

Delhi police register elderly, issue ID cards to check crime against older in city

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NEW DELHI: On the eve of International Day for Older Persons, the Delhi police on Sunday organised a registration

mela in all the police stations across the city for enrolling senior citizens, especially those who live alone.

The move was necessitated keeping in view that several senior citizens fall prey to crimes

in the city. Every year since 1991, the United Nations observes the International Day for Older Persons. The theme for this year is 'Longevity: Shaping the Future'.

SBK Singh, joint commis-

sioner of police (crime) said: "We would be issuing identity cards to the senior citizens who have registered at the mela today. Then, we will carry out safety and security audit at their respective homes."

The mela was a follow up of a meeting between Singh and Confederation of Senior Citizens Associations of Delhi held earlier in September. The meeting had emphasised on increasing awareness among the elderly

about registration with the Senior Citizens' Cell of Delhi police and verification of domestic helps.

But, apparently due to lack of awareness, the response to the registration mela has not been

as good as expected. "There are various reasons for a poor response. For instance, in Safdarjung Enclave area, many of the senior citizens are already registered," said JR Gupta, president of the confederation.

"We are expecting Singh tomorrow for our function on the elders' day. We would raise a demand with him to continue the registration mela for at least a month to cover more seniors," Gupta added.

DELHI DEVELOPMENT AUTHORITY

(Master Plan Section)

Public Notice

The following modifications which the Central Government/Delhi Development Authority proposes to make in the Master Plan for Delhi (MPD)-2021, as part of its review, under Section 11(A) 3 of the Delhi Development Act, 1957, are hereby published for public information. Any person having any objection or suggestion with respect to the proposed modifications may send the objection/suggestion in writing to the **Commissioner-cum-Secretary, Delhi Development Authority, 'B' Block, Vikas Sadan, New Delhi-110023** within a period of ninety days from the date of this Notice. The person making the objection or suggestion should also give his/her name and address.

Modifications:

CHAPTER 5.0-TRADE AND COMMERCE

Para/S.No.	Existing Provisions	Proposed Amendments/ Modifications
1	2	3
Table 5.1: Five-Tier System of Commercial Areas of para 5.2		
1. Column V of Table 5.1		
Insert the words 'up to 50 sqm.' after the word 'office', as under:		
Tier	V	Tier
Population	About 5,000	Population
Area (Ha.)	0.1	Area (Ha.)
Activities Permitted	Convenience Shopping Centre	Convenience Shopping Centre
	Retail Shopping, Local Level service activities. Repair, office, Bank, ATM, Informal trade, restaurant.	Retail Shopping, Local Level service activities. Repair, Office up to 50 sqm., Bank, ATM, Informal trade, restaurant.

CHAPTER 5.0-TRADE AND COMMERCE

Para/S.No.	Existing Provisions	Proposed Amendments/ Modifications
1	2	3
Para 5.6.2 under para 5.6 COMMUNITY CENTRE (CC) LOCAL SHOPPING CENTRE (LSC)/CONVENIENCE SHOPPING CENTRE (CSC)		
1.	The LSC/CSC will cater to the day-to-day needs to the local population. Some areas developed prior to 1962 like Lajpat Nagar, Rajouri Garden, Tilak Nagar, Kamla Nagar etc. having concentration of commercial activities, may continue subject to condition prescribed under the Mixed Use Regulations. The existing built-up commercial centres may be redeveloped if need be with enhanced FAR subject to payment of appropriate levies.	The LSC/CSC will cater to the day-to-day needs to the local population. Some areas developed prior to 1962 like Lajpat Nagar, Rajouri Garden, Tilak Nagar, Kamla Nagar etc. having concentration of commercial activities, may continue subject to condition prescribed under the Mixed Use Regulations. The existing built-up commercial centres may be redeveloped if need be with enhanced FAR subject to payment of appropriate levies. To incentivize the redevelopment a maximum overall FAR of 50% over and above the existing permissible FAR shall be given.

