

MINUTES OF MEETING

12-7-94

DELHI DEVELOPMENT AUTHORITY
(COMM.-CUM-SECY'S OFFICE)

List of the items discussed in the meeting of the Delhi Development Authority held on 12.07.94 at 3.00 P.M. at Raj Niwas, Delhi.

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3.	54/94	Change of land use of an area measuring 0.937 ha. (2.5 acres) from 'Public and Semi-Public Facilities' to 'residential use' at Village Adchini, New Delhi. (F.No. 20(5)/86-MP.)	17-22
4.	55/94	Change of land use of an area measuring 2 hect. from 'recreational' to 'public and semi-public facilities' (cremation ground) near Dheerpur Scheme. (F.No. 20(11)/94-MP.)	23-24
5.	56/94	Change of land use of an area, measuring 6.00 ha. from 'utility' (sewerage treatment plant) to 'public and semi-public facilities' (Hospital) on Mathura Road, Sarita Vihar, New Delhi. (F.No. 13(2)/91-MP.)	25-30

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LAI D ON TABLE

F.No.F.20(14)94-MP

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority
held on 12.7.1994 at 3.00 P.M. at Raj Niwas, Delhi.

The following were present :

CHAIRMAN

1. Shri P.K. Dave,
Lt.Governor, Delhi.

VICE-CHAIRMAN

2. Shri S.P. Jakhanwal

MEMBERS

3. Shri A.P. Sinha,
Jt.Secretary
M.O.U.D.
4. Shri K.K. Bhatnagar,
Chairman-cum-Managing Director,
H.U.D.C.O.
6. Shri H.D. Sharma,
Engineer Member,
D.D.A.
7. Shri K.N. Khandelwal,
Finance Member, DDA
8. Shri Subhash Sharma,
Commissioner, MCD.

SECRETARY

Shri V.M. Bansal
Commr.-cum-Secretary
D.D.A.

SPECIAL INVITEES

1. Shri Jagdish Sagar,
Secretary (L&B),
Govt. of Delhi.
2. Shri A.J.S. Sahney,
Secretary to L.G.
Delhi.

ALSO PRESENT

1. Dr. H.S. Anand
Pr.Commr., DDA
2. Shri S.M. Gupta,
Chief Legal Adviser, DDA
3. Shri J.C. Gambhir,
Commr.(Plg.), DDA

Contd...

4. Shri K.J. Alphons,
Commissioner (Personnel),
D.D.A.
5. Shri K.T. Gurumukhi,
Addl.T.P., TCPO.

Item No.
52/94

Confirmation of the minutes of the meeting of
the Delhi Development Authority held on 24-5-94
at Raj Niwas, Delhi.

(F.No. 2(2)/94-MC/Vo.III/DDA)

- A) Minutes of the Authority meeting held on
24-5-94 were confirmed subject to modifica-
tions in the minutes of item No.48/94 which
shall now read as under:

"The Agenda item was discussed in
detail. It was felt that there were some
limitations under the existing laws and
effective deterrent action against the de-
faulters was lacking on account of numerous
practical difficulties.

~~The~~ Phenomenon of misuse and unautho-
rised construction in the residential proper-
ties was not confined to Lajpat Nagar alone
and was prevalent in several other residential
localities of Delhi.

Need was, therefore, expressed for taking
strong and concerted action in all cases
of conversion of residential properties, by
way of making the statutes much more
deterrent and practical.

It was resolved that the entire matter
may be deliberated upon in detail and an
in-depth study be conducted to find ^a practical
solution to this vexed problem. It was further
resolved that "a Committee should be consti-
tuted, comprising representatives of DDA
and MCD, under the Chairmanship of TCPO
to go into the question of misuse of residen-
tial premises in Delhi. The Committee shall

formulate its own terms of reference and give its report within six weeks".

- B) Confirmation of draft minutes of item No. 20/94, which had earlier been deferred in the last meeting of the Authority was also taken up. Modifications proposed by FM/JS(MOUD) were discussed and it was resolved that minutes on item No. 20/94 of 24-3-94 be approved as under:

"The Authority noted that Revised Budget Estimates (93-94) for the ongoing schemes had been approved in the last meeting.

Resolved that Revised Budget Estimates for new schemes for the year 1993-94, and the Budget Estimates for the year 1994-95 be approved with the following directions:

- (i) An Expert Committee, as earlier decided in Authority's Resolution No. 143/93, be constituted within 7 days.
- (ii) Budget proposals for the new works listed in Annexure-III-BGDA be approved as a lump-sum. Till the receipt and consideration of the recommendations of the Expert Committee, schemes for fresh starts of a maximum of six thousand flats only may be taken up in 94-95 against Annexure-III".

Item No 53/94 SUR:

Change of land use of an area measuring 50 hect. from 'rural use' to 'Utility' at Bijapur, Budpur and Khampur.

(F.No. 3(52)/91-MP)

Resolved that the proposals as contained in Paras 5&6 of the Agenda be approved.

The Chairman observed that the time lag between different stages of notifications/ completion of formalities should be reduced, as much as possible.

Item No.
54/94

SUB. : Change of land use of an area measuring 0.937 hac. (2.5 acres) from 'public and semi public facilities' to 'residential use' at Village Adchini, New Delhi.
(F.No.20(5)/86-MP)

Resolved that the proposals contained in paras 4 & 6 of the Agenda item be approved.

Item No.
55/94

SUB. : Change of land use of an area measuring 2 hect. from 'recreational' to public and semi-public facilities' (cremation ground) near Dheerpur Scheme.

(F.No. 20(11)/94-MP)

Resolved that the proposals contained in Para 6 of the Agenda item be approved.

Item No.
56/94

SUB. : Change of land use of an area measuring 6.00 hac. from 'utility' (sewerage treatment plant) to 'public and semi-public facilities' (Hospital) on Mathura Road, Sarita Vihar, New Delhi.

(F.No. 13(2)/91-MP)

Resolved that the proposals contained in Para-4 of the Agenda item be approved.

Item No.
57/94

SUB. : Change of land use of an area measuring 1165.56 sqm. (1394 sq. yds.) from 'recreational' to 'public and semi-public facilities' (Police Station) at Chandni Chowk, Delhi.

(F.No.8(5)87-MP).

Resolved that the proposals contained in paras 4 & 5 of the Agenda item be approved.

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Item No.
58/94

SUB. : Construction of staff quarters in village Nangloi, Delhi - Relaxation of norms of coverage, FAR and height etc. - proposal by NBGPR.
(F.No.3(39)/91-MP).

Resolved that the proposals contained in paras 4 & 5 of the Agenda item be approved as a one time exception.

Item No.
59/94

SUB. : Change of land use of an area measuring 2.02 hect. (5 acres) from 'recreational' to 'residential' for the accommodation for Ministers of Delhi State Govt. at Timarpur, Delhi.
(F.No.F.20(6)/92-MP).

Resolved that proposals contained in Para-4 of the Agenda item be approved.

It was also resolved that L&DO. be advised to develop the remaining 45 acres of land as green, on its own or, through DDA or Govt. of NCTD.

Item No.
60/94

SUB. : Amendment in MPD-2001, Nursery School sites be utilised for nursery school as well as other facilities.
(F.No.1(7)80-M.P.)

Resolved that proposals contained in Para-5 of the Agenda item be approved with the modification that facilities like Maternity Home and Child Health Care Centre be also permitted, if they are run by reputed Societies/Trusts, which are charitable/non-profit making in nature.

Item No.
61/94

SUB. : Recruitment Regulations for the post of Deputy Director in DDA.
(F.7(189)90/PR.I)

The proposal was not approved.
The Authority observed that whereas recruitment to Engineering and

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Planning cadres was at a moderately high level, recruitment to administrative cadres was done at the level of lower division clerks; in a few cases at Group 'D' level. It was resolved that a Staff Reorganisation Committee be constituted to make suitable recommendations to improve quality and working environment amongst the DDA Administrative Cadres. Representative of a Union/ Association be suitably associated with this Committee.

The Committee should be asked to give its report within three months and till then the present practice of recruitment of Dy. Directors may continue.

Item No.
62/94

SUB. : Constn. of Boundary wall around Botanical Garden in Rohini - Budget Provision.

(F.No.A.O.(W)/III/(36)/94-95.

Resolved that proposal as contained in Para - 3 and 5 of the Agenda item be approved, with the proviso that necessary funds for the construction of the boundary wall shall be reappropriated from schemes approved in the BE of 1994-95.

Item No.
63/94

SUB. : Action taken Report on the Resolutions of the Authority's meeting held on 24.03.94.

(F.No.2(6)/94/MC/DDA/III

Noted

It was further resolved that action on the draft Minutes of the Authority meetings should be initiated if no objections or modifications are received within a period of 10 days of their circulation, after approval of the L.G./ Chairman without waiting for formal confirmation of minutes in the next meeting of the Authority.

-6-

Planning cadres was at a moderately high level, recruitment to administrative cadres was done at the level of lower division clerks; in a few cases at Group 'D' level.

It was resolved that a Staff Reorganisation Committee be constituted to make suitable recommendations to improve quality and working environment amongst the DDA Administrative Cadres. Representative of a Union/ Association be suitably associated with this Committee.

The Committee should be asked to give its report within three months and till then the present practice of recruitment of Dy. Directors may continue.

Item No.
62/94

SUB. : Constn. of Boundary wall around Botanical Garden in Rohini - Budget Provision.

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Resolved that proposal as contained in Para - 3 and 5 of the Agenda item be approved, with the proviso that necessary funds for the construction of the boundary wall shall be reappropriated from schemes approved in the BE of 1994-95.

Item No.
63/94

SUB. : Action taken Report on the Resolutions of the Authority's meeting held on 24.03.94.

(F.No.2(6)/94/MC/DDA/III

Noted

It was further resolved that action on the draft Minutes of the Authority meetings should be initiated if no objections or modifications are received within a period of 10 days of their circulation, after approval of the L.G./ Chairman without waiting for formal confirmation of minutes in the next meeting of the Authority.

Item No.
64/94

SUB. : Change of land use in respect of about 9.837 acre (3.98 hectare) of land in village Bhatti for setting up a Centre for the Dying and Destitutes "Premdhan".

(F.No.20(14)94-MP).

This Agenda item was laid on the table at the time of the Meeting of the Authority.

It was resolved that although the case is of a voluntary organisation of international repute, the following points may be put up for consideration of the Ministry of Urban Development,

- i) The land in question falls within "regional park (ridge)" in the Master Plan-2001 and also forms part of the area notified in May, 1994 as 'reserved forest' under the Forest Act.
- ii) On grounds of environmental concern, specific policy directives have been issued by the Govt. of NCTD and Prime Minister's Office for preserving the ridge area. Recently, the Loveraj Committee has recommended that the ridge area should be free from any developmental activity.
- iii) The Authority has been very conservative in agreeing to change of land use of the sites located in the ridge area such as, (a) super

speciality hospital at Maidan Garhi, (b) the DDA Group Housing Scheme in Pul Pehladpur etc. Whereas case at (a) above is yet not finally notified, the case at (b) was taken up for construction about 5 years back.

- iv) The possibility of many such requests from similar organisations being received by quoting this as a precedent in the future cannot be ruled out. Hence, a policy decision would be desirable.

It was further resolved that the Project being charitable, meant to serve a humanitarian cause, offer of land in Project Areas of Dwarka/ Rohini could be made to the Mission.

ITEM NO.
52/94
A-12.07.94

SUB.: - Confirmation of the minutes of the meeting of the Delhi Development Authority held on 24.05.1994 at Raj Niwas, Delhi.
(F.No. 2(2)/94-MC/Vol.III/DDA)

P R E C I S

Confirmation of the minutes of the meeting of the Delhi Development Authority held on 24.05.94 at Raj Niwas, Delhi. A copy of the minutes is appended at (Appendix ' A ' Page No. 2-9).

R E S O L U T I O N

- A) Minutes of the Authority meeting held on 24.5.94 were confirmed subject to modifications in the minutes of Item No.48/94 which shall now read as under:-

"The Agenda item was discussed in detail. It was felt that there were some limitations under the existing laws and effective deterrent action against the defaulters was lacking on account of numerous practical difficulties.

The phenomenon of misuse and unauthorised construction in the residential properties was not confined to Lajpat Nagar alone and was prevalent in several other residential localities of Delhi.

Need was, therefore, expressed for taking strong and concerted action in all cases of conversion of residential properties, by way of making the statutes much more deterrent and practical.

It was resolved that the entire matter may be deliberated upon in detail and an in-depth study be conducted to find a practical solution to this vexed problem. It was further resolved that " a Committee should be constituted, comprising representatives of DDA and MCD, under the Chairmanship of TCPO to go into the question of misuse of residential premises in Delhi. The Committee shall formulate its own terms of reference and give its report within six week".

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-1/A-

- B) Confirmation of draft minutes of item No. 20/94, which had earlier been deferred in the last meeting of the Authority was also taken up. Modifications proposed by FM/JS(MOUD) were discussed and it was resolved that minutes on item no. 20/94 of 24.3.94 be approved as under:-

"The Authority noted that Revised Budget Estimates (93-94) for the ongoing schemes had been approved in the last meeting.

Resolved that Revised Budget Estimates for new Schemes for the year 1993-94, and the Budget Estimates for the year 1994-95 be approved with the following directions:

- i) An Expert Committee, as earlier decided in Authority's Resolution No.143/93, be constituted within 7 days.
- ii) Budget proposals for the new works listed in Annexure III-BGDA be approved as a lump-sum. Till the receipt and consideration of the recommendations of the Expert Committee, schemes for fresh starts of a maximum of six thousand flats only may be taken up in 94-95 against Annexure-III".

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APPENDIX 'A' TO ITEM NO. 52/94

DELHI DEVELOPMENT AUTHORITY

Draft minutes of the meeting of the Delhi Development Authority held on 24-05-1994 at 3.00 P.M. at Raj Niwas, Delhi.

The following were present :

CHAIRMAN

1. Shri P.K. Dave,
Lt. Governor, Delhi.

VICE-CHAIRMAN

2. Shri S.F. Jakhanwal.

MEMBERS

3. Shri H.D. Sharma,
Engineer Member, DDA.
4. Shri Subhash Sharma,
Commissioner, MCD.
5. Shri D.S. Meshram,
Chief Planner,
T.C.F.C.

