

GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI
URBAN DEVELOPMENT DEPARTMENT
(UNAUTHORISED COLONIES CELL)
10TH LEVEL, 'C' WING, DELHI SECRETARIAT
I.P. ESTATE, NEW DELHI-110002

F.No.627/UC/2012/CD-021186912/ 1278 - 1291

Dated: 14-10-2015

ORDER

Sub: Guidelines/instructions for development work in unauthorized colonies as per Cabinet Decision No. 2227 dated 06.10.2015

Pursuant to approval of Cabinet vide Decision No. 2227 dated 06.10.2015 conveyed vide order No. F.3/3/2013/GAD/CN/dsgadiii/4745-4756 dated 8.10.2015 and in supersession of all previous guidelines/instructions for development work in Unauthorized Regularized Colonies and Unauthorized Colonies, following guidelines are issued.

1. The development work will be carried out in all unauthorized colonies relying on maps delineated by Survey of India/DSSDI till the satellite images/maps prepared by GSDL showing the built up position of more than 50% as on 01.01.2015 are made available (in respect of 895 colonies) and on satellite images/maps to be provided by GSDL as on 01.01.2015 showing built up position of more than 50% in the remaining unauthorized colonies, as per the recommendations of the Dhault Working Group.
2. The development works will be carried out leaving out forest areas as earmarked on the satellite images/maps (as on 01.01.2015) prepared by GSDL in unauthorized colonies by Forest & Wildlife Department after obtaining NOC/approval of the Competent Authority through the

Forest Department, Government of NCT of Delhi in the unauthorized colonies stated to be affected as such.

3. The development works will be carried out leaving out areas as earmarked by ASI on satellite images /maps as on 01.01.2015) prepared by GSDL in unauthorized colonies or after obtaining clearance/permission from the Competent Authority/National Monument Authority /ASI in respect of colonies stated to be affected by the Ancient Monuments and Archaeological Sites and Remains Act, 1958.
4. The development works will be carried out leaving out areas having DDA hindrances and the land is fenced by DDA stated to be affected as such.
5. The following activities shall be covered under the scope of the development work in the unauthorized colonies under the Plan Scheme "Provision of Essential Services in Unauthorised colonies."
 - a. Construction of roads/ pavements and storm water drainage.
 - b. Installation of street lights.
 - c. Installation of sewerage and water supply lines.
6. The work of construction of roads and drainage in unauthorized colonies shall be carried out as a single work without splitting the estimate and with due observance of norms for quality control and financial prudence as provided in rules and instructions issued from time to time.
7. Storm water drains shall form integral part of the pavement in unauthorized colonies and shall be connected with proper outfall structure capable of receiving the surface runoff during rains.

8. Maintenance of the services of water pipe lines, sewer, repairs of the damaged pavements, s.w. drains in unauthorized colonies shall be treated as development works.
9. Construction of roads/ pavements in unauthorised colonies shall be normally taken up only after laying of water and sewerage services in order to avoid wasteful expenditure due to damage caused to the surfaces while laying the water and sewer lines.
10. Delhi Jal Board will provide list of unauthorized colonies giving status of water and sewerage works already executed and planned to be undertaken in next three years so that the departments concerned can plan their works of development of pavements accordingly.
11. Since, cement concrete pavements are considered to be most suited and quicker to lay in unauthorized colonies, the same shall be provided alongwith storm water drainage system by the concerned agencies once the works of laying of water and sewerage networks are completed. Thickness of the pavement shall be designed keeping in view the road size and nature/ volume of traffic expected to move on the road.
12. In those unauthorized colonies where works of laying water & sewerage services are planned to be undertaken within the next three years, only brick pavements (kharanja) with s.w. drains shall be provided since it is easier to construct, dismantle and are considered economical also while giving smooth passage to the commuters till the time services are laid.
13. Based on sustainability of resources and technical feasibility, if works of laying of water and sewerage services are somehow planned to be

undertaken after three years, brick pavements (kharanja) shall be provided in the roads/ pavements of size up to 6 mtr width and for the bigger widths, bituminous roads shall be constructed alongwith S.W. drains on the sides.

14. Standard CPWD specifications for construction of roads and drains across colonies shall be followed by executing agencies.
15. Executing agencies shall furnish progress reports and utilization certificates to UD Department, Planning and Finance Departments of Delhi Govt. on monthly basis.
16. Executing agencies are bound by the discipline imposed by court orders, Delhi government decisions, Urban Development Department guidelines/ sanction orders, CPWD Manual and the general principles of financial prudence.
17. The executing agencies may take up repair or maintenance of pavements in unauthorized colonies if it is considered necessary and justified in technical assessment made after field inspection. Nominal provision of 5% of the cost of the construction cost of pavement shall be incorporated in the block estimates/ main scheme towards urgent repair and general maintenance.
18. The civic agencies assigned the development work in unauthorized colonies shall ensure that they maintain the development work so executed for next five years and carry out the necessary minor repair works for which provision of 5% of the cost of pavement could be made while formulating the initial estimates. Separate proposals may require to be taken up from time to time for such minor repairs strictly need based.

19. Relaying of pavements/ roads is permitted only after completion of 10 years period as a general rule but in exceptional cases of compulsive circumstances and in extreme necessity in the opinion of executing agency on case to case basis, relaxation in the ten yr. time limit be considered by the agency concerned.

20. Drains in general should not be covered. In case of specific requirement, it shall be covered only with perforated RCC slabs of adequate size and strength.

21. MLA local area development fund (MLALAD) scheme shall be applicable in the unauthorized regularized colonies for all the works covered under the scheme.

22. List of unauthorized colonies which is stated to be having Forest and ASI involvement /objections and DDA hindrance are enclosed herewith as Annexure -A', 'B', 'C' for reference.

This issues with approval of Competent authority.

M. U. Sharma
14/10/15

(A.P. SHARMA)
DEPUTY SECRETARY (UC)

Copy to:

1. Commissioner, North DMC, Civic Centre, Minto Road, New Delhi
2. Commissioner, South DMC, Civic Centre, Minto Road, New Delhi
3. Commissioner, East DMC, Udyog Bhawan, Patparganj, Delhi
4. Principal Secretary, PWD, 5th level, Delhi Sectt, Delhi.
5. Principal Secretary, I&FC Department, 5/9 Under Hill Road, Delhi.
6. C.E.O. Delhi Jal Board, Varunalaya Jhandewalan Delhi
7. Managing Director, DSIIDC, Connaught Place, New Delhi
8. C.E.O., NDPL, Kingsway Camp, Delhi
9. C.E.O., BSES, Nehru Place, New Delhi
10. C.E.O., BYPL, Karkardooma, New Delhi.
11. Joint Director (Plg) UD Department, GNCT of Delhi.

Copy for information to:-

1. Principal Secretary to Hon'ble Chief Minister, Govt. of NCT of Delhi.
2. P.S. to Hon'ble Urban Development Minister,
3. P.S. to Principal Secretary, Urban Development Department.

M. U. Sharma
14/10/15

(A.P. SHARMA)
DEPUTY SECRETARY (UC)