CHAPTER 6.0-WHOLESALE TRADE

Para/S.No.	Existing Provisions	Proposed Amendments/ Modifications
1	2	3
Para 6.2 SUB-CITY LEVEL MARKETS		
1.	Most of the existing planned markets and warehousing were developed in early seventies for specific commodities. Due to their proximity to residential area, these markets need to be redeveloped to overcome the environmental and traffic problems. The traders associations shall share the responsibility of redevelopment to modern wholesale markets. The beneficiaries will have to pay the betterment charges to the implementing agency. Space for commodities that are not permissible in mixed use streets under para 15.6 shall be made available in wholesale city level market and sub city level market to enable their relocation.	Most of the existing planned markets and warehousing were developed in early seventies for specific commodities. Due to their proximity to residential area, these markets need to be redeveloped to overcome the environmental and traffic problems. To incentivize the redevelopment, a maximum overall FAR of 50% over and above the permissible FAR shall be given. The traders associations shall share the responsibility of redevelopment to modern wholesale markets. The beneficiaries will have to pay the betterment charges to the implementing agency. Space for commodities that are not permissible in mixed use streets under para 15.6 shall be made available in wholesale city level market and sub city level market to enable their relocation.

CHAPTER 4.0-SHELTER

Para/S.No.	Existing Provisions	Proposed Amendments/ Modifications
1	2	3
Para 4.4.3 B. Residential Plot - Group Housing		
1. S.No. (iii)	Additional floor area up to a maximum of 400 sqm. shall be allowed to cater to community needs such as community/recreational hall, crèche, library, reading room and society office. In addition to above, 100 sqm. area shall be permissible for Senior Citizen Recreation Room.	S.No. (iii) Additional floor area minimum 400 sqm. or at the rate of 0.6% of permissible FAR subject to maximum of 1200 sqm. shall be allowed free from FAR to cater to community needs such as community/ recreational hall, crèche, library, reading room, senior citizen recreation room/club and society office.
2. S.No. (v)	The developer shall ensure that minimum 15% of FAR or 35% of the dwelling units, whichever is more, are constructed for Community-Service Personnel/EWS and lower category. Such flats should have a carpet area between 25-40 sqm. This 15% FAR or 35% of the	The developer shall ensure that minimum 15% of the proposed FAR to be constructed for Community-Service Personnel/EWS and lower category. Such flats should have a carpet area between 25-40 sqm. This 15% of the proposed FAR for Community Service Personnel/EWS and lower category housing would

Dwelling Units for Community Service Personnel/EWS and lower category housing would be over and above 200 permissible FAR and density mentioned at (i) (a), (b) & (c) above. Employer Housing of Central Government, State Government and other Government Agencies are not required to follow the requirement of FAR or Dwelling Units for Community Service Personnel/EWS and lower income category.

CHAPTER 7.0-INDUSTRY

Para/S.No.	Existing Provisions	Proposed Amendments/ Modifications
1	2	3
Table 7.2: Norms for Land Distribution in Industrial Areas		
S.No.	Use Premises	Perce ntage
1.	1. Industrial Plots (Net Area)	55-60
	2. Recreational: Buffer Zone, Parks, Water Bodies, Green under HT lines, etc.	10-12
	3. Commercial: Shopping Centre, Petrol Pumps, Guest House/ Budget hotels, Lodging and Boarding, Service and Repair Shops, Communication/ Telephone Exchange, etc.	2-3
	4. Facilities • Public and Semi Public: Fire Station/ Fire Post, Police Station/ Police Post, Hospital/ Dispensary, ITI/ Polytechnic, Dharamshala, Night Shelter, Day Care Centre, etc. • Utilities: Electric Sub-station, CETPs, Pumping Stations, Underground Reservoirs/ Fire Fighting Tanks and other utilities, etc.	8-10
	5. Transportation: Circulation, Loading/ Unloading Area, Parking, Ideal Truck Parking, Goods Vehicle Parking etc.	16-18
	6. Total	100
<i>Note: * In case of residential use premises regulations for Group Housing shall apply. The land shall be reserved for facilities as per residential facilities. Following break up for industrial housing: i) Industrial Worker : 80% of DUs housing (Category-I of MPD-2021) ii) Entrepreneurs/ Supervisor : 20% of DUs (Category II & III of MPD-2021)</i>		
Definition for 'Industrial Plot' Use Premise in Table 7.3: Development Control Norms		
2.	A premise for industrial activity having up to 50 workers with non-hazardous, non-polluting performance.	A premise for industrial activity with non-hazardous, non-polluting performance.

CHAPTER 13.0-SOCIAL INFRASTRUCTURE

Para/S.No.	Existing Provisions	Proposed Amendments/ Modifications
1	2	3
Table 13.6: Development Controls for Education Facilities (Higher Education)		
1.	No provision in MPD-2021.	Following category to be inserted after S.No.4 as S.No.5: College i) In case of old colleges plot will be divided as follows: Area per college : 4.0 ha a) College building area : 1.8 ha 45% b) Play field area : 1.8 ha 45% c) Residential including hostel area : 0.4 ha 10% ii) In case of variation in area the % to be followed. iii) Development control norms for academic college building area & residential will be same as S.No. 4 above.