SECRETARY

Shri V.M. Bansal,
Commr.-Cum-Secy., DDA.

SPECIAL INVITEES

1. Shri Omesh Sehgal,
Secretary (Finance),
Govt. of Delhi.
2. Shri Jagdish Sagar,
Secretary (L&B),
Govt. of Delhi.
3. Shri A.J.S. Sahney,
Secretary to L.G.,
Delhi.

ALSO PRESENT

1. Dr. H.S. Anand,
Pr. Commissioner, DDA.
2. Shri S.M. Gupta,
Chief Legal Advisor, DDA.

Contd./-----3/-

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3. Shri J.C. Gambhir,
Commr.(Plg.), DDA.
4. Shri J.K. Puri,
Chief Accounts Officer, DDA.
5. Shri Harish Chandra,
F.A.(H), DDA.
6. Shri S.C. Gupta,
Addl. Commr.(Plg.), DDA.
7. Shri C.N. Jha,
Director(Pers.), DDA.

ITEM NO. SUB : Confirmation of the minutes of the meeting
32/94 of the Delhi Development Authority held on
24.03.94.

No.F.2(2)/94-MC/Vol.II/DDA.

Resolved that minutes of the DDA meeting held on 24.3.94 be confirmed, except for the minutes on Agenda item No.20/94, where amendments have been suggested by Sh. A.P. Sinha, Jt. Secretary, M.O.U.D., Sh. K.N. Khandelwal, Finance Member and Shri H.D. Sharma, Engineer Member.

It was resolved to defer decision on the proposed amendments since both Sh. A.P. Sinha, and Sh. K.N. Khandelwal, who had proposed amendments to the minutes were not present.

ITEM NO. SUB : Modification of terms and conditions
33/94 of allotment under NPRS - 1979 Scheme -
payment of rebate on belated construc-
tion of flats.

No.F.22(123)94-HAC/Pt.

It was clarified that payment of instalments

Contd.... 4/-

by the allocatees was in the nature of non-interest bearing advance against which flats are to be allotted in a fixed time frame.

It was resolved that in the event of delay in the issue of Final Demand-cum-Allotment letter beyond 1½ years after issue of allocation letter, the allocatees should be compensated at the cost of DDA by paying them compensation @ 7% in case belated construction period is upto six months and @ 10% if such period extends beyond six months.

ITEM NO.
34/94

SUB : Constitution of Screening Board under Rule 8 of Delhi Development (Master Plan & Zonal Development Plan) (Amendment) Rules 1992 for enquiry & Hearing the objections/suggestions received in response to the public notice issued by DDA for inviting objections/suggestions on Zonal Development Plans.

No.F. 1(1)/94-ZP.

It was resolved that L.G./Chairman, DDA, be authorised to nominate any 5 members of the Authority for constituting the Screening Board under Rule-8 of Delhi Development (Master Plan and Zonal Development Plan) Amendment Rules, 1992.

ITEM NO.
35/94

SUB : Major Review of the Master Plan for Delhi Perspective 2001.

No.F. NCR & UE/93/F-51.

It was resolved to approve the proposals as contained in para-3 of the Agenda item. It was further resolved that work should be completed during the current financial year.

Contd./----- 5/-

ITEM NO.
36/94

SUB : Directions issued under section 41 of DD Act - 1957 by the Ministry of Urban Development in respect of reducing seating capacity of cinema to a minimum of 300 and utilising the balanced FAR for Commercial purposes.

No.F. 11(1)/91-MP.

It was resolved that modification of M.P.D.-2001 as proposed in the Technical Committee Meeting held on 8.3.94 be approved, as the proposal is in the "Use Activity" permitted in the "Use Premises" at page 155 of the Gazette of India (Extraordinary) part-II, Section-3, Sub-section (II) dated 1-8-90, under the heading cinema.

It was further resolved that conversion charges, as may be determined by the Lessor, would be payable in case of leasehold properties. Similar provision should be proposed to the competent authority looking after similar conversions in freehold properties.

ITEM NO.
37/94

SUB : Modification in percentage distribution of land uses in different categories in Urban Extension Area on account of locating no new industrial area in the NCTD - Amendment in MPD-2001.

No.F. 20(19)93-MP.

It was resolved that planning for industrial activity may continue as envisaged under the Master Plan of Delhi - 2001, at the rate of 6-7% of Urban Extension Area.

ITEM NO.
38/94

SUB : Proposed Redevelopment Scheme for
Janpath Lane, New Delhi.
No.F. 16(89)/81-MP.

It was resolved that the proposed re-development scheme for Janpath Lane, as earlier approved by the Authority vide Resolution No.150/92, dated 1-12-92, be approved for authentication and approval of the Govt. of India.

ITEM NO.
39/94

SUB : Formulation of Regulations for regulating
the location of Nursing Homes.

No.F. PS/PC/DDA/94.

It was resolved that comments of the Govt. of N.C.T. of Delhi be sought within a month, before considering these recommendations.

ITEM NO.
40/94

SUB : Departmental action against Sh. S.S. Tyagi,
Ex-Nazul Officer (Acting as Dy.Dir.
(1) DDA, under the provision of Rule
9 (ii) (a) of CCS (Pension) Rules.

No.F. 23(38)/68-Vic./Pt.II

It was resolved that a show cause notice be served on Sh. S.S. Tyagi as to why the punishment of imposition of 5% cut in pension for a period of 3 years may not be imposed on him.

It was further resolved that the reply, if any thus, received from Sh. Tyagi be examined and put up for consideration of the Authority.

ITEM NO. SUB : Change of land use of an area measuring
41/94 8.1 ha. (20 acres) from rural use zone
to "recreational" (Tourist Complex) at
Said-ul-Zab Village, New Delhi.

No.F.20(12)/86L MP

It was resolved that the D.T.T.D.C., be
permitted to develop their land measuring
8.1 hect., as a picnic spot, with a few
purely temporary (wooden) structures only.
No masonry construction be allowed as it
is in the Ridge Area.

ITEM NO. SUB: Change of land use of an area of 4.0 acres
42/94 (1.6 ha.) from 'industrial use' to 'Public
and Semi-public use' (School) in revenue
village of Bhorgarh, Narela Project.

No.F.9(5)/92L MP

The Authority resolved that the proposal
as contained in Para-5 of the agenda item
be approved.

ITEM NO. SUB: Change of land use of an area measuring
43/94 4 ha. (10 acres) from 'recreational' to
'public and Semi-public facilities'
(Cremation Ground) in the North of Barapula
Nallah and East of NH.2 (Ring Road),
New Delhi.

No.F.3(21)/93 MP

It was resolved that the proposal as
contained in Para-4 of the agenda item
be approved.

ITEM NO. SUB: Change of land use of an area measuring
44/94 39 ha. from 'Metropolitan Passenger
terminal' (23.7 ha.), district park (9.8 ha.),
Community Centre (2.1 ha.) and Master Plan
roads (3.4 ha.) to 'warehousing and depot'
(ICD) at Tuglakabad, New Delhi.

No.F.3(41)/89-MP.

Resolved that the proposals contained in
paras 5 & 6 of the Agenda item be approved.

ITEM NO. SUB :
45/94

Change of land use of an area measuring 0.8 ha. from 'Primary School' (P.S.-2) to 'Public and Semi-public facilities' (Police Station) in E.P.R. Colony, Greater Kailash-I, New Delhi.

No.F.20(20)/93-MPI

Resolved that the proposal as contained in para-5 of the Agenda item be approved, subject to the condition that an alternate site be identified for the primary school.

ITEM NO. SUB :
46/94

Annual Action Plan for the year 1994-95.

No.F.2(9)/94-P&C

Proposals contained in the Annual Action Plan for the year 1994-95, were noted.

ITEM NO. SUB :
47/94

Raising of loan of Rs. 150 crores from Ministry of Urban Development, Govt. of India.

No.F.PA/FM/94/DDA.

Resolved that the proposals as contained in para-7 of the Agenda item be approved.

It was further resolved that:

- (i) Govt. of N.C.T. of Delhi be requested to clear the major outstanding dues, as indicated in Appendix J.J.
- (ii) Funds thus received be utilised mainly for payment of cost of land acquisition.

ITEM NO. SUB :
48/94

Action against misuse of residential premises for commercial use in Lajpat Nagar Area.

No.F.1(1)/93-EP

The Agenda item was discussed in detail. It was felt that there were some limitations under the existing laws and effective deterrent action against the defaulters was lacking on account of numerous practical difficulties.

Contd./-----P.9/-

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Phenomenon of misuse and unauthorised construction in residential properties was not confined to Lajpat Nagar and was prevalent in several other residential localities of Delhi. Need was expressed for taking strong and concerted action in all cases of conversion of residential properties, by way of making the statutes much more deterrent and practical.

It was resolved that the entire matter may be deliberated upon in detail and an in depth study be conducted to find practical solution to this vexed problem. It was further resolved that the Principal Commissioner, DDA shall put up a complete paper on the subject.

ITEM NO. SUB: Payment of Safai Bhatta to DDA Safai Karamcharis.
49/94 F.3(6)/87-EWS.

Resolved that safai bhatta was not justifiable as the jobs being performed by DDA Safai Karamcharis were not identical to the Safai Karamcharis of MCD.

It was further resolved to examine the possibility of entrusting the scavenging work in DDA to private contractors. Safai Karamcharis may then be utilised for performing other functions.

ITEM NO. SUB: Change of land use of an area measuring 84 ha. from
50/94 'rural use' to 'recreational' and 8 ha. from 'rural
use' to 'commercial' at Bhalswa Lake, Delhi.
No.F.20(2)/94/MP

Resolved that the proposals contained in paras 3 & 4 of the Agenda item be approved.

ITEM NO. SUB: Action Taken Report on the resolutions passed by the
51/94 Authority in its meeting held on 22.2.94.
No.F.2(6)94-MC/DDA.

Information regarding action taken reports was noted.

ITEM NO. 53/94
SUB.- Change of land use of an area measuring 50 hect. from 'rural use' to 'utility' at Bijapur, Budhpur and Khampur.
(F.No. 3(52)91-MP.)
A-12.07.94

P R E C I S

Reference is invited to the Authority resolution No. 107/93 dated 27.7.93 (Appendix 'B' Page No. 12-14) approving the change of land use of an area measuring 50 ha. (10 hect. in village Khampur and 40 ha. near Budhpur/Bijapur) from 'rural use zone' to utility.

2. The Govt. of India, Ministry of Urban Development was requested to convey the approval of the Central Govt., under section 11A of Delhi Development Act, 1957 to issue a public notice for inviting objection/suggestion from the public. The Govt. of India, Ministry of Urban Development had conveyed the approval of the Central Govt. vide their letter No. K-13011/20/93-DDIB dt. 13.9.93 (Appendix 'C' Page No. 15). Accordingly, a public notice was issued on 6.11.93 (Appendix 'D' Page No. 16).

3. Only one objection/suggestion have been received from DUAC. The Commission has desired clarification as under:-

- i) Whether it will be open sewerage treatment plant or mechanized.
- ii) In case it is open type, whether the environmental study have been carried out.
- iii) In case the plant is mechanized then the requirement of the land would be far less than what is projected.

4. The observations of the Plg. Deptt. are as under:-

The sewage treatment plant will be mechanized and not open type. The requirement for land for mini

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sewage treatment plant is 12 ha. (600x200m) but efforts will be made to plan sewage treatment plant in 10 hect.

5. The proposal for change of land use as part of Narela Scheme/Project was recommended by the Technical Committee in its meeting held on 12.4.94 for the consideration of the Authority for approval of change of land use.

6. The proposal is placed before the Authority for its consideration the recommendation of the Technical Committee as in para 5 above and to recommend to the Ministry of Urban Development for final notification.

R E S O L U T I O N

Resolved that the proposals as contained in paras 5&6 of the Agenda be approved.

The Chairman observed that the time lag between different stages of notifications/completion of formalities should be reduced, as much as possible.

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(APPENDIX 'B' TO ITEM NO. 53/94)

ITEM
NO.
107/93
A-27.07.93

Sub: Change of land use of two areas measuring 10 ha. and 40 ha. from 'Agriculture Green' to 'utilities' for sewerage treatment plant at village Khampur and Budhpur, Narela, scheme, Delhi.
F.No.F3(52)/91-MP.

P R E C I S E

A meeting was organised on 12.3.91 by the Planning wing of DDA to review the planning for sewage in urban extension-2001 based on the proposals of MPD-2001. The meeting was attended by the officers from Planning and Engineering Wing of DDA and the Engineers from Delhi Water Supply and Sewage Disposal Undertaking. The background of population projection and the details of the sub-city projects under consideration of DDA as part of Master Plan for Delhi Perspective-2001 were presented highlighting the following facts:

- (i) Projected population for Delhi Union Territory for the year upto 2001 would be 128 lakhs, of which 122 lakh to be urban and 6 lakh rural. Out of the proposed 122 lakh, 82 lakh could be accommodated within the existing urban limit.
- (ii) The urban extension in Delhi as per MPD-2001 to be mainly in North West, and South West. This comprises of the following sub-city projects

a) Rohini Extension (Phase III to V)	Area	5690 hac.
	Population	about 11 lakh
b) Dwarka (Ph. I & II)	Area	5500 hac.
	Population	10 lakh
c) Narela Project	Area	7160 hac.
	Population	14 lakh
d) Area between Dwarka and Rohini Extn.	Area	2700
	Population	5 lakh

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(iii) After discussing the proposals vis-a-vis MPD-2001, the required capacity of sewage treatment plant in 1991 and 2001, as well as the existing capacity at the beginning of 8th five year plan, It was decided to locate a new sewage treatment plant East of GT Road to meet the requirement of Narela Project as per the details given below:

Location	Village Budhpur, Bizapur and Jindpur
Capacity	Ultimate capacity 90 MGD
Area	about 50 hect.

2. This proposal was discussed in the Technical Committee meeting held on 1.4.91. Accordingly, the proposed sewage treatment plant of 90 MGD on 50 ha. of land near village Budhpur and Bijapur, was approved.

