centres would be established in accordance with the new standards and all the existing dispensaries would be upgraded to the PUHC standards in due course in terms of services, infrastructure, manpower etc. It is requested that the terminology 'PUHC' may thus be included in the nomenclature under "Other Health Facilities" also and included in table of definitions and permissible use in sub use zones.
2. A PUHC would cover approx 50,000 population which may vary between 30000 in sparsely populated areas to 75000 in densely populated areas. The plot size requirement under table 13.1 may be indicated as 1000 – 2000 sq mt for such a unit as is the case for polyclinic.

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3. Under Table 13.2 , the current maximum permissible FAR for a dispensary is 150. It is observed that the plots being allotted by DDA are smaller in size where sufficient constructed space is not as per requirements and there is no scope left for future expansion of services. There is an expansion of services being offered at the dispensary level such as dental services, diagnostic services such as X-ray facility, geriatric care etc. There is a need to account for the future needs also. Also some space provisions are required to be created for accommodating office spaces for different programmes which are implemented or monitored at the level of dispensaries. It would be appropriate if the FAR is increased to 200 for dispensaries/ PUHC.
4. The use of basement for use as a medicine store may be allowed to provide for extra space for dispensaries. This area should not be counted in FAR for obvious reasons.
5. The Delhi Government dispensaries are established with the aim of providing primary health care free of cost at the doorstep to the vulnerable population residing in slums, JJ colonies, unserved 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 staff and the visitors put together. It is seen that to accommodate this condition, a requirement of constructing two level of basements is necessary in a few situations which increases the cost on one hand and problems of water seepage in lower basement due to high water table may occur at a few places. Hence it is desired 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 especially in small plots.
6. 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 necessitates setting up of several such units. A suitable provision of sufficient numbers of plots for establishing such units presently 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.
7. The provision to construct PUHC/ dispensary in the villages falling in Green Belt zone needs to be created so that PUHC could be constructed here and the duty of provision of Primary Health care uniformly to citizen of Delhi could be fulfilled.
8. The mandate of providing basic health care to the citizen of Delhi necessitates setting up of health units at even those areas where the population is unserved by any health care giving agency. Under NRHM, as of now 52 Seed PUHC (**Seed** Primary Urban Health Centre), which are different from PUHC, have been established in small rented accommodations across Delhi. Seed PUHC primarily focus on providing essential Mother & Child Health care. It is the mandate of the Government to ultimately establish a full-fledged PUHC at these locations for providing all the health related services as per requirements. The need of the hour is to earmark plots in the area development plans here to build departmental buildings in due course.

(B) HOSPITAL UNITS

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 hospitals by the Government and with more beds per hospital. With this requirement as the background, the following is suggested:-

1. 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.
2. 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.
3. The peripheral villages have been reserved as Green Belt areas. 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 Green Belt Zone has affected a few projects where land had already been allotted by the Gram Sabha for construction of hospitals and payment had been made, for example at Village Bamnoli & Village Jhatikara where the health department was going ahead with obtaining other clearances such as change in land use etc. at the time when the restriction were announced.
4. There is a good possibility to seek allotment of big plot of land 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. The inclusion of Trauma Beds in those hospitals situated on National Highways would also help the accident victims & saving precious lives. It is desired that the decision may be reviewed and permission to set up hospitals at peripheral most villages may be granted atleast on case to case basis.
5. Rules may be amended to permit construction of hospital / dispensary on the land earmarked for construction of a hospital in "Khatauni" of a village or marked for hospital / dispensary at the time of 'Chakbandi' even if the village now is declared to be in Green Belt.
6. Difficulty is being faced presently in seeking approvals for change in land use for those plots especially Gram Sabha lands and the 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 or hospital on Gram Sabha Land wherever construction is planned by the Government.

(C) OFFICE BUILDINGS

1 Allotment of plots for establishing 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.

Plots measuring One Acre each, preferably at a central location, in the following districts are required for constructing proper offices of CDMO's:

- District North West
- District South West
- District Central
- District North
- District East
- District South

It is requested that special provision may be made in the zonal development plans earmarking these plots as above for CDMO offices. A detailed proposal could be submitted if so desired.

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 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 building of Drug Control department and a few of its sub offices are established elsewhere in dispensary / hospital buildings. It had been a persistent demand 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 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.

I may be contacted for any further details / clarifications

Yours faithfully,

Sunil Bhatnagar
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 CMO (PLG)
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