

EMPANELMENT OF ARCHITECTS FOR SLUM UPGRADATION/ RE-DEVELOPMENT PROJECTS



DELHI DEVELOPMENT AUTHORITY



PRELUDE

The bustling Capital of World's largest democracy ; A city with rich & diverse past, with the centuries of history entwined in its fabric of modern metropolis. Delhi, the focus of social, economic and political life of India a multi facet gem whose sparkle reflects the aspirations of the nation.

It is this aspiration, which draws large population of work force to Delhi. While, some percentage of this work force is able to work and live in organized sector, a large percentage is employed and lives in unorganized sector, giving rise to development of large number of unauthorized colonies and slums. The inhabitants of these colonies are very important for the functioning of the city, as, these are the people, who by doing the numerous menial jobs, keep the city clean and working. However, the fact remains that they themselves live in sub-human-conditions and their habitats are like a dark spot on the fabric of the city. Most of the time, they occupy economically and ecologically sensitive areas, such as, sites of residential and commercial projects, green lungs and riverbed, etc.

2021 Master Plan

Master Plan 2021 prescribes for a 3-fold strategy for upgradation of existing squatter settlements, i.e. - re-location, in situ upgradation and environmental upgradation. Delhi Development Authority, which is responsible for the development of the Capital City of India is taking up the projects of re-development/ re-settlement/ upgradation of existing slum clusters in a large manner.

Empanelment of Consultants

Invitation

As a part of its effort to re-habilitate/ re-development of the slum clusters to create conducive living environment for its occupants and regain & utilize full or part of the land in a gainful manner for the use it is earmarked, DDA invites Architects to form a Panel of Consultants, who can be assigned the consultancy for the development of specific sites.

Purpose and Nature of Empanelment

The purpose of Empanelment is to involve professionally sound and experienced consultants to explore and adopt innovative, futuristic ideas and cost effective technologies, which could form the basis of development of such slum clusters. Empanelment is specifically for slum development projects, however, if DDA so desires, the empanelled consultants may be considered for assigning the other projects of similar nature.



Empanelment of Consultants



Scope of Work

- (a) Physical Survey of Site.
- (b) Physical Verification of number of existing slum dwellers/ squatters.
- (c) Preparation of Scheme for optimum utilization of land as per approved policies and framework of Master-Plan-2021.
- (d) Comprehensive Architectural Scheme for rehabilitation component.
- (e) Comprehensive Architectural Scheme for commercial/ residential components as per the assigned use of the site.
- (f) Design of external and internal services.
- (g) Preparation of a Structure-Design, B.O.Q., N.I.T. etc. for both the components.
- (h) Approval of the Scheme from the concerned municipal and local bodies, such as - D.J.B., M.C.D., D.U.A.C, civil-Aviation, Fire-Deptt etc.

DDA will be at liberty to delete/ add some parts of/ in above Scope of Work, depending upon the requirements of the specific sites.

Empanelment of Consultants

Eligibility

The term "Architect" will mean any person, who, at the time of his Application is Registered with the Council of Architecture under the Architects-Act-1972. Where the Application is made by a team, its leader shall be an 'Architect' and where the Application is made by a Firm, its atleast one Partner/ Director but not any employee shall be an "Architect". The qualifications and title of the Leader/ Partner/ Director, who is an Architect only need be stated in Registration-Form.

Process of Empanelment

The interested Firm of Architects may obtain the registration documents from the Sale Counter of DDA at Vikas-Sadan, Near I.N.A.-Market, New Delhi-23, from 3rd May 2007, by paying a Demand Draft for Rs. 1000/- in favour of Delhi Development Authority, payable on any scheduled Bank in Delhi/ New-Delhi only. This Fee is non-refundable. The documents should be purchased in the name of the Firm.



The document is also available on DDA's Website (<http://www.dda.org.in>) during the specified period. The Applicant, who download the document from the Website, will be required to pay the non-refundable-Fee of Rs. 1,000/- in the manner described above, at the time of submission of the document.