3. Subsequently, during the meeting with MCD on 13.9.91 regarding the sewage scheme of Narela, the Chief Engineer(DR) MCD pointed out that the MCD has requested for two treatment plants one of 20 MGD and other of 70 MGD at two locations one near village Khampur and other near village Budhpur and Bijapur. The 20 MGD treatment plant is to cater for existing Narela Town and the area which ~~which~~ DDA is developing and 50 MGD for the area to be developed in near future. The sites proposed after this meeting were:

- (i) 10 ha. site near village Khampur for 20 MGD Plant.
- (ii) 40 ha. site near Budhpur for 70-75 MGD plant (site already approved by the Technical Committee)

4. The proposal was considered by the Technical Committee in its meeting held on 7.1.92 and it approved two locations of 90 MGD sewerage treatment plants covering 50 hect. The suggestion of the

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MCD to bifurcate the sewerage treatment plant into 2 separate units of 70 MGD and 20 MGD respectively, one near the villages of Budhpur/Bijapur and the other near Khampur, was agreed. It further, recommended the change of land uses of the areas measuring 10 ha. in village Khampur for 20 MGD and 40 ha. in village Budhpur/Bijapur for 70 MGD ^{from} 'agricultural green' to 'utilities' (sewerage treatment plant).

5. The proposal is placed before the Authority for approval of change of land uses of the area measuring 50 hect. in 2 chunks (10 hect. and 40 hect.) from 'agricultural green' to 'utilities' in village Khampur and Budhpur/Bijapur.

R E S O L U T I O N

The Authority resolved to approve the change of land use of 50 ha. (10 ha. in village Khampur) & (40 ha. near Budhpur/Bijapur) from 'rural use zone' to 'utility' and recommended that it be processed under section 11-A of Delhi Development Act, 1957.

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(APPENDIX 'C' TO ITEM NO. 53/94)

No.K-13011/20/93-DDIB
Government of India
Ministry of Urban Development
(Delhi Division)

New Delhi, dated 13.9.93

To

Shri Anil Barai,
Dy. Director(MP),
DDA, Vikas Sadan,
New Delhi.

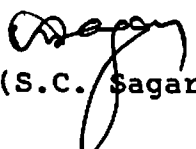
Subject: Change of land use of an area measuring
50 ha. (10 ha. in Vill. Khampur and 40
ha. near Budhput/Bijapur) from 'rural
use zone' to 'utility' (sewage treatment
plant) in Narela Scheme, Delhi.



Sir,

The undersigned is directed to refer
to your letter No.F.3(52)/91-MP/647 dated 13.8.93
on the above mentioned subject and to convey the
approval of the Government under section 11-A of
D.D.Act, 1957 for issuing a public notice for inviting
objection/suggestion from the public for the proposed
change of land use.

This issues with the approval of Urban
Development Minister.

Yours faithfully,


(S.C. Sagar)



16/9/93

(APPENDIX 'D' TO ITEM NO. 53/94)

To be published in the Gazette of India part II section 3
sub-section ii dated 6.11.93

NO. F. 3(52)/91-MP

Dated 1.11.93

PUBLIC NOTICE

The following modifications, which the Central Government proposes to make in the Master Plan/Zonal (divisional) development Plan for Delhi, are hereby published for public information. Any person having any objection/suggestion with respect to the proposed modifications may send the objections/suggestions in writing to the Secretary, Delhi Development Authority, Vikas Sadan, 'B' Block, I.N.A., New Delhi, within a period of thirty days from the date of issue of this notice. The person making the objection/suggestion should also give his name and address.

MODIFICATIONS :

1. "The land use of an area, measuring 10 ha. (25 acres), bounded by existing drain no. 6 in the East, G.T. Karnal Road in the West and green belt in the North and South, in the revenue estate of village Khampur, is proposed to be changed from 'rural use' to 'utility' (Sewage Treatment Plant)".

ii. "The land use of an area, measuring 40 ha. (100 acres), near village Budhpur and village Bijapur, bounded by Bawana escape in the South, green belt in the North, G.T. Karnal Road in the West and green belt and Mahari major distributary in the East, is proposed to be changed from 'rural use' to 'utility' (Sewage Treatment Plant)".

2. The plan indicating the proposed modifications will be available for inspection at the office of the Deputy Director, Master Plan Section, 6th. Floor, Vikas Minar, I.P. Estate, New Delhi, on all working days within the period referred above.

(RANBIR SINGH)
SECRETARY

DELHI DEVELOPMENT AUTHORITY

VIKAS SADAN,
'B' BLOCK, I.N.A.,
NEW DELHI.

DATED THE 6.11.93

ITEM NO. Sub : Change of land use of an area measuring 0.937ha. (2.5 acres) from 'Public and Semi-Public Facilities' to 'residential use' at Village Adchini, New Delhi.
54/94
A-12.07.94 **F.20(5)/86-MP**

P R E C I S

Reference is invited to the Authority Resolution No.140/92 dated 13.10.92 (APP. **E P.No. 19**) approving the change of land use of an area measuring 0.937 ha. (2.5 acres) from 'Public and Semi-Public Facilities' to 'Residential use' at Village Adchini, New Delhi.

2. The Govt. of India, Ministry of Urban Development was requested to convey the approval of the Central Govt. under section 11-A of Delhi Development Act, 1957 to issue a public notice for inviting objections/suggestions from the public. The Govt. of India, Ministry of Urban Development had conveyed the approval of the Central Govt. vide their letter no.K-13011/23/92-DDIB dated 3.5.93 (APP. **F P.No. 20**). Accordingly, a public notice was issued on 7.8.93 (APPENDIX **'G' P.No. 21-22**)

3. In response to public notice, only one objection/suggestion from a resident of the village Adchini has been received with a suggestion that the land under reference be utilised for village facilities like Community Centre, a tube-well and a park for the villagers.

4. The case has been examined by the HUPW, DDA and it has been observed that the **land under reference has** already been utilised for construction of 120 Janta flats. HUPW has also observed that a part of the land has already been earmarked for a 'park'. Also, the facilities as requested by the residents, if required, could be considered within the 'Lal Dora' of the village.

5. The proposal has been considered by the Technical Committee in its meeting held on 12.4.94 and the Technical Committee has recommended to the Authority for further processing the change of land use for 'residential use' including a site for a 'community hall'.

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-18-

6. The proposal for change of land use as in para '4' above is placed before the Authority for its consideration and recommendation to the Ministry of Urban Development to issue a final notification.

R E S O L U T I O N

Resolved that the proposals contained in paras 4 & 6 of the Agenda item be approved.

APPENDIX 'B' TO ITEM NO. 54/94

ITEM NO.
140/92.

A-13/10/92

Sub: Change of land use of an area measuring 0.937 ha. (2.5 acres) from 'Public and Semi-public facilities' to 'Residential use' at Village Adhchini, New Delhi. F.20(5)/86-MP.

P R E C I S

DDA had prepared a scheme for developing this area partly for green and partly for construction of 120 Janta flats and the scheme was considered by the Technical Committee of the DDA in its meeting held on 22.8.86 and it was recommended to process the change of land use. However, again the Technical Committee in its meeting held on 29.3.90 reviewed the earlier decision of construction of 120 Janta Flats in this pocket and felt that the land could be used for providing alternative allotment/accommodation for the people affected by Mehrauli Road widening. The 120 Janta Flats are already under construction.

2. The proposal was considered by the Technical Committee in its meeting held on 4.2.91 and it was recommended to the Authority for approval of change of land use of an area measuring 0.937 ha. from 'Public and Semi-public facilities' to 'Residential' bounded by NCERT boundary in the North and West, Mehrauli Road and Adhchini village in the East and Aurobindo Ashram in the South. (Plan laid on table).

The matter is placed before the Authority for approval of change of land use of an area measuring 0.937 ha. from 'Public and Semi-public Facilities' to 'Residential'.

R E S O L U T I O N

The Authority resolved that the proposed change of land use for an area measuring 0.937 ha. from 'public and Semi public facilities' to 'Residential' be referred to the Government for their approval for calling objections/suggestions as per Section 11(A) of Delhi Development Act, 1957.

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APPENDIX 'F' TO ITEM NO. 54/94

No.K-13011/23/92-DDIB,
Government of India
Ministry of Urban Development
(Delhi Division)
.....

New Delhi, Dated 3.5.93

OFFICE MEMORANDUM

Subject: Change of land use of an area measuring 2.5 acres
from 'public and semi-public facilities' to 'residential'
at Adhchini village, New Delhi.

The undersigned is directed to refer to your letter
No. F.20(5)/86-MP/965 dtd. 13.11.92 on the above mentioned subject
and to convey the approval of the Urban Development Minister
for issue of public notice for inviting objections/suggestions
from the public under Section 11A of DD Act, 1957 for the proposed
change of land use.

S.C. Sagar
(S.C. SAGAR)
Under Secretary (IB)

To

Shri Anil Barai,
Dy. Director (MP),
Delhi Development Authority,
Vikas Minar,
NEW DELHI.

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APPENDIX III TO ITEM NO. 54/94

To be published in the Gazette of India, Part III section-3
sub-section (ii) dt. 7.8.93.

NO: F.20(1)92-MP

Dt: 26.7.93.

PUBLIC NOTICE

The following modifications, which the Central Government proposes to make in the Master Plan/Zone Development Plan D-1, are hereby published for public information. Any person having any objection/suggestion with respect to the proposed modifications may send the objection/suggestion in writing to the Secretary, Delhi Development Authority, Vikas Sदन, 'B' Block, INA, New Delhi within a period of 30 days from the date of this notice. The person making the objection/suggestion should also give his name and address.

MODIFICATIONS:

1. The land use of an area measuring 2.4 ha. (5.92 acres), falling in sub-zone E-13(Patparganj Area), bounded by Mayur Vihar Pocket III (DDA Group Housing) in the North, Wireless Tation in the South-East and 30 mtrs. wide road in the west, is proposed to be changed from 'recreational' to 'public and semi public facilities'.
2. The land use of an measuring about 4.00 ha. (9.8 acres) falling in sub-zone E-21(Kondli-Gharoli Area), bounded by 'Recreational area' in the North and South, Delhi U.P. Boundary in the East, and 45 mtrs. r/w (Master Plan Road) in the West, is proposed to be changed from 'Recreational' to 'Public and semi public facilities' (CRPF Battalions).
3. The land use of the area measuring 6.1 ha. (15.07 acres) falling in sub-zone F-9(MOR Pocket Nos. 49, 58 and 104 Kalkaji), is proposed to be changed from 'recreational' to Residential' as per the details below:
 - i) Pocket No.49, bounded by District Park in the North MOR pocket No.104 in the south, District parks in the East and 'residential area' and school in the West.
 - ii) Pocket No.58, bounded by District Park in the North, 'light manufacturing' in the South, 45m(150') wide road in the East and MOR Pocket No.104 in the west.
 - iii) MOR pocket No.104 bounded by MOR pocket in the North, 'residential area' in the South, light manufacturing and 'recreational' in the East and 'residential' and 18m (60' wide) road in the West.

contd ../-

4. The land use of an area measuring about 0.937 ha. (2.31 acre) falling in sub-zone F-11 (TIT and Katwaria Sareai Area), bounded by NCERT boundary in the North and West, Mehrauli Road and Adchini Village in the East and Aurbindo Ashram in the South, is proposed to be changed from 'Public and semi public facilities' to 'residential'.

5. The land use of an area, measuring 8.1 ha. (20 acres) in the west of road, connecting Nebserai and Madangarhi villages, existing pond and power line along the eastern periphery, abounded stone quarries in the Northern side and open and unbuilt area in the west is proposed to be changed from 'recreational' (regional park) to 'public and semi public facilities' (Hospital).

2. The plans indicating the proposed modifications will be available for inspection at the office of the Deputy Director, Master Plan Section, Vikas Minar, 6th floor, IP Estate, Delhi, on all working days within the period referred to above.

(RANBIR SINGH)
SECRETARY
DELHI DEVELOPMENT AUTHORITY

VIKAS SADAN,
'B' BLOCK INA
NEW DELHI.

Dated the 7.8.93 .

ITEM Sub : Change of land use of an area measuring 2 hect.
NO. from 'recreational' to 'public and semi-public
55/94 facilities' (cremation ground) near Dheerpur
Scheme.

A-12.07.94

F.20(11)/94-MP

P R E C I S

A reference has been received from Sri Lalbagh Samshan Bhumi Samiti requesting that the existing cremation ground be left undisturbed as such in the process of development work of Dheerpur residential scheme as this cremation ground is very old and the same is used by the neighbouring localities viz. Dhaka, Malikpur, Yograj Colony, Nirankari Colony, Indira Vikas Colony etc.

2. The cremation site in question was only a small tin shed when the planning of Dheerpur Ph.I was taken up. It falls under the residential use as per the MPD-2001 wherein the cremation grounds are not permitted. The site is affected in the detailed lay-out plan of Dheerpur Ph.I by the 'green area' through which the proposed Shah Alam drain has to pass as part of the overall scheme for the disposal of the rain water of the entire low lying area of this zone. The boundary wall put up affect the main circulation road of the scheme.

3. The request of the Samiti was, therefore, forwarded to City Planning Wing for consideration of the cremation ground site in the overall proposal of the zone. But it is informed that there is no such specific recommendation for cremation ground in the zonal plan of Div.'G' Possibilities have, therefore, been explored to find a suitable site for a cremation ground in close proximity of the existing cremation site.

4. The proposed site has been carved out of the vast Master Plan green area and is accessible through the existing road. It is surrounded by the large open space (around coronation pillar) at North, transmission site on east, Master Plan open space on south and the sewage treatment plant boundary on west. The site is far off from any construction activity, and easily accessible from the nearby colonies. It is, therefore,

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quite suitable for the cremation ground. The people/ Samiti may also agree to the new proposed site as it is not far off from existing one.

5. In the proposal, a site of 1.6 hect. is marked for the 'cremation ground.' In addition to this, an area of 0.8 hect. is marked for parking which can be used by the visitors to the cremation ground as well as the visitors to the surrounding green area. The location plan showing the existing and the proposed site is laid on table.