CHAPTER 15.0-MIXED USE REGULATIONS

Para/S.No.	Existing Provisions	Proposed Amendments/ Modifications
1	2	3
Para 15.7.1 Sub-para (e)		
1.	Fitness centre (including gymnasium, yoga/ meditation centre) as existed on 7.2.2007	Fitness centre (including gymnasium, yoga/meditation centre) as existed on 12.8.2008

CHAPTER 17.0-DEVELOPMENT CODE

Para/S.No.	Existing Provisions	Proposed Amendments/ Modifications
1	2	3
Clause 8: Sub-Clause 8 (2) Permission of Use Premises in Use Zones		
S. Use Pre- No. mises	Use Zones R C C M P D 1 2 S	S. Use Pre- No. mises
M INDUSTRY		M INDUSTRY
i Industrial plot, flatted group industry	N N N P N P P P	i Industrial plot, flatted group industry
PS PUBLIC AND SEMI PUBLIC FACILITIES		PS PUBLIC AND SEMI PUBLIC FACILITIES
i Hospital (upto 100beds)	P P N N P P P P	i Hospital (upto 100beds)

Under the Notes given below Table 7.3, S. No. (vii) added after S. No. (vi)

2.		(vii) Industrial plots abutting roads of 24m ROW and above shall be eligible for conversion to Hospitals (up to 100 beds) within the existing development control norms, subject to the conditions (a) the number of beds to be accommodated on a plot shall be worked out @ 100 sqm. of gross floor area per bed and (b) payment of conversion charges as prescribed by the Government from time to time. The activities permissible in Hospital (Table 13.20) shall be permitted in such plots. However, this shall not be permitted on non-conforming/ regularized industrial cluster. The above provision shall not affect the Supreme Court orders in any manner.
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Clause 8: Sub-Clause 8 (5) (b)

3.	The basement(s) above the plot level shall be kept flushed with the ground and shall be ventilated with mechanical means of ventilation; and	The basement(s) beyond building line shall be kept flushed with ground and shall be ventilated with mechanical means of ventilation; and
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CHAPTER 1.0-INTRODUCTION

Para/S.No.	Existing Provisions	Proposed Amendments/ Modifications
1	2	3
Para 20 (e)		
1.	In order to prevent growth of slums, mandatory provision of EWS housing/slum rehabilitation in all group housing to the extent of 15% of permissible FAR or 35% of dwelling units on the plot, whichever is higher.	In order to prevent growth of slums, mandatory provision of EWS housing/slum rehabilitation in all group housing to the extent minimum 15% of the proposed FAR on the plot.

CHAPTER 4.0-SHELTER

Para/S.No.	Existing Provisions	Proposed Amendments/ Modifications
1	2	3
Para 4.2.3.3 New Housing for Urban Poor		
1.	The developers of group housing shall ensure that minimum 15% of FAR or 35% of the dwelling units, whichever is more, are constructed for Community - Service Personnel/EWS and lower income category. Employer Housing of Central Government, State Government and other Government Agencies are not required to follow the requirement of FAR or Dwelling Units for Community Service Personnel/EWS and lower income category.	The developers of group housing shall ensure that minimum 15% of proposed FAR to be constructed for Community-Service Personnel/EWS and lower income category. Employer Housing of Central Government, State Government and other Government Agencies are not required to follow the requirement of FAR or Dwelling Units for Community Service Personnel/EWS and lower income category.

CHAPTER 15.0-MIXED USE REGULATIONS

Para/S.No.	Existing Provisions	Proposed Amendments/ Modifications
1	2	3
Para 15.3.2.1. In colonies falling in categories A and B		
1.	"Other activity" restricted to guest houses, nursing homes and pre-primary schools, as defined in para 15.7.1, subject to conditions contained in para 15.7, in plots abutting roads of minimum 18m ROW in	"Other activity" restricted to guest houses, nursing homes and pre-primary schools, as defined in para 15.7.1, subject to conditions contained in para 15.7, in plots abutting roads of minimum 18m ROW in regular plotted development, since these

regular plotted development, since these activities are in the nature of 'Public and Semi-Public' facilities. New banks and fitness centres, wellness centres and NGOs will not be permissible. Banks which existed as on 7.9.2006, fitness centres existed as on 12.8.2008, wellness centres and NGOs which existed as on 7.2.2007, (as defined in para 15.7.1),