Empanelment of Consultants



Schedule of Empanelment

- | | |
|--|-------------------------------------|
| (i) Sale of Document/ Brochure starts from | 3rd may 2007 |
| (ii) Last Date for Submission of Application | 31st may 2007 |
| in the office of | Adl. Chief Architect-1 |
| | 9th floor, Vikas Minar, I.P. Estate |
| | New Delhi. (ph. 23379668) |

Empanelment Criteria

Architects' Firms with a minimum experience of 5 Years will be considered for empanelment. They should have proven experience and expertise in planning and execution of large size of residential/ commercial projects, and should have sufficient in-house expertise to take up the large projects. They should also be able to show innovative ideas in planning and execution of the projects.



Documents Required

The following documents need to be submitted —

- 1) Profile of the Firm, clearly stating the List of in-house, technical-staff with details of their qualifications, experience and field of expertise.
- 2) List of Projects handled in last 5 Years along with their costs/ covered area and addresses of clients.
- 3) List of Consultants associated on regular basis for specialized jobs, such as -Structure-Design, Services and Landscaping, etc.
- 4) Copy of Audited-Balance-Sheet for last 3 Years.

Empanelment of Consultants

Assigning of Projects

The projects will be assigned through a process of Limited Competition amongst a group of 5 to 7 Consultants from the List of Empaneled Consultants found suitable for the particular project. The short-listed group for a particular project, will be given the project brief on the basis of which, each consultant, will be required to develop a conceptual scheme and submit the same to DDA along with a Financial-Quotation for taking up the project. The schemes submitted, will be evaluated by a Select Panel, which may include outside experts/ professionals apart from DDA officials. A maximum of 3-Schemes will be selected and out of these, the project will be assigned to the Consultant, whose, Financial-Quotation is found to be lowest.

Since it is 2-stage-process, the Consultants will be required to submit their Proposal and Financial-Bids in two separately sealed envelopes. Only the Financial-Quotations of the short-listed candidates will be opened.



Relevant Abstract from Master Plan



Relevant Abstract From Master Plan 2021 specifying the Policy Guidelines for Re-development of Slum & JJ Clusters are being reproduced below for the benefit of the Consultants -

In so far as the existing squatter settlements are concerned, the present three-fold strategy of relocation from areas required for public purpose, in-situ upgradation at other sites to be selected on the basis of specific parameters and environmental upgradation to basic minimum standards shall be allowed as an interim measure. Rest of the clusters, till they are covered by either of the first two components of the strategy, should be continued.

During the Plan period 1981-2001, sites and services approach based relocation was employed in which resettlement of squatter slums was done on 18 sq.mt. and 12.5 sq.mt. plots (transit accommodation) allotted to eligible persons on license basis. This has led to a number of aberrations and there are several aspects, due to which this approach needs to be progressively abandoned and substituted by an alternate approach.



Relevant Abstract from Master Plan

Broadly speaking this alternate approach should have the following components -

- (i) Resettlement, whether in the form of in-situ upgradation or relocation, should be based mainly on built up accommodation of around 25 sqmt. with common areas and facilities, rather than on the model of horizontal plotted development.
- (ii) The concept of land as a resource should be adopted to develop such accommodation with private sector participation and investment, to the extent possible.
- (iii) Incentives by way of higher FAR, part commercial use of the land, if necessary and feasible, Transfer of Development Rights should be provided.
- (iv) A cooperative resettlement model with adequate safeguards may be adopted with tenure rights being provided through the institution of Co-operative Societies.
- (v) The provision of accommodation should be based on cost with suitable arrangements for funding/ financing, keeping in view the aspect of affordability and capacity to pay.
- (vi) In case of relocation, the sites should be identified with a view to develop relatively small clusters in a manner that they can be integrated with the overall planned development of the area, particularly keeping in view the availability of employment avenues in the vicinity. Very large resettlement sites could lead to a phenomenon of planned slums.
- (vii) Suitable arrangement for temporary transit accommodation for families to be rehabilitated should be made. This may preferably be near or at the same site and the utilization of these may be synchronized with the phases of implementation of the scheme of in-situ upgradation.
- (viii) Community Based Organizations (CBOs) and Non Governmental Organizations (NGOs) should be closely involved in the resettlement process.



Regulations and guidelines



Slum & JJ Redevelopment Regulations and Guidelines for Collective Community Rehabilitation/ Relocation -In-situ Upgradation/ Rehabilitation of Slum & JJ Clusters and Resettlement Colonies.