6. The proposal has been considered by the Technical Committee in its meeting held on 15.3.94 and the Technical Committee approved the location of the proposed cremation ground site and recommended to the Authority for approval of change of land use of an area measuring 2 hect. from 'recreational' to 'public and semi public facilities (cremation ground)'.

7. The proposal is placed before the Authority for approval of para 6 above.

R E S O L U T I O N

Resolved that the proposals contained in Para 6 of the Agenda item be approved.

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ITEM NO. 56/94
A-12.07.94

SUB.: Change of land use of an area, measuring 6.00 ha. from 'utility' (sewerage treatment plant) to 'public and semi-public facilities' (Hospital) on Mathura Road, Sarita Vihar, New Delhi.
(F.No. 13(2)/91-MP.)

P R E C I S

Reference is invited to the Authority Resolution No. 11 dated 21.2.92 (Appendix 'H' Page No. 27-28) approving the revised layout plan as well as change of land use of an area, measuring 6.00 ha. from 'utility' (sewerage treatment plant) to 'public and semi-public facilities' (Hospital) on Mathura Road, Sarita Vihar, New Delhi.

2. The Govt. of India, Ministry of Urban Development, was requested to convey the approval of the Central Govt. under section 11-A of Delhi Development Act, 1957 to issue a public notice for inviting objections/suggestions from the public. The Govt. of India, Ministry of Urban Development had conveyed approval of the Central Govt. vide their letter No. K-13011/15/92-DDIB dated 09.2.94 (Appendix 'I' Page No. 29). Accordingly, a public notice was issued on 2.4.94 (Appendix 'J' Page No. 30).

3. No objections/suggestions have been received in response to the public notice. Accordingly, the Govt. of India, Ministry of Urban Development, is to be requested to issue a final notification under section 11 of Delhi Development Act, 1957.

4. The proposal to change land use of an area, measuring 6.00 ha. from 'utility' (sewerage treatment Plant) to 'public and semi-public facilities' (Hospital) on Mathura Road, New Delhi, is placed before the Authority

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ITEM SUB.: Change of land use of an area, measuring 6.00 ha.
NO. from 'utility' (sewerage treatment plant) to
56/94 'public and semi-public facilities' (Hospital) on
A-12.07.94 Mathura Road, Sarita Vihar, New Delhi.
(F.No. 13(2)/91-MP.)

P R E C I S

Reference is invited to the Authority Resolution No. 11 dated 21.2.92 (Appendix 'H' Page No. 27-28) approving the revised layout plan as well as change of land use of an area, measuring 6.00 ha. from 'utility' (sewerage treatment plant) to 'public and semi-public facilities' (Hospital) on Mathura Road, Sarita Vihar, New Delhi.

2. The Govt. of India, Ministry of Urban Development, was requested to convey the approval of the Central Govt. under section 11-A of Delhi Development Act, 1957 to issue a public notice for inviting objections/suggestions from the public. The Govt. of India, Ministry of Urban Development had conveyed approval of the Central Govt. vide their letter No. K-13011/15/92-DDIB dated 09.2.94 (Appendix 'I' Page No. 29). Accordingly, a public notice was issued on 2.4.94 (Appendix 'J' Page No. 30).

3. No objections/suggestions have been received in response to the public notice. Accordingly, the Govt. of India, Ministry of Urban Development, is to be requested to issue a final notification under section 11 of Delhi Development Act, 1957.

4. The proposal to change land use of an area, measuring 6.00 ha. from 'utility' (sewerage treatment Plant) to 'public and semi-public facilities' (Hospital) on Mathura Road, New Delhi, is placed before the Authority

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for approval and for reference to the Govt. of India,
Ministry of Urban Development to issue a final notifica-
tion under section 11 of Delhi Development Act, 1957.

R E S O L U T I O N

Resolved that the proposals contained in Para-4 of
the Agenda item be approved.

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(APPENDIX 'H' TO ITEM NO. 56/94)

ITEM SUB: Allotment of about 15 acres of land to Delhi Admn.
 NO. for joint sector hospital project-adjustment of land
 11. for public & semi public facilities"(Hospital) at
 A-21.2.92 Mathura Road Sarita Vihar, New Delhi.
 F13(2)91-MP.

P R E C I S

Earlier, Delhi Admn., had purchased the existing building located within Indira Gandhi Indoor Stadium Complex to establish 600 bed super-speciality hospital. The work of renovation was also started but the Government of India did not favour the proposal and therefore, it was decided to identify another piece of land for this purpose, in South Delhi.

For office use only

2. The matter was discussed in the Institutional Allotment Committee of DDA, in its meeting held on 5.7.89 and it was observed that as per the agreement between Delhi Admn., and Inderaprashta Medical Corporation Ltd., the land is to be owned by Delhi Admn., and, therefore, is to be allotted by DDA to Delhi Admn. The Committee recommended, after considering the various locations, a site adjacent to the existing sewage treatment plant on Mathura Road.

3. Later on, in the meeting of the Technical Committee held on 15.4.91 the issue was discussed in the context of the need to change the land use or this proposed site from 'utility (sewage treatment plant)' to 'public and semi public facilities' (hospital). The Technical Committee observed that the site was located within the area earmarked for sewage treatment plant. However, if the site for hospital may suitably adjusted at this location, the need to adjust the land uses accordingly would arise. The Technical Committee also felt that the prior consent of both MCD and the Board of Directors of the hospital would be necessary in order to ensure that (a) MCD would not claim this piece of land for its sewage treatment plant and (b) the Board of Directors would have

Contd..../-

'no objection' for locating hospital in the vicinity of sewage treatment plant. Secretary (Health) Delhi Admn. . . was requested to confirm in respect of both (a) & (b).

4. Accordingly, the adjustment plan for this area was prepared. The only change envisaged on the adjustment plan was the division of the facility centre into two parts - provision of the Master Plan green area between the sewage treatment plant and the facility centre. Furthermore, Secretary (Health) Delhi Admn., vide her letter dt.13.4.91 has confirmed acceptability of the proposed hospital site as per adjusted plan.

For office use only

5. The revised layout plan was again considered by the Technical committee in its meeting held on 17.6.91. The Technical Committee has approved the plan and recommended that it be incorporated in the Zonal Development Plan/ Divisional plan, to be prepared in due course.

6. The case is placed before the Authority for its approval to the revised layout plan consequental change of land use, as recommended by the Technical Committee

R E S O L U T I O N

Resolved that the revised layout plan as well as the proposed change of land use from 'utility' (sewage treatment plant) to 'public and semi-public facilities' (hospital), be approved.

Confirmed.
2/7/92
16.3 RL

A. N. S. L. D.

H. K. EABBAR

Assoc. Secy.

Del. 1. Development

(APPENDIX 'I' TO ITEM NO. 56/94)

No.K-13011/15/92-DDIE
Government of India
Ministry of Urban Development
(Delhi Division)

To,

Mr. Anil Barai,
Deputy Director(MP),
Delhi Development Authority,
Vikas ~~Section~~, *Miner*
~~Section~~, *I.P. Section*
NEW DELHI

dt. 9/2/94.

I am to refer to your letter No.F.13(2)91-MP/42 dt. 11.1.94 on the change of land use of an area measuring 6.00 ha. from 'Utility (sewerage treatment plant) to 'Public & Semi Public Facilities (Hospital) on Mathura Road, Sarita Vihar, New Delhi and to convey the approval of the Government under Section 11 A of DD Act - 1957 for inviting public objections/suggestions for the proposed change of land use. Action taken in the matter may please be reported in due course of time.

Yours sincerely,

S.C. Sagar

(S.C. Sagar)

Under Secretary to the Govt. of India.

(APPENDIX 'J' TO ITEM NO. 56/94)

To be published in the Gazette of India, Part II section 3
sub section (ii) dated 2.4.94

No. F.13(2)93-MP

Dated 2.4.94

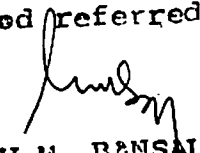
PUBLIC NOTICE

The following modification, which the Central Government proposes to make in the Master Plan / Zonal Development Plan for Delhi, is hereby published for public information. Any person having any objections/suggestions with respect to the proposed modification may send the objections/suggestions in writing to the Commissioner-cum-Secretary, Delhi Development Authority, Vikas Sadan, 'B' Block, INA, New Delhi, within a period of 30 days from the date of this notice. The person making the objections/suggestions should also give his name and address.

MODIFICATION:

"The land use of an area, measuring about 6.00 ha. (15 acres) falling in planning division 'F' (South Delhi I) bounded by Sewage Treatment Plant Okhla in the East and North 45 mtrs. wide Mathura Road in the West and District park in the South, is proposed to be changed from 'utility' (sewerage treatment plant) to 'Public and semi public facilities' (Hospital)"

2. The plan indicating the proposed modification will be available for inspection at the office of the Deputy Director, Master Plan Section, Vikas Minar, 6th floor, IP Estate, New Delhi on all working days within the period referred to above.


(V.M. BANSAL)
COMMISSIONER-CUM-SECRETARY
DELHI DEVELOPMENT AUTHORITY.

VIKAS SADAN,
'B' BLOCK INA
NEW DELHI.

DATED THE

ITEM NO.

57/94

A-12.07.94

Sub : Change of land use of an area, measuring 1165.56 sqm (1394 sq.yds.) from 'recreational' to 'public and semi-public facilities' (Police Station) at Chandni Chowk, Delhi.

F.8(5)87-MP

P R E C I S

Reference is invited to the Authority resolution No.160/93 dt.16.11.93 (APP.'K' P.No.33-34) approving the change of land use of an area, measuring 1394 sq.yds. from 'recreational' to 'public and semi-public facilities' (Police Station) subject to that the building in this site be restricted to basement and two upper floors at Chandni Chowk, Delhi.

2. The Govt. of India, Ministry of Urban Development was requested to convey the approval of the Central Govt. under Section 11-A of Delhi Development Act, 1957 to issue a public notice for inviting objections/suggestions from the public. The Govt. of India, Ministry of Urban Development had conveyed the approval of the Central Govt, vide their letter No.K-13011/33/93-DDIB dt.9.2.94 (APP. 11-A P.No. 35) Accordingly, a public notice was issued on 2.4.94

(APPENDIX- 'M' PAGE NO. 36).

3. No objection/suggestion has been received in response to the public notice. Accordingly, the Govt. of India Ministry of Urban Development is to be requested to issue a final notification under Section 11 of Delhi Development Act, 1957.

4. ~~The~~ proposal is to change of land use of an area measuring 1165.64 sqm (1394 sq.yds.) from 'recreational' to 'public and semi public facilities' (Police Station) subject to that the building in this site be restricted to basement and two upper floors at Chandni Chowk, Delhi.

5. The proposal is placed before the Authority for its consideration and for recommendation to the Govt. of India, Ministry of Urban Development for issue final notification for change of land use as in para 4 above.

* * * * *

R E S O L U T I O N

Resolved that the proposals contained in paras 4 & 5 of the Agenda item be approved.

-.-.-

5. The proposal is placed before the Authority for its consideration and for recommendation to the Govt. of India, Ministry of Urban Development for issue final notification for change of land use as in para 4 above.

* * * * *

R E S O L U T I O N

Resolved that the proposals contained in paras 4 & 5 of the Agenda item be approved.

APPENDIX 'K' TO ITEM NO. 57/94

ITEM NO. 160/93
A-16.11.93

Sub : Change of land use from 'recreational use' to 'public & semi public use' (Police Station) - Dr.H.C.Sen Marg, Chandni Chowk, Delhi.
(F.8(5)/87-MP)

P R E C I S

A plot of land measuring about 1394 sq.mts. has been allotted to the Police Department for the construction of a Police Station by the Land and Estate Department, MCD on Dr.H.C.Sen Marg for the construction of a police station near Hardyval Singh Library (Plan laid on table.)

2. On receipt of the building plans in DDA, prepared and submitted by PWD-Delhi Administration for sanction on examination, it was observed that the land use of the site is 'recreational' as per the draft zonal development plan of zone A-25 and the plot forms part of 'Special Area'. Thus, the change of land use from 'recreational' to 'public and semi public use' (Police Station) is required.

3. The Technical Committee in its meeting held on 18.2.93 examined this case and decided that the plans submitted by PWD, Delhi Admn. be referred to Delhi Urban Arts Commission for obtaining their advice as to whether the change of land use of the site under reference, be processed for Police Station building keeping in view that the existing Hardyval Singh Library is likely to be in the listed building. After the observations of DUAC, the matter be processed further for change of land use to 'public and semi-public use' from 'recreational use'.

4. As a follow-up of the decision of the Technical Committee, the matter was referred to Delhi Urban Arts Commission. Delhi Urban Art Commission vide their letter no.11(1)/93-DUAC dt. 20.9.93. (App. _____ P.NO. _____) commented as under:-

"The Commission felt that the Kotwali has to be somewhere in this area only and accordingly decided in favour of the change of land use to 'Police Station'. Since, this site is too tight from the point of view of circulation it was decided that the building in this site be restricted to basement and two upper floors".

Contd.../-

APPENDIX 'K' TO ITEM NO. 57/94

ITEM NO. 160/93
A-16.11.93

Sub : Change of land use from 'recreational use' to 'public & semi public use' (Police Station) - Dr.H.C.Sen Marg, Chandni Chowk, Delhi.

(F.8(5)/87-MP)

P R E C I S

A plot of land measuring about 1394 sq.mts. has been allotted to the Police Department for the construction of a Police Station by the Land and Estate Department, MCD on Dr.H.C.Sen Marg for the construction of a police station near Hardyal Singh Library (Plan laid on table.)

2. On receipt of the building plans in DDA, prepared and submitted by PWD-Delhi Administration for sanction on examination, it was observed that the land use of the site is 'recreational' as per the draft zonal development plan of zone A-25 and the plot forms part of 'Special Area'. Thus, the change of land use from 'recreational' to 'public and semi public use' (Police Station) is required.