CHAPTER 3.0-DELHI URBAN AREA 2021

Para/S.No.	Existing Provisions	Proposed Amendments/ Modifications
1	2	3
3.3.1: REDEVELOPMENT STRATEGY		
1.	The target areas for redevelopment will have to be identified on the basis of their need for up-gradation and potential for development. Redevelopment Schemes will be prepared by the respective local body/land owners/ residents. The concerned local body should promote private land owners to take up assembly and redevelopment and some of the areas identified are:	The target areas for redevelopment will have to be identified on the basis of their need for up-gradation and potential for development. Redevelopment Schemes will be prepared by the respective local body/land owners/ residents. The concerned local body should promote private land owners to take up assembly and redevelopment and some of the areas identified are:

3.3.1.1 A. Influence Zone along MRTS and major Transport Corridor

1.	i. Maximum up to 500 m. wide belt on both sides of centre line of the MRTS/Major Transport Corridor (to be identified in consultation with GNCTD) will be designated as Influence Zone which will be identified in the respective Zonal Development Plans.	i. About 500 m. wide belt on both sides of centre line of the MRTS/Major Transport Corridor to be considered as Influence Zone.
2.	iii. The approval of schemes will be granted only after commencement of execution of the respective phase of MRTS.	iii. The approval of schemes will be granted after the approval/ Notification of respective phase of MRTS.
3.	vii. The following areas shall be excluded from the enhancement of FAR:- - Lutyens' Bungalow Zone, Chanakya Puri, DIZ Area and Matasundari Area. - Civil Lines Bungalow Area. - Monument Regulated Zone (As per ASI guidelines).	vii. The following areas shall be excluded from the enhancement of FAR:- - Lutyens' Bungalow Zone, Chanakya Puri. - Civil Lines Bungalow Area. - Monument Regulated Zone (As per ASI guidelines).

CHAPTER 7.0-INDUSTRY

Para/S.No.	Existing Provisions	Proposed Amendments/ Modifications
1	2	3
7.6.2.1 Norms for Redevelopment of clusters of Industrial Concentration in Non-Conforming Areas		
1.	vi) Other stipulations shall include- a) Minimum 10% area is to be reserved for circulation/roads/service lanes. b) Minimum 10% of semi-permeable surface for parking and loading/unloading areas. c) Minimum 10% of total area to be reserved for infrastructure requirements like CETP, Sub-Stations, Pump House, Fire Station, Police post, etc. as per the norms. d) Preparation of: - Plan for water supply from DJB/Central Ground Water Authority (wherever required) along with requirement for pumping stations, storage tanks, ground water recharging/ rainwater harvesting. - Drainage plan as per norms. e) 8% of the cluster area shall be reserved for parks/green buffer. f) Plots measuring more than 100 sqm to have minimum 9.0 m. ROW. g) Plots measuring less than 100 sqm to have minimum 7.5 m. ROW. h) Common parking to be provided for plots below 60 sqm, whereas for plots above 60 sqm front set back (min. 3m) shall be provided without boundary wall for parking and loading and unloading.	vi) Other stipulations shall include- a) About 10% area is to be reserved for circulation/roads/service lanes. b) About 10% of semi-permeable surface for parking and loading/unloading areas. c) About 10% of total area to be reserved for infrastructure requirements like CETP, Sub-Stations, Pump House, Fire Station, Police post, etc. as per the norms. d) Preparation of: - Plan for water supply from DJB/Central Ground Water Authority (wherever required) along with requirement for pumping stations, storage tanks, ground water recharging/ rainwater harvesting. - Drainage plan as per norms. e) 8% of the cluster area shall be reserved for parks/green buffer. f) Plots measuring more than 100 sqm to have minimum 9.0 m. ROW. g) Plots measuring less than 100 sqm to have minimum 7.5 m. ROW. h) Common parking to be provided for plots below 60 sqm, whereas for plots above 60 sqm front set back (min. 3m) shall be provided without boundary wall for parking and loading and unloading.

2. The text of MPD-2021 indicating the proposed modifications shall be available for inspection at the Office of the **Dy. Director, Master Plan Section, 6th Floor, Vikas Minar, IP Estate, New Delhi-110002** on all working days within the period referred above.