- (i) Minimum plot size 2000 sqmt. (facing a min. road of 9 m).
- (ii) Maximum density 600 units per Hect. + 10% variation, on residential component of land.
- (iii) The scheme should be designed in a composite manner with an overall maximum FAR of 400 on the residential component of the land and FAR on the remunerative component of land shall be as applicable for the relevant land use.
- (iv) Mixed land use/ commercial component upto 10% of permissible FAR in the residential component of the land.
- (v) Specific situations may require clubbing of scattered squatters with JJ sites in the neighbourhood to work out an overall comprehensive scheme.
- (vi) The minimum residential component of the land area for rehabilitation of squatters has to be 60% and maximum area for remunerative use has to be 40%.
- (vii) Area of dwelling unit for rehabilitation shall be around 25 to 30 sqmt.
- (viii) Common parking is to be provided which can be relaxed wherever required, except for the parking for remunerative purposes.
- (ix) No restriction on ground coverage (except setbacks).
- (x) Schemes shall be approved by concerned local body.
- (xi) Schemes/ designs should be compatible for the disabled.
- (xii) Norms for Social Infrastructure shall be as per 4.2.2.2 B (annexure I) sub-para (ii) 'Social'.
- (xiii) Norms for Physical Infrastructure shall be as per note (iv) of Table 4.2. (annexure II)

Regulations and guidelines

Annexure I - Table 4.2.2.2 B

Social: For provision of social facilities, reduced space standards shall be adopted. Depending on the availability of land, facilities like community hall, dispensary etc. can be grouped together.

- (a) Primary school 800 sq.m. per 5000 population.
- (b) Sr. Secondary School 2000 sq.m per 10000 population.

The norms can be further relaxed for existing recognised schools on the basis of minimum norms prescribed by the Education Department, GNCTD / Central Board of secondary Education.

- (c) The following facilities can be clubbed in a composite facility centre (500-1000 sqm.)
 - (i) Multi-purpose community hall - 100 sqm.
 - (ii) Basti Vikas Kendra - 100sqm.
 - (iii) Religious site -100 sqm.
 - (iv) Police Post -100 sqm.
 - (v) Health Centre -100 sqm.
 - (vi) Park/ Shishu Vatika - 200 sqm.
 - (vii) Area for essential retail outlets e.g., Milk Booth, Fair Price Shop, Kerosene shop, etc. may be provided.
 - viii) Provisions for informal trade units and weekly market to be made, wherever necessary.

Regulations and guidelines



Annexure II: Table 4.2

S.No.	Use Premises	No. of Units	Unit Area (Ha.)	Total Land (Ha.)
a)	Education 1. Primary School 2. Senior Secondary School	1 1	0.20-0.40 0.60-0.80	0.20-0.40 0.60-0.80
b)	Shopping 3. Local Convenience Shopping 4. Service Market 5. Informal Bazaar	1 1 1	0.40 0.20 0.10	0.40 0.20 0.10
c)	Other Community Facilities 6. Milk Booth 7. Banquet Hall 8. Religious Building 9. Housing Area Play Ground 10. Neighbourhood Play Area 11. Anganwari	- 1 2 2 1 2	As per standard norms (in LSC) 0.08-0.20 0.04 0.5 1.0 0.02-0.03	0.08-0.20 0.08 1.0 1.0 0.04-0.06
d)	Recreational 12. Tot lot @ 0.50 sq.m./person 13. Housing Area Park 14. Neighbourhood Park	- 2 1	0.0125 0.5 1.0	0.5 1.0 1.0
e)	Utilities 15. Dhalao including segregation facility 16. Underground water tank 17. Local level waste water treatment facility	0.02 0.20 Wherever feasible	0 0.20	
f)	Transportation 18. Three wheeler and Taxi stand	1	0.04	0.04

Notes



DELHI DEVELOPMENT AUTHORITY

**EMPANELMENT OF ARCHITECT FOR
SLUM UPGRADATION/RE-DEVELOPMENT PROJECTS
(to be enclosed with application)**

Name of Applicant : -----

Address : -----

City : -----

Pin : -----

Phone Number(s) : -----

E-mail Address : -----

Applicant Signature/Seal : -----