3. The Technical Committee in its meeting held on 18.2.93 examined this case and decided that the plans submitted by PWD, Delhi Admn. be referred to Delhi Urban Arts Commission for obtaining their advice as to whether the change of land use of the site under reference, be processed for Police Station building keeping in view that the existing Hardyal Singh Library is likely to be in the listed building. After the observations of DUAC, the matter be processed further for change of land use to 'public and semi-public use' from 'recreational use'.

4. As a follow-up of the decision of the Technical Committee, the matter was referred to Delhi Urban Arts Commission. Delhi Urban Art Commission vide their letter no.11(1)/93-DUAC dt. 20.9.93. (App. _____ P.NO. _____) commented as under:-

"The Commission felt that the Kotwali has to be somewhere in this area only and accordingly decided in favour of the change of land use to 'Police Station'. Since, this site is too tight from the point of view of circulation it was decided that the building in this site be restricted to basement and two upper floors".

Contd.../-

5. The proposal to change of land use of an area of 1394 sq.yds. referred to above, is submitted to the Authority for its approval to process further to change the land use from 'recreational use' to 'public and semi public use' (Police Station) with the condition as in para 4 above.

R E S O L U T I O N

Resolved that the proposal contained in para 5 of the Item be approved.

* * *

APPENDIX 'L' TO ITEM NO. 57/94

No.K-13011/33/93-DDIB
Government of India
Ministry of Urban Development
(Delhi division)

To

Mr. Anil Barai,
Deputy Director(MP),
Delhi Development Authority,
Vikas Sadan Main
Bldg., L.P. Estate
NEW DELHI

At 9/4/84

2-114/Cor

I am to refer to your letter No. F.8(5)/87-MP/76 dt. 24.1.94 on the change of land use of area measuring 1394 sq.yards. from 'recreational' to 'public and semi-public facilities' (Police Station) at Chandni Chowk, Delhi and to convey the approval of the Government under Section 11 A of DD Act - 1957 for inviting public objections/suggestions for the proposed change of land use. Action taken in the matter may please be reported in due course of time.

Yours sincerely,

S.C. Sagar
(S.C. Sagar)
Under Secretary to the Govt. of India.

No.F.8(5)/87-MP

Dated - 2.4.94

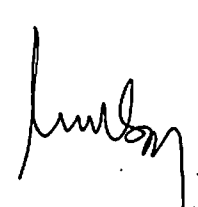
PUBLIC NOTICE

The following modification, which the Central Government proposes to make in the Master Plan/Zonal Development Plan for Delhi, is hereby published for public information. Any person having any objections/suggestions with respect to the proposed modification may send the objections/suggestions in writing to the Commissioner-cum-Secretary, Delhi Development Authority, Vikas Sadan, 'B' Block, I.N.A., New Delhi, within a period of 30 days from the date of this notice. The person making the objections/suggestions should also give his name and address:

MODIFICATIONS :

The land use of an area, measuring 1165.56sqm (1394 sq.yds.), falling in planning division 'A' (Special Area) between Dr.Sen Road in the East and Hardyal Singh Library in the West and Gandhi Maidan in the South, is proposed to be changed from 'recreational use' to 'public and semi public facilities'(Police Station)".

2. The plan indicating the proposed modification will be available for inspection at the office of the Joint Director Master Plan Section, Vikas Minar, 6th floor, I.P.Estate, New Delhi, on all working days within the period referred above.


(V.M.BANSAL)
COMMISSIONER-CUM-SECRETARY
DELHI DEVELOPMENT AUTHORITY

12

ITEM Sub : Construction of staff quarters in village
NO. Nangloi, Delhi - Relaxation of norms of
58/94 coverage, FAR and height etc. - Proposal
A-12.07.94 by NBGPR.

F.3(39)/91-MP

P R E C I S

Director (NBGPR) made a reference for issue of clearance from 'land use' point of view in respect of khasra nos.33/10/2 and 11 village Nangloi, Delhi for construction of staff quarters for Class II and IV employees of NBGPR with the details as below:

Area of the land (plot size)	3792 sqm.
Ground coverage	23.2% (900.10 sqm.)
FAR	92.8 (3508.98 sqm. including covered parking)
No. of DUs	61
Height of the proposed Bldg.	14 mtr.

2. The proposal was examined in the Planning Deptt. with the report that the land is located in between two (phase I & II) JJ clusters, Nangloi JJ scheme. This plot does not form part of an approved layout plan. In MPD-2001, the land use of this plot is for 'residential use' with 600 pph gross residential density.

3. Considering the size of the plot being less than 4000 sqm., Group Housing is not permitted as per MPD-2001 Development Code norms. The permissibility for construction on a plot size of 3750 sqm. in size is with maximum ground coverage 33.33%; FAR 83; no. of dwelling units 13 and the maximum height 11 mtrs.

4. The matter was considered by the Technical Committee in its meeting held on 15.3.94. The Technical Committee observed that the plot area is 3792 sqm. The land use in the Master Plan is 'residential' and the plot is located in between two pockets of the resettlement scheme. Although, MPD-2001 provides minimum area for group housing as 4000 sq. mtr., however, keeping in view that the plot is to be utilised for providing

Contd..../-

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--38--

essential residential accommodation to lower category of the staff of the Organisation, the case be referred to the Authority for its consideration on the relaxation to use this plot for Group Housing Scheme to accommodate the staff quarter (140 DUs per hect.) with Development Code norms of Group Housing for coverage, FAR and Height etc. as prescribed in MPD-2001.

5. The matter is placed before the Authority for its consideration and approval of relaxation of the Development Control norms for this plot as given in para 4 above and process the same under section 11 of D.D.Act.

_R_E_S_O_L_U_T_I_O_N_

Resolved that the proposals contained in paras 4 & 5 of the Agenda item be approved as a one time exception.

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ITEM NO.

59/94

A-12.07.94

Sub : Change of land use of an area measuring 2.02 hect.(5 acres) from 'recreational' to 'residential' for the accommodation for Ministers of Delhi State Govt. at Timarpur, Delhi.
F.20(6)/92-MP

P R E C I S

The Under Secretary to the Govt. of India, Ministry of Urban Development had conveyed the approval of the Central Govt., under Section 11-A of Delhi Development Act, 1957 to issue a Public Notice for inviting objections/suggestions for the proposed change of land use of an area measuring 5 acres from 'recreational' to 'residential' at timarpur, Delhi vide their letter No.K-13011/13/92-DDIB dt.1.7.92(App. 'N' P.No. 41). The govt. of India, Ministry of Urban Development had also conveyed the approval of the Central Govt. under Section 11-A of Delhi Development Act, 1957 for the proposed change of land use of an area measuring 20.25 hect. (50 acres) including 2.02 hect. (5 acres) mentioned above from 'recreational' to 'residential' at Timarpur, Delhi vide their letter No.K-13011/13/92-DDIB dt. August, 1992 (App. 'O' Page No. 42- 43).

2. Accordingly, a Public Notice was issued on 24.4.93 (App. 'P' P.No. 44). Only 3 (three) objections/suggestions have been received in response to that public notice. These are as under:

- i. M/s.A.S.K.R.Anthony Singh Kuruvilla and Associates.
- ii. Smt. Maneka Gandhi
- iii. Sh.M.T.Meshram, Secretary, DUAC

These objections/suggestions were referred to the Govt. of India, Ministry of Urban Development vide letter dt.26.7.93 as the change of land use was initiated by the Ministry.

3. In response, the Govt. of India, Ministry of Urban Development has forwarded the comments of Land & Development Office vide letter No.K-13011/13/92-DDIB dt.15.12.93 (App. 'O' P.No. 45) on objections with regard to the proposed change of land use for an area of 50 acres and justified that there is no need to retain this area as green.

4. The proposal has been considered by the Technical Committee in its meeting held on 12.4.94 and the Technical Committee recommended for change of 2.02 hect. (5 acres) land required for the construction of residential bungalows for the Ministers of Delhi State govt. The proposal for change of land use of the remaining 45 acres of land from 'recreational' to 'residential' for the construction of residential flats for Delhi Govt. Servants Welfare Organisation may not be allowed as this will lead to loss of Master Plan Green.

5. The proposal of change of land use as in para 4 above is placed before the Authority to recommend to the Ministry of Urban Development for issue a final notification.

R E S O L U T I O N

Resolved that proposals contained in Para-4 of the Agenda item be approved.

It was also resolved that L&DO be advised to develop the remaining 45 acres of land as green, on its own or, through DDA or Govt. of NCTD.

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APPENDIX 'N' TO ITEM NO. 59/94

No. K-13011/13/92-DDIB
Government of India
Ministry of Urban Development
(Delhi Division)

....

New Delhi, Dated 1st July, 1992

To

Shri Anil Baral,
Dy. Director(MP),
Delhi Development Authority,
Vikas Minar,
New Delhi.

Sub: Change of land use of 5 acres of land in Timarpur
from 'Green' to 'residential' for construction of
Type VII quarters for accomodation of Ministers,
Speakers etc.

Sir,

I am directed to say that it has been decided to change the land use of 5 acres of land in Timarpur as shown in L&DO's drawing No. MAC No. 286 dtd. 11.1.91 (copy enclosed) from green to residential. Approval of the Central Government is conveyed to issue of notice and completing other necessary action as envisaged in Section 11A of the DD Act. You are requested to process the change of land use on priority basis and send your final proposal for issue of the Gazette Notification expeditiously.

Yours faithfully,

Pl put up immediately

Amr

21/7/92

(T.L.BANSAL)

Under Secretary

Encl : As above

सं.के.-1301/1/3/92-डीडीआईबी

भारत सरकार
शहरी विकास मंत्रालय,

नयी दिल्ली, दिनांक अगस्त, 92

सेवा में,

श्री अनिल बरई,
उप-सचिव,
दिल्ली विकास प्राधिकरण,
विकास सदन, नई दिल्ली

विषय:- तिमारपुर में भूमि का हरा।श्री। से रिहायशी में परिवर्तन करना।
.....

महोदय,

मुझे निदेश हुआ है कि आपका दयानंद मंत्रालय के समसंयुक्त पत्र दिनांक 1.7.92 की ओर दिनांक जिसमें आपसे तिमारपुर में पांच एकड़ भूमि के स-प्रयोग को हरा से रिहायशी में बदलने के लिए आवश्यक कार्यवाही हेतु दिल्ली विकास अधिनियम को धारा-11।ए। के अंतर्गत आवश्यक स्वीकृति प्रेजी गयी थी। इस स्थान पर कुल पचास एकड़ भूमि उपलब्ध है। उपरोक्त पांच एकड़ भूमि जिस पर टाइप-7 क्वार्टर बनाने का प्रस्ताव है, के अतिरिक्त 35 एकड़ भूमि दिल्ली प्रशासन को हाईकोर्ट के जज व प्रशासन के अधिकारियों के लिए निवास स्थान बनाने के लिए देने का प्रस्ताव है। बाकि की 10 एकड़ भूमि भी एक अन्य स्थान को रिहायशी मकान बनाने के लिए देने का प्रस्ताव है। इस प्रकार पूरी 50 एकड़ भूमि रिहायशी मकान बनाने के लिए प्रयोग की जाने हैं। अतः आवश्यक है कि इस 50 एकड़ भूमि का स-प्रयोग हरा से रिहायशी में बदला जाए।

इसके लिये दिल्ली विकास अधिनियम, 1957 की धारा 11।ए। के अंतर्गत दिल्ली विकास प्राधिकरण को आवश्यक सार्वजनिक सूचना जारी करने व अन्य संबंधित कार्यवाही करने की स्वीकृति इस पत्र द्वारा दी जाती है। संबंधित भूमि का एक बवशा भी इस पत्र के साथ प्रेजा जा रहा है। कृपया आवश्यक कार्यवाही शीघ्रातिशीघ्र करें तथा मंत्रालय को समय-समय पर हुई प्रगति के बारे में अवगत कराएं। संलग्नक भूमि तथा विकास अधिकारी का बवशा बं.-एन.एस.सी.-286

भवदीय,

आई. एल. बंसल
अवर सचिव, भारत सरकार,

प्रतिलिपि प्रेषित:-

निदेशक भूमि, उनके पत्र सं.जे.1302/2/92-बल.डी.ई.एस.-2

Contd... 43/-

दिनांक 17.7.92 के संदर्भ में ।

2. ^{विभागीय} भूमि तथा अधिकारी, (१-००) कृपया एल.एंड डी. प्लान नं. एन.एस.सी.-286 की एक प्रति तुरंत भेजें । एक प्रति संबंधित फाइल में थी, दिल्ली विकास प्राधिकरण को भेजे जा रहे हैं तथा और कापी तुरंत भेजें ।

।आई.एल. बंसल।

अवर सचिव, भारत सरकार

To be published in the Gazette of India part II section - 3
sub-section (ii) dated 24.4.93

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION

PUBLIC NOTICE

NO. F. 20(6)/92-MP

Dated 18.4.93

The following modification which the Central Government proposes to make to the Master Plan/Zonal Development Plan for Delhi, is hereby published for public information. Any person having any objection/suggestion with respect to the proposed modification may send the objection/suggestion in writing to the Secretary, Delhi Development Authority, Vikas Sadan 'B' Block, I.N.A., New Delhi within a period of thirty days from the date of issue of this notice. The person making the objection/suggestion should also give his name and address.

MODIFICATION :

"The land use of an area, measuring about 20.25 ha. (50 acres), falling in sub-zone C-14 (Timarpur Area) bounded by existing Timarpur Road in the North, Idle Truck parking, Magazine Road and Delhi Admn.'s Staff Qrts., in the South, Road No. 45 in the East and Timarpur Road and Delhi Admn.'s Staff Qrts. in the West, is proposed to be changed from 'recreational use' to 'residential use'."

2. The plan indicating the proposed modification will be available for inspection at the office of Deputy Director, Master Plan Section, Vikas Minar, 6th. floor, I.P. Estate, New Delhi, on all working days within the period referred above.

(RANBIR SINGH)
SECRETARY

DELHI DEVELOPMENT AUTHORITY

VIKAS SADAN,
'B' BLOCK, I.N.A.
NEW DELHI.

DATED THE

24.4.93

56
-45-
APPENDIX 'A' TO ITEM NO. 59/94

सुख पीपल मयपुर
नवरी ००... १३६
१६-१२-९३

No. K-13011/13/92-DDIB
• Government of India
Ministry of Urban Development
(Delhi Division)

.....

New Delhi, dated the 15th Dec., 1993

To

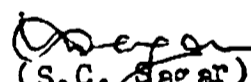
Shri Anil Baral,
Dy. Director(MP),
DDA, Vikas Minar,
New Delhi.

Subject: Change of land use of an area measuring 50 acres
from 'recreational' to 'residential' at Timarpur,
Delhi.

.....

Please refer to your letter No. F.20(6)/92-MP/583
dated 26.7.1993, on the above mentioned subject and find
enclosed a copy of comments received from L&DO for your
information and further necessary action.

Yours faithfully,


(S.C. Sagar)
Under Secretary

Encl: as above

✓ UFI

Amo
16.12.93

ITEM NO.
60/94

A-12.07.94

Sub : Amendment in MPD-2001, Nursery School sites be utilised for nursery school as well as other facilities.

F.1(7)80-MP

P R E C I S E

Reference is invited to the Authority Resolution no.105/93 dt.27.7.93 (APP. 'R' P.NO 48-51) wherein the policy regarding the use of nursery school sites for other than nursery schools was reviewed and it was resolved that these sites can be utilised for nursery schools as well as other facilities for the neighbourhood as decided by the Authority in resolution no.140 dated 29.1.81.

2 The Govt. of India, Ministry of Urban Development was requested to convey the approval of Central Govt. under section 11 A of Delhi Development Act, 1957 to issue a public notice for inviting objections/suggestion from the public. The Govt. of India, Ministry of Urban Development had conveyed approval of the Central Govt. vide their letter no.K-13011/21/93-DDIB dt.8.10.93 (App. 'S' P.No. 52). Accordingly, a public notice was issued on 12.2.94 (Appendix. 'T' Page No. 53).

3. In response to the public notice, two objections/suggestions have been received which are as follows (Appendix. 'U' Page No. 54-55).

- i) DUAC: The commission has objected for the proposed uses of such sites other than for 'day care centre' and 'cretch'. They have further observed that DDA should take action to curb the necessary school which are illegally run in the private houses.
- ii) M/s. V.K.Saluja & Associates: They have suggested that the use of the nursery school sites should also be for banks and school of architecture as use for a bank is similar to that of the post office and to that extent the utility of such sites is for public facility and is of equal importance and of similar nature. Similarly the nature of activity as that of Fine Arts School and School of Architecture is of similar nature.

Contd..../- 47/-

4. The Nursery School sites proposed to be used are mainly for such activities which are mainly in a neighbourhood.

5. The matter has been considered by the Technical Committee in its meeting held on 12.2.94 and it has recommended to approve the amendment in MPD-2001 for the use of 'Nursery School' site for other facilities. However, subject to that dispensary and OPD type health centre activity should be provided by the Govt. Agency.

6. Addl. Town Planner (DL) L-1, MCD vide reference no. TP/G/94/4148 dt. 7.6.94 which is received much after the due date of receiving the objections/suggestions, informed as below:-

"The matter was discussed by Addl. Commissioner (Engg.) in the meeting of L.O.S.C. held on 29.4.94 and it was decided that the proposal of DDA for utilisation of Nursery School site for other facilities such as posot office, library cum community hall and dispensary etc. is not acceptable. All the Nursery School sites vest with MCD and, therefore, any change on the MCD land be not carried out".

In this regard, it is mentioned that ownership of the land earmarked for Nursery School sites with the lessor and with the MCD as claimed by MCD.

7. The matter is placed before the Authority to recommend to the Ministry of Urban Development for issue a final notification as mentioned in para '5' above.

R E S O L U T I O N

Resolved that proposals contained in Para-5 of the Agenda item be approved with the modification that facilities like Maternity Home and Child Health Care Centre be also permitted, if they are run by reputed Societies/Trusts, which are charitable/non-profit making in nature.

ITEM NO.
105/93

2-29.07.93

(APPENDIX 'R' TO ITEM NO. 60/94)

Sub: Review of the policy regarding allotment of Nursery School sites for uses other than Nursery School.

Ref: P.1(7)/80/MP/Pt.

P R E C I S E

The case regarding utilisation of surplus and of the Nursery School sites in various colonies was considered by the Authority vide Resolution No. 140 dated 29.10.81. After detailed deliberation, the Authority resolved that the surplus land of Nursery School sites be considered for allotment for the following other uses :

1. Post Offices.
2. C.H./Library.
3. Dispensary/OPD Health Centre.
4. Day Care Centre/Creches.
5. ESS upto 11 KV only where no site is available in the vicinity.
6. Residential Cooperative Store.
7. Milk Booth.
8. Fine Art School or office use only.

2. During the period when the Perspective Plan for Delhi-2001 stood notified, a reference was received from the Min. to utilisation the surplus land for allotment to social organisations. The Authority vide Resolution No. 96 dated 22.04.1983 resolved that a reference be made to the Govt. of India in this regard and accordingly a letter was sent on 10.10.1983 by the Master Plan Section. No reply of the letter has been received till date. A view was taken, considering the recommendations be then Perspective Plan -2001 that above 1/3 of the total site meant for Nursery School can be converted into park and the remaining be utilise for Nursery School and other uses approved by the Authority referred to above. VC, DDA approved 12 sites out of 37 in Vikaspuri be converted into park in file No.P.20(20)/86-MP vide his order dated 13.02.1986.

3. In the meantime a concious decision was taken to abandon allotment of Nursery School sites with a view that it is otherwise functioning in the regular primary school, Middle School and senior Secondary School sites. A number of representation were received from the Residents Association and Regd. Societies for the allotment of Community Hall in their respective colonies/schemes. A analysis was completed

Contd... 49/-

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as per the recommendation of MPD-2001 for using the Nursery School site for Community room/Community Hall/Barat Ghar / Dharamshala and recreational club mainly in the old colonies where the average site of Nursery School measures about 2000 Sq. mtrs. and the matter was placed for consideration of Technical Committee in its meeting held on 15.04.1991 under Item No. 70/91.

"The Technical Committee decided that in the old Scheme layout plans, where no site stands, stands earmarked for a Community Hall or a Community Hall Cum library, Nursery school sites and where available may be diverted for construction of a Community Hall cum library or a Community Hall on plot sizes of 2000 Sq. mtrs. and 800 Sq. mtrs. respectively. Further, the development control norms for such buildings should be the same as provided in MPD-2001 for a Nursery school. It was also desired that the Standard Plan/designs should accordingly be worked out by the Architecture Wing of DDA and the terms and conditions worked out by the concerned Management Wing for allotment of Nursery School sites for such purposes to the registered societies/Residents Welfare Associations."

4. In MPD - 2001 there has been the following important changes from MPD - 62

- For office use only
- i) The gross residential density in most of the colonies/areas have been increased and thereby the requirement of Community facilities may increase.
 - ii) The number of Nursery School sites have been reduced from 10 to 6 for a population of 15,000 persons.
 - iii) The unit area of the Nursery School has also been reduced to 800 Sq. mtrs. and also there is change in the units of other Community facilities.

Contd...50/-

5. In view of the above the following recommendations are made:-

- i) Each layout plan whether there are vacant sites of Nursery or a surplus land out of the Nursery School are available, should be studied in detail for the calculation of deficiency in the facilities, if not. As far as possible such deficiencies will be provided within the surplus land out of the Nursery School sites.
- ii) It is recommended that instead of a Nursery School -A Day Care Centres/Creches would be provided and should be indicated specifically in the modified layout plan.
- iii) Modification in MPD-2001 to that extent may be processed substituting day care centre/creches (in place of Nursery School and Kindergarten School) and the use activities would be permitted as per the recommendations of MPD-2001 accordingly.

6. The above proposal was discussed in the Technical Committee under item No. 56 on 28.5.93 and after detailed discussion the following recommendations were made:-

For office use on:
It was noted that by an order of the L.G. further allotment of Nursery School sites had been stopped. The unallotted nursery school sites had been recommended for the following activities vide Authority resolution No. 140 dated. 29.10.81:-

1. Post Office 2. Community Hall/Library
3. Dispensary CPD Health Centre 4. Day Care Centre/Creches. 5. ESS upto 11 KV only where no site is available in the vicinity 6. Residential Co-operative Store. 7. Milk Booth. 8. Fine Art School.

7. After detailed discussions, the Technical Committee recommended that:-

- i) In addition to the activities mentioned in Authority Resolution No. 140 dated. 29.10.81 vacant nursery school sites may also be considered for allotment to nursery/primary education facilities.
- ii) In the layout plan such plots should be indicated in general terms as 'other housing facility' (OHP) with nine indicative uses as above.
- iii) The case should be processed for modifications in the Master Plan, if necessary.

Contd...51/-

iv) Each layout plan having vacant nursery school sites should be studied for re-designating the vacant sites of nursery schools and for prompt disposal.

8. The modified proposal contained in para-7 above is submitted for consideration of the Authority and accordingly the modifications in the Master Plan may be modified.

RESOLUTION

The Authority resolved that the Nursery School sites can be utilised for Nursery Schools as well as for other facilities required for the neighbourhood as decided by the Authority in resolution No.140 dt. 29.10.81. Necessary modifications in MPD-2001 be processed.

Verified
d.

Checked

H. K. BAEER
Assistant Secretary
P&H Development

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(APPENDIX 'S' TO ITEM NO. 60/94)

No.K-13011/21/93-DDIB
Government of India
Ministry of Urban Development
(Delhi Division)

New Delhi, dated 8.10.1993

To

Shri Anil Barai,
Dy. Director(MP),
DDA, Vikas ~~Sadan~~ *Minar*
New Delhi.

Subject: Amendment in the MPD-2001; Nursery school sites be utilised for nursery school as well as for other facilities required for the neighbourhood.

The undersigned is directed to refer to your letter No.F.1(7)/80-MP/682 dated 24.8.93 and to convey the approval of the Government under section 11-A of Delhi Development Act, 1957 to issue a public notice for inviting objection/suggestion from the public for the proposed amendment in the MPD-2001.

2. Further, ^{taken in} action the matter may be reported in due course of time.

Yours faithfully

S.C. Sagar
(S.C. Sagar)
Under Secretary to the Govt. of India

10/11/93

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(APPENDIX TO ITEM NO. 60/94)

To be published in the Gazette of India, Part II
Section 3 Sub Section (ii) on 12.2.94

No.F.1(7)/80-MP

Dated 4/2/94

PUBLIC NOTICE

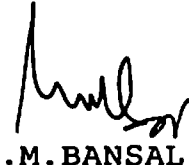
The following modifications, the Central Govt. proposes to make in the Master Plan for Delhi 2001. Any person having any objection/suggestion with respect to the proposed modification may send the objection/suggestion in writing to the Commissioner-cum Secretary, Delhi Development Authority, Vikas Sadan, 'B' Block, I.N.A., New Delhi, within a period of 30 days from the date of this notice. The person making objection/suggestion should also give his name and address.

MODIFICATION:

At page 157 of the Gazette of India Part II Section 3 sub section II dated 1.8.90 under heading NURSERY SCHOOL AND KINDER GARDEN SCHOOL (080) following is proposed to be added as under:

"Nursery school sites be utilised for 'Nursery Schools' as well as for other facilities required for neighbourhood such as post office, library cum community hall, dispensary, OPD type health centre, day care centre, crech, ESS upto 11 KV, Residents cooperative store, milk booth, Fine Art School, only where no other site is available in the vicinity".

2. A copy of the MPD-2001 incorporating the proposed modification will be available for inspection in the office of the Deputy Director, Master Plan Section, 6th floor, Vikas Minar, I.P.Estate, New Delhi, on all working days during the period referred above.


(V.M.BANSAL)
COMMR. CUM SECRETARY
DELHI DEVELOPMENT AUTHORITY

VIKAS SADAN
B BLOCK I.N.A.
NEW DELHI.



सूचना योजना अनुसंधान
वापसी सं. 72394
22-3-94

दिल्ली नगर कला आयोग
DELHI URBAN ART COMMISSION
लोक नायक भवन (द्वितीय तल)
LOK NAYAK BHAWAN (2nd FLOOR)
पृथ्वी राज सेन, नई दिल्ली-110003
PRITHVIRAJ LANE, NEW DELHI-110003
दूरभाष PHONES : 811848, 818593, 818607 & 690821
March 16, 1994

No.11(1)/92-DUAC

The Vice Chairman,
DDA, Vikas Sadan,
INA Market,
New Delhi.

Sub:- Notification of DDA in respect of the amendments in the Master Plan about the utilisation of sites of nursery schools other than the specified uses.

Sir,

The following public notice forwarded by DDA was considered by the Commission in its meeting of February 25, 1994:-

"Nursery school sites be utilised for 'Nursery Schools' as well as for other facilities required for neighbourhood such as post office, library-cum-community hall, dispensary, OPD type health centre, day care centre, crotch, ESS upto 11 KV Residents co-operative store, milk booth, Fine Art School only where no other site is available in the vicinity."

The Commission while examining the above notice has strongly objected to the uses proposed other than for day care centre and crotch.

The Commission has further observed that the DDA should take action to curb the nursery schools which are illegally run in the private houses.

Yours faithfully,

(M. T. MESHRAM)
Secretary

Copy to :- Director (Master Plan), DDA Vikas Minar, I.P. Estate, New Delhi for information.

(M. T. MESHRAM)
Secretary

V.K. SALUJA & ASSOCIATESARCHITECTS, TOWN PLANNERS CONSULTING ENGINEERS & APPROVED VALUERS
(Wealth Tax, Estate Duty, from Min. of Fin., Govt. of India)B-2/90, SAFDARJUNG ENCLAVE
NEW DELHI-110 029
PHONES : 603397, 609334

REF. NO.

VKS/18

DATE

2-3-94

सुपर पोस्टा सुप्लाय
बावरी सं. 428MP
11-3-94Mr. V.M. Bansal,
Commissioner- Cum-Secretary,
Delhi Development Authority,
Vikas Sadan,
E Block, I.N.A.,
New DelhiSubject: Public Notice No. P-1(7)/8Q.MP dated 4.2. 1994 for
modifications regarding utilisation of sites of Nursery School
Suggestions.

Dear Sir,

Further to your above public Notice, my suggestions is that apart from various facilities suggested in the modification regarding utilisation of site of Nursery School viz post office, library-cum-community hall, dispensary, OPD type health centre, day care centre, crotch, ESS upto 11 KV Residents cooperative store, milk booth, Fine Art School, the use of Nursery School site for Banks, and School of Architecture be also added as the use of Banks is similar to those of Post Office and the extent of utility of this public facility is of equal importance and of similar nature. Similarly the nature of activities in the Fine Art School and School of Architecture are of similar nature and the land use involved is same.

I hope you will agree with the suggestions as these are useful for the public and are as per your planning standards. If agreed this may please be added in the modifications published by you.

Thanking you,

Yours faithfully,

(V.K. Saluja)
Architect- Town PlannerV. K. SALUJA, B. ARCH., A.T.A., PG Dip. T. & C.P.
ARCHITECT - TOWN PLANNER.

ITEM NO.

61/94

A-12.07.94

SUB :- RECRUITMENT REGULATIONS FOR THE POST OF
DEPUTY DIRECTOR IN DELHI DEVELOPMENT AUTHORITY.

File No. F.7(189)90/PB-I

P R E C I S

Broad policy for recruitment and promotion of staff in DDA was approved by the Authority vide Resolution No.272 dated 29.3.67, is appended at (Appendix 'v' page No. 59). The policy provides that the post of Executive Officers be filled by deputation/promotion without any specific ratio.

2. The designation of the post of Executive Officer was changed as Deputy Director vide order No.Secy./V&C/612/77/Part.I dated 12.1.1979.

3.1 At present, Dy. Directors are appointed either on deputation or by promotion. For promotion at present, the feeding categories are as under;

In general Cadre - Asstt. Director

In Revenue Cadre - Asstt. Settlement Officers.

In Steno Cadre - Private Secretary

3.2 The DPC has been deciding on the inter-se ratio amongst the three cadres from time to time. In the meeting held in March, 1992, DPC decided to adopt a ratio of General Administration; Revenue ; Steno as 4:1:1. But it also recommended for future, a ratio of (General Administration + Revenue) : (Steno) = 4:1.

4. There have been representations from Private Secretaries that this ratio should be done away with and they may be promoted on the basis of seniority-cum-eligibility. They have also stated that Private Secretaries of 1982 are yet to be promoted to the level of Deputy Directors whereas Assistant Directors of 1986 have been promoted. They have further stated that the number of posts of Assistant Directors is 55 whereas the number of Private Secretaries is 30 i.e. the ratio of 2:1(approx.).

Contd

5.1 On the other hand Assistant Directors contend that the posts of Deputy Directors should be primarily filled up from General Administration cadre on the ground that they deal with files right from the beginning of their career, unlike Stenos. Secondly, the top of the pyramid should be decided by the width of the "base" and not by the width of "the level just below" the top. For example, the comparative redetermined sanctioned strength of the three cadres based on SIU reports, are:

<u>Gen. Adm. Cadre(G)</u>		<u>Revenue Cadre(R)</u>		<u>Stenos Cadre(S)</u>	
L.D.C.	: 1371	Patwari	:90	Steno	}:414
U.D.C.	: 1134	Kanungo	:36	Sr. Steno	
Assistant	: 251	N.Tehsildar	:24	P.A.	: 59
Supdts.	: 86	Tehsildar	:10	P.S.	: 30
Asstt. Dir.:	55	A.S.O.	: 7		
	<u>2897</u>		<u>167</u>		<u>503</u>

However, the actual strength is as follows:

LDC	: 1384
UDC	: 1123
Asstt.	: 247
Supdt.	: 85
A.D.	: 55

2894

Ratio of (G+R) : S = 2838 : 510 = 85 : 15

5.2 The pay scale of UDC is equivalent to Steno and also to Kanungo. Pay scale of LDC is equivalent to that of Patwari without any corresponding scale on the steno side.

6. Keeping the relevant factors into account, it is proposed that as recommended by DPC in March, 1992, the Recruitment Rules for Deputy Director may be modified and a ratio of 4:1, the former for (General + Revenue) Cadre and the latter for Steno cadre may be adopted.

7.1 It is also proposed that 25% of the posts be filled by deputation and 75% of the posts by promotion failing which by transfer on deputation.

7.2 It is also proposed that a minimum of eight years service in the feeder grade be prescribed.

8. The proposed Recruitment Regulations for the post of Deputy Director are appended at (Appendix 'W' page No. 60-61). In the proposed Recruitment Regulations, the scale of pay and number of posts etc. have been updated.

9. The Authority may consider the proposed Recruitment Regulations for the post of Deputy Director as appended at (Appendix 'W' page No. 60-61).

R E S O L U T I O N

The proposal was not approved. The Authority observed that whereas recruitment to Engineering and Planning cadres was at a moderately high level, recruitment to administrative cadres was done at the level of lower division clerks; in a few cases at Group 'D' level. It was resolved that a Staff Reorganisation Committee be constituted to make suitable recommendations to improve quality and working environment amongst the DDA Administrative Cadres. Representative of a Union/Association be suitably associated with this Committee.

The Committee should be asked to give its report within three months and till then the present practice of recruitment of Dy. Directors may continue.

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APPENDIX 'V' TO ITEM NO 61/94

No. 272. Subject:- Recruitment and promotion of staff in the office of the Authority - report of Shri K.L. Rathee, Commissioner, Municipal Corporation of Delhi.
A-29.3.1967. (No.F.26/63-C).

Attention is invited to Authority's resolution No. 398 dated 21.6.1966 read with Resolution No. 311 dated 12.7.1966, which is reproduced below :-

"The Authority discussed the matter at some length. It was pointed out that before the recommendations made by Shri K.L. Rathee could be adopted, it would be necessary (a) to incorporate these in the regulations governing the conditions of service of the officers and employees of the Authority, (b) to lay the rules and regulations so made, for not less than 30 days, before each house of the Parliament, as stipulated under section 58 of the Delhi Development Act, and (c) to obtain the approval of the Central Government. Further, it would be desirable to examine the implications of the recommendations made and to make sure that these are, broadly, in consonance with the practice and procedure followed in the Government. After discussion, it was resolved that

The Vice Chairman, Delhi Development Authority may first examine the matter in its various aspects, with particular reference to the points mentioned above, and the item may be brought up again with his comments.

The Vice Chairman pointed out that there was a large number of vacancies and work was suffering. It was decided that in the meantime appointments to such posts as are required to be filled up urgently may be made by the Vice Chairman on a provisional basis."

2. The Vice Chairman has since gone into the whole matter in detail and his note is at appendix 'BB' Pages A-182 to A-188.

3. The matter is now submitted to the Authority for consideration and orders.

RESOLUTION.

Resolved that policy for recruitment and promotion of staff in the Authority as contained in Appendix 'BB' pages A-182 to A-188 be approved.

See Appendix
1
min

RECRUITMENT REGULATIONS FOR THE
POST OF DEPUTY DIRECTION
IN DELHI DEVELOPMENT AUTHORITY

- | | |
|---|---|
| 1. Name of post | Deputy Director |
| 2. No. of posts | *41(1993)
*subject to variation
dependent on work load. |
| 3. Classification | Group "A" |
| 4. Scale of pay | Rs. 3000-100-3500-125-4500/- |
| 5. Whether selection post
or non-selection post. | Selection. |
| 6. a) Age limit for
direct recruitment. | Not applicable. |
| b) Whether benefit of
any added years of
service admissible
under Rule 30 of CCS
(Pension) Rules, 1972. | Not applicable. |
| 7. Educational and other
qualifications required
for direct recruits. | Not applicable. |
| 8. Whether age and educa-
tional qualifications
prescribed for the
direct recruits will
apply in the case of
promotees and deputatio-
nists. | Not applicable. |
| 9. Period of probation,
if any. | 2 Years. |
| 10. Method of recruitment,
whether by direct
recruitment or by
promotion or transfer
or by deputation and
percentage of the
vacancies to be filled
by various methods. | i) 75% of the posts by
promotion failing which by
transfer on deputation.
ii) 25% of the posts by
deputation. |

Contd.

11. In case of recruitment by promotion/transfer/deputation, grades from which promotion/transfer/deputation is to be made.

Promotion will be made from the cadres of Asstt. Directors/Asstt. Settlement Officers and Private Secretaries in the ratio of 4:1. In other words out of 5 promotional posts of D.D., four will be available to AD's and ASO's taken together and one to Private Secretaries. A minimum of eight years regular service in the feeder cadre would be necessary for promotion.

Deputation

From State Civil Service Officers with atleast six years of service.

Group 'A' DPC.

12. If a DPC exists what is its composition

13. Saving.

Nothing in these regulations shall effect reservation, relaxation or age limit and other concessions required to be provided for the Scheduled Castes, the Scheduled Tribes, Ex-Serviceman and other special categories of persons in accordance with the orders issued by the Central Govt./ Delhi Development Authority from time to time in this regard.

14. Disqualification.

No person who has entered into or contracted a second marriage when his/her spouse is alive.

15. Power to relax.

When the Chairman is of the opinion that it is necessary or expedient so to do, he may by order, for reasons to be recorded in writing, relax any of the provisions of those regulations in respect of any class or category or persons or posts.

ITEM NO. SUB : Constn. of Boundary Wall around Botanical Garden
62/94 in Rohini-Budget Provision.
F.No.A.O.(W)III/(36)/94-95/
A-12.07.94

P R E C I S

An area of 250 acres has been earmarked in the approved layout of Rohini Scheme for development of a District Park. After due deliberations in the D.D.A. at various levels, it was decided to develop this District Park as a Botanical Garden. It may be noted that whereas many state capitals like Calcutta, Lucknow, Patna, Bangalore, Trivendrum have botanical gardens, the National capital does not have any such garden as yet.

2. A preliminary meeting was accordingly arranged under the chairmanship of Padma Vibhushan Dr. M.S. Swaminathan, former DG, ICAR and a former member in the Governing Council of the F.A.O. The meeting was also attended by the present DG, ICAR, and representatives of the Department of Science & Technology, Min. of E & F, W.W.F., V.C., E.M., F.M. The concept received a wide support from all quarters. Based on this decision, soil survey, contour survey and Ground water survey have already been taken up.

3. The Authority may approve in principle the development of the earmarked District Park as a Botanical Garden.

4. It is proposed to take up the fencing of the 250 acres site immediately. The Scheme areas in question is situated in between Sector 9 & 13 in East Side and Sec.-11 in West side of Rohini Ph-II. A meeting was held in the chamber of VC/DDA on 29.4.94 and was attended by Commr.(Plg.), Chief Architect/HUPW, Dir.(Rohini), Dir(Hort.) South & North. A design for C/O boundary wall around the proposed Botanical Garden had been approved vide No.Dir.(LS)/HUPW/94/3294 dt.19.5.94. The design of chain link fencing had been approved with modifications by 140th Screening Committee held on 26.4.94. Accordingly an estimate amounting to Rs.71.73 lacs has been framed to cover the cost of C/O Boundary wall. The scheme being new, no specific provision exists in budget estimates (1994-95). However
contd.../-

there is a provision of Rs.12.8 lakhs for construction of boundary wall in the latest A.A./ES under horticulture."

5. The approval of the Authority is solicited for budget provision of Rs.71.73 lacs in the B.E. 1994-95 for the scheme under the following mentioned sub-head in accordance with Section 16 of D.D.A. Budget & Accounts Rule.

Nazul A/C II

"Dev. of land at Rohini Ph-II SH: C/O Boundary wall arounds District Park/Botanical garden at Rohini."

R_E_S_O_L_U_T_I_O_N_

Resolved that proposal as contained in Para-3 and 5 of the Agenda item be approved, with the proviso that necessary funds for the construction of the boundary wall shall be re-appropriated from schemes approved in the BE of 1994-95.

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ITEM NO.
63/94
A-12.07.94

Sub: Action Taken Report on the Resolutions
passed by the Authority in its meeting
held on 24.03.1994.
No. F. 2(6)/94-MC/DDA.

P R E C I S

On the basis of information furnished by
heads of departments, Action Taken Reports on
the resolutions passed in the Authority's meet-
ing held on 24.03.1994 is submitted for kind
information of the Authority at (Appendix 'X'
page No. 65 - 68)

RESOLUTION

Noted.

It was further resolved that action on the
draft Minutes of the Authority meetings should be
initiated if no objections or modifications are
received within a period of 10 days of their circu-
lation, after approval of the L.G./Chairman without
waiting for formal confirmation of minutes in the
next meeting of the Authority.

ACTION TAKEN REPORT ON THE RESOLUTIONS OF THE
AUTHORITY'S MEETING HELD ON 24.03.1994.

APP. 'X' TO ITEM NO. 63/94

S.No.	ITEM NO. DATE	SUBJECT	RESOLUTION	ACTION TAKEN/TO BE TAKEN/ REMARKS
1.	2.	3.	4.	5.
1.	<u>21/94</u> 24.3.94	Allotment of additional space to the shop-keepers of Kingsway Camp Scheme. (F.No. 15(10)/88-CL.)	<p>It was resolved that allotment of additional land be made on payment of Rs. 514/- per sq. mt., together with interest @ 18% per annum from the date when this rate was fixed, upto the date of payment.</p> <p>It was further resolved that allotment of additional area be made on the rear side of the plots. Total area in any case, including the additional area, should not exceed 100 sq. yds. Allotments be made in such a manner that the right of way is not affected.</p> <p>Additional allotments as resolved above be made only after clearing all encroachments beyond 100 sq. yds. by the shop-keepers and after recovering damages for such areas.</p>	Under process.
2.	<u>22/94</u> 24.3.94	Ground coverage, FAR and setbacks for plots in Junk Market Mayapuri Phase-II-Amendment in MPD-2001. (F.No. 20(10)/93/M.P.)	Resolved that proposal as contained in para 4 of the Agenda be approved.	The case has been referred to the Central Government to issue final notification vide letter dated 8.6.94 for the proposed amendment in MPD-2001.

The matter has been referred to the Central Government vide letter dated 7.6.94 to issue a final notification for the proposed change of land use.

Central Govt. has been
informed vide letter
dated 7.6.94.

The case has been sent
to the Central Govt.
vide letter dated 7.6.94.

178.34996271

1.	2.	3.	4.	5.
	<u>26/94</u> <u>24.3.94</u>	Change of land use of an area measuring 29.3 ha. from 'rural use zone' to 'ware-housing and storage' (commercial) (21.2 ha.) and 'recreational' (8.1 ha.) at Badli on G.T. Road, Delhi. <u>(F.No. 20(4)93-MP.)</u>	Resolved that paras 3 & 4 of the agenda note be approved. It was also resolved that further follow up action be taken immediately, without awaiting formal confirmation of minutes of the meeting.	The matter has been referred to the Central Govt. vide letter dated 7.4.94.
7.	<u>28/94</u> <u>24.3.94</u>	Disposal cost of DDA's built up flats regarding reduction thereof. <u>(F.No. 22(123)79/HAC-Pt.)</u>	Resolved that reduction in cost of flats and the principles laid down in the Agenda note be approved, subject to the following: <ol style="list-style-type: none">1. Equalisation charges should be levied on the Engineering cost and not on the building cost.2. Equalisation charges should be levied on Janta flats also. It was further resolved that total impact of all proposals, involving reduction of cost of flats, placed before the Authority from time to time be consolidated and put up to the Authority.	Decision being implemented.

1.	2.	3.	4.	5.
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- | | | | | |
|----|--------------------------------|---|---|--------|
| 8. | <u>29/94</u>
<u>24.3.94</u> | Change of land use of an area measuring 4.035 hect. (10 acres) from 'public and semi public facilities' to 'residential' (Nurses Hostel) at Sriniwas Puri, New Delhi.
<u>(F.No. 20(3)93-MP.)</u> | Resolved that the proposal as contained in para 3 of the Agenda note be approved and may be kept in view while finalising Zonal Plan of the area. | Noted. |
|----|--------------------------------|---|---|--------|

DELHI DEVELOPMENT AUTHORITY
NCR AND URBAN EXTENSION UNIT.

Item No.
64/94

A-12.07.94

SUB: Change of land use in respect of about
9.837 acre (3.98 hectare) of land in
village Bhatti for setting up a Centre
for the Dying and Destitutes "Premdhan".

F.No: F20(14)94-MP

1. Mother Teresa's Missionaries of Charity intends to set up a Centre for Dying and Destitutes named "Premdhan" at Bhatti village in Tehsil Mehrauli in an area of 3.98 hect. (9.837 acre). A sketch map submitted by the Mission's Architect, the total area of the site is 39823 sq.m. It intends to have ground coverage 4.8% (1933 sq.m.). The proposal includes construction of (i) a dispensary (ii) a Convent, and (iii) a Dying and Destitute Centre.
2. The case was considered by the Building Plan Committee of MCD in its meeting of 7.1.94 in which it was desired that the Mission should submit the case under section 313 of the DMC Act, 1957 (Appendix 'Y' to P.No. 73). The mission vide its letter dated 3.5.94 has requested L.G. for agreeing to change of land use of the impugned site for "agricultural" to "institutional". The proposal has been referred to DDA by Jt. Secy., to L.G., Delhi vide note No. U.D. 16/1/2/93-RN/BB9/3411 dated 18.5.94 for change of land use. (Appendix 'Z' P.No. 74).

3. The case has been examined by the Planning deptt. and the observations are as given below :

- i) The site has been inspected by Dy. Director(Plg) of DDA along with the representatives of the mission on 31.5.94. As per inspection report the land is more or less plain and is located along the Chhattarpur Bhatti road opposite Radha Soami Satsang Beas.
- ii) As per provision of MPD-2001, land use of area under consideration is "Recreational(regional park)" and falls outside the proposed urban extension limits approved by the Authority as part of Master Plan, Delhi-2001.
- iii) This land forms part of regional park(ridge) which has been notified as 'reserve forest' by Govt. of National Capital Territory of Delhi vide notification No.F.10(42)-I/PA/DCF/93/2012 -17 dated 24.5.94.
- iv) DDA has requested the ADM (Revenue), GNCTD vide letter dated 10.6.94 to examine the existence, nature and extent of any right in respect of said land as provided in the notification of GNCTD dated 24th May, 94. No reply has been received.
- v) The present case is a very special case coming from an exceptional organisation for humanitarian concern and is for a limited development/construction, although not covered in the present urban land policy.

4. Technical Committtee in its meeting on 11.7.94 discussed

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this at length and observed that although the case is for a humanitarian cause and is for a limited development/construction by a voluntary organisation of international recognition, it does not find justification on the following grounds :

- i) The land in question falls within "regional park (ridge)" in the Master plan-2001 and also form part of the area notified as 'reserved forest' under the Forest Act. (map to be laid on the table).
- ii) On grounds of environmental concern, specific policy directives have been issued by the Govt. of NCTD and Prime Minister's office for preserving the ridge area. (Appendix ^{AA} P.NO. 75-77 D. Recently, the Loveraj Committee has recommended that the ridge area should be free from any developmental activity.
- iii) The Authority has been very conservative in agreeing to change of land use of the sites located in the ridge area such as (a) super speciality hospital at Maidan Garhi (b) the DDA Group Housing scheme in Pul Pehlادpur etc. Whereas case at (a) above is yet not finally notified, the case at (b) was taken up for construction about 5 years back.
- iv) The possibility of requests from similar organizations being received by quoting this as a precedent in the future cannot be ruled. Hence, a policy decision would be desirable.

The Technical Committee, however, desired that the matter be referred to the Authority." for a final decision.

5. The proposal is placed before the Authority along with the recommendation of the Technical Committee as in Para 4 above for its consideration.

R E S O L U T I O N

This Agenda item was laid on the table at the time of the Meeting of the Authority.

It was resolved that although the case is of a voluntary organisation of international repute, the following points may be put up for consideration of the Ministry of Urban Development;

- i) The land in question falls within "regional park (ridge)" in the Master Plan-2001 and also forms part of the area notified in May, 1994 as 'reserved forest' under the Forest Act.
- ii) On grounds of environmental concern, specific policy directives have been issued by the Govt. of NCTD and Prime Minister's Office for preserving the ridge area. Recently, the LOVERAJ COMMITTEE has recommended that the ridge area should be free from any developmental activity.
- iii) The Authority has been very conservative in agreeing to change of land use of the sites located in the ridge area such as, (a) super speciality hospital at Maidan Garhi, (b) the DDA Group Housing Scheme in Pul Pehladpur etc. Whereas case at (a) above is yet not finally notified, the case at (b) was taken up for construction about 5 years back.
- iv) The possibility of many such requests from similar organisations being received by quoting this as a precedent in the future cannot be ruled out. Hence, a policy decision would be desirable.

It was further resolved that the Project being charitable, meant to serve a humanitarian cause, offer of land in Project Area of Dwarka/Rohini could be made to the Mission.

दिल्ली नगर निगम



MUNICIPAL CORPORATION OF DELHI
(Town Planning Department),
Nigam Bhawan, Kashmere Gate,
Delhi-110006.

No. 7013/2677/93

Dated 25-1-84

Sr. M. Joann M.C.,
12 Commissioner's Lane,
Delhi-110054.

Sub: Mother Teresas Missioneries of Charity-proposal for
Dispensary for the Convent & Dying & Destitute
Centre at Village Bhatti, Delhi.

Sir,

The above proposal submitted by you was
considered in the Building Plans Committee meeting
held on 7.1.94 vide Item No. 2/94. As per the decision
of the meeting, you are required to submit the case
at the earliest, under section 313 of D.M.C. Act, 1957
in the office of the under-signed for further scrutiny
so that the same could be considered for approval.

Yours faithfully,

A.P. SETHI
(A.P. SETHI)
TOWN PLANNER.

Missionaries of Charity
Mother Teresa's Place
PREM DAN
Bhatti Road, Mehrauli
New Delhi - 110030
Tel 6802935
Opp. Radha Swami Satsang,

Li Joann - 2518457
12 Commissioners
Lane

Delhi

Li MAMTA
PREM DAN

Missionaries of Charity
Moth. 7. 1. 1994
Bhatti
New Delhi

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APPENDIX 'Z' TO ITEM NO. 64/94

Raj Niwas : Delhi

सूचना नं. 122Vc
दिनांक 26-5-94

May kindly find enclosed a copy of letter dt. 3.5.94 from Rev. Mother Teresa regarding change of land use in respect of her land measuring 44 Bighas 12 Biswas situated in village Bhatti near Mehrauli.

May kindly look into the matter and send an action taken report within 7 days for perusal of L.G. at the earliest.

(Parimal Rai)
Jt. Secy. to Lt. Governor

Commissioner, MCD VC, DDA
U.O. No. 16/1/2/93-RN/889/ 2471

18/5/94

Add. Secy (D-8)
re: to dif. Secy
Open a file and put up.
U.I.
27/5/94

उपाध्यक्ष कार्यालय
कम. म. 2179c
दिनांक 19/5/94

C/Pg

आवृत्त (मासिक) कार्यालय
नं. 122Vc
दिनांक 26-5-94

19/5

आवृत्त (मासिक) कार्यालय
नं. 122Vc
दिनांक 26-5-94

APPENDIX 'AA' 75- TO ITEM NO 54

F.No.J-13028/2/77-LI/DOI
Government of India
Ministry of Works & Housing
Nirman aur Awas Mantralaya

11 DEC 1981
विभाग विचार, नई दिल्ली.

New Delhi, the 10th Dec., 1981.

- To
- (i) The Land & Development Officer,
Nirman Bhavan, New Delhi.
 - (ii) The Vice-Chairman,
Delhi Development Authority,
Vikas Minar, New Delhi.
 - (iii) The Administrator,
N.D.M.C., Town Hall,
New Delhi.
 - (iv) The Commissioner,
Municipal Corporation of Delhi,
Town Hall, Delhi-6.

मुख्य योजना समुदाय

संख्या नं. 4/75

दिनांक

17/12

Sir,

In connection with a proposal for allotment of additional land to a petrol pump located on the Ridge, the P.M.'s office has informed this Ministry that the Prime Minister has directed that no request involving the slightest encroachment on the Ridge should be entertained in future. This is brought to the notice of all concerned for guidance.

Yours faithfully,

R. Krishnaswamy

(R. Krishnaswamy)

Under Secretary (Lands)

Copy forwarded for information to:

- (i) All Desk Officers in Lands Division/Delhi Divn.
- (ii) Finance Division, Ministry of Works & Housing.

17/12/81

The fact as at above has been noted. This matter, however, is under the Dis. (2/77) file. See 'X' above for further details.

Typist to prepare 2 copies of this letter.

21/12/81

We may send copies of this to all sections dealing with allotment of land in 1981.

17/12/81

M.H. notes
21-4-93
at 12:30 PM
R.K. TAKKAR
Chief Secretary

-76-



5, Sham Nath M.
Delhi-1100

D.O. No. F.2(11)/DCF/90-91-Ridges/PF/7/2

23rd March, 1993

Dear Sir,

The preservation of the Delhi Ridge area is an important agenda for the Delhi Administration. You will recall that I have been stressing the need to increase vigilance in the Ridge area to ensure that there are no encroachments on its natural habitat. I am happy that Commissioner (Plg.), DDA has already started the exercise of demarcation of the Ridge. There are, however, some important issues regarding the status of the Delhi Ridge and the role of the DDA in its preservation which need to be stressed.

It has been emphasized in the M.P.D. 2001 that, "the Ridge in Delhi is defined as rocky out-crop of Aravalli ranges stretching from the University in the North of the Union Territory boundary to the South and beyond. The central ridge area which is part of New Delhi, was planned as its integral part at the time of development of New Delhi Capital. This area was left in its pristine glory by planting only with the indigenous species of trees like kikar and babul. The plan in 1962 identified a future stretch of south central ridge near Mehrauli. Though parts of the ridge in Delhi have been erased out, total ridge area now available is 7,777 ha approx. divided as follow:

1.	Northern Ridge	87 ha.
2.	Central Ridge	854 ha.
3.	South Central ridge (Mehrauli)	626 ha.
	Southern Ridge	6200 ha.

The ridge thus identified should be conserved with utmost care and should be afforested with indigenous species with minimum of artificial landscape".

3. The entire Ridge area as per Master Plan is Master Green and it is incumbent on the DDA to ensure that this Master Green is not encroached upon. A doubt has been expressed whether DDA has a role in areas which are beyond the development area declared by the DDA. I would like to clarify that as far as provisions of the Master Plan relating to Master Green areas are concerned, the DDA has a responsibility to ensure that the provisions of the Master Plan are not violated, even if they are located beyond the development area.

4. The Ridge is a clearcut geographical entity and its preservation has been a cause of concern for the Government and voluntary agencies alike. Any violations on the Ridge should be booked as violation of the Master Plan and the DDA has the capability to do so. Not only should it be ensured that building permissions are not given on Ridge land; the DDA should issue suitable instructions to all the concerned agencies in this regard. The DDA has a special responsibility as regards unauthorised encroachment on the Ridge. I hope you will take note so that measures are taken to ensure that the area of the Ridge can develop as a natural habitat.

CEI RZBS12

Pl send copies to Sr. L.A., Div. (H) N & S., retain one copy and then forward original to C(LM)/C(P2).

.....2/-

Sr. L.A.

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-77-

5. Selected officers of the D.D.A. have long ago been vested with necessary powers under the Indian Forest Act. These powers shall be used extensively for the preservation of the Ridge which is a priceless heritage for our City.

I am endorsing a copy of this letter to the Commissioner, MCD and the Administrator, NDMC for rendering full assistance to the D.D.A. in the management of the Ridge and its preservation.

With best wishes,

Yours sincerely,

R.K. Takkar
(R.K. TAKKAR)

Shri S.P. Jakhanwal,
Vice-Chairman,
Delhi Development Authority,
Vikas Sadan,
New Delhi.

[Signature]
9.08.94
Chairman,
Delhi Development Authority

[Signature]
Secretary
Delhi Development Authority
9/8/94

