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15-4-93-21-9-93

DELHI DEVELOPMENT AUTHORITY
(SECRETARY'S OFFICE)

List of the items to be discussed in the meeting of
the Delhi Development Authority fixed for 16.04.1993 at
3.00 p.m. at Raj Niwas, Delhi.

I N D E X

SL. NO.	ITEM NO.	S U B J E C T	PAGE NO.
1.	52/93	Confirmation of the minutes of the meeting of Delhi Development Authority held on 23.03.93 at Raj Niwas, Delhi. <u>No. F.2(2)/93-MC/DDA/Vol.-IV.</u>	1 - 6
2.	53/93	Action Taken Report on the resolutions passed by the Delhi Development Authority upto 19th Feb.,93. <u>No. F. 2(6)/93-MC/DDA/Vol.IV.</u>	7 - 13
3.	54/93	Agriculture Plant nursery with tissue culture Asola Village. <u>No. 3(194)/63-MP.</u>	14 - 17
4.	55/93	Directions issued under Section 41 of D.D. Act 57 by the Ministry of Urban Development in respect of reducing seating capacity of cinemas to a minimum of 300 and utilising the balance FAR for commercial purposes. <u>No. F. 11(1)/91-MP.</u>	18 - 25
5.	56/93	Change of land use of an area measuring about 1.21 hect. from 'Public & Semi-public facilities' to 'Residential' use at Ring Road (Old Factory Road) in the vicinity of Safdarjang Hospital. <u>No. F. 16(11)/91-MP.</u>	26 - 29
6.	57/93	A Scheme of decongest congested areas of Delhi by : i) Shifting of Trucking Activities with Warehousing. ii) Shifting of Wholesale Trade and Markets. <u>No. FR.1(6)/90-Dir.(TYA)-pt.</u>	30 - 36

DELHI DEVELOPMENT AUTHORITY
----- (SECRETARY'S OFFICE) -----

List of the Supplementary Agenda to be discussed in the meeting of Delhi Development Authority fixed for 16.04.93 at 3.00 p.m. at Raj Niwas, Delhi.

I N D E X

SL. NO.	ITEM NO.	S U B J E C T	PAGE NO.
1.	58/93	Bungalow Zone - Delineation and Control norms. <u>No. F. 20(5)92-MP.</u>	37 - 61
2.	59/93	Annual Accounts of DDA for the year 1991-92. <u>No. A/Cs.6(3)/79/pt./91-92.</u>	62 - 134
3.	60/93	Zonal Development Plan for Planning Zone 'E'. <u>No. F. 1(21)92/ZP/DDA.</u>	135 - 136
4.	61/93	Alignment Plan of 'Vasundhara Enclave' link road (connecting Dallupura Co-operative Societies with Trilokpuri re-settlement Colony). <u>No. F. 5(22)91-MP.</u>	137 - 139
5.	62/93	Floor area ratio for Wazirpur District Centre. <u>No. F. PS/CA(6)/92/4077.</u>	140 - 146
6.	63/93	Proposal for site (s) for motel (s) at Delhi-Gurgaon Road in the National Capital Territory of Delhi. <u>No. F. 10(31)/81-MP.</u>	147 - 153

DELHI
List of the
in the meeting of
for 16.4.93 at 3.00

Sl No Item No.

1. 64/93

2. 65/93

DELHI DEVELOPMENT AUTHORITY
(SECRETARY'S OFFICE)

List of the 2nd supplementary agenda to be discussed
in the meeting of the Delhi Development Authority fixed
for 16.4.93 at 3.00P.M. at Raj Niwas, Delhi.

I N D E X

Sl No	Item No.	Subject	Page No.
1.	64/93	Denotification of the area under Budh Vihar. F.12 (30)/92-LPB(R)/Pt. (I).	157-160
2.	65/93	Change of land use of Plot No. A-21/12 to A-21/20 from 'Industrial Use' to Commer- cial use at Naraina Indl. area, Phase-II, N. Delhi. F.20 (1)/92-M.P.	161- 170.

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of Delhi Development Authority held on 16.4.93 at 3.00 P.M. at Raj Niwas, Delhi.

The following were present :

CHAIRMAN

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

VICE-CHAIRMAN

2. Sh. S.P. Jakhanwal

MEMBERS

3. Dr. P.S.A. Sundaram,
Jt. Secretary, MOUD,
4. Sh. P.V. Jayakrishnan,
Commissioner, M.C.D.,
5. Sh. H.D. Sharma,
Engineer Member, DDA,
6. Sh. K.N. Khandelwal,
Finance Member, DDA,

SPECIAL INVITEES

7. Sh. R.K. Takkar,
Chief Secretary,
Delhi Admn.,
8. Sh. R.S. Sethi,
Commr. & Secy. (UI & ISG),
Delhi Admn.
9. Sh. Jagdish Sagar,
Secretary (L&B),
Delhi Admn.

ALSO PRESENT

10. Sh. J.C. Gambhir,
Commissioner (Plg.),
11. Sh. K.J. Alphonse,
Commissioner (LM),
12. Sh. V.K. Jain,
C.L.A.
13. Sh. J.K. Puri,
C.A.O.
14. Sh. G.T. Gurmukhi,
Addl. Chief Planner,
T.C.P.O.

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Item No.
52/93

Item No.
53/93

15. Sh. R.G. Gupta,
Director (IYA),
16. Sh. Ranbir Singh,
Secretary.

.....

Item No. Sub: Confirmation of the minutes of the
52/93 meeting of Delhi Development Authority
held on 23.3.93 at Raj Niwas, Delhi.
F.2(2)93-MC/DDA/Vol.IV.

.....

Resolved that the draft minutes of the
meeting of Delhi Development Authority held
on 23.3.93 be confirmed.

Item No. Sub: Action Taken Report on the resolutions
53/93 passed by the Delhi Development Authority
upto 19th Feb., 93.
F.2(6)93-MC/DDA/Vol.IV.

.....

The information given in the Action Taken
Report was noted. However, the following obser-
vations were made:

- i) Resolution No.141/92: Commissioner (ID)
should call the representatives of Guru
Singh Sabha for discussion and the matter
may again be brought before the Authority
after examining the implications.
- ii) Resolution No.172/92: The matter regard-
ing fixation of premium for the land to
be leased out for setting up flyash brick
plant was discussed at length. The proposal
for inviting fresh bids through tenders
should be expedited and result reported in
the meeting of the Authority. For encoura-
ging such industries to come up, possibility
of moratorium on payment of Ground Rent for
5 years be examined. C.P.W.D./D.D.A. should
examine the inclusion of flyash brick in the
schedule of rates.
- iii) Resolution No.13/93: Assessment of compen-
sation payable to D.C.M. on account of
determination of ten leases should be finali-
sed at the earliest.

Item No. Sub: Agriculture Plant nursery with
54/93 tissue culture Asola Village.
No.3(194)/63-MP.

.....

Deferred.

Item No. Sub: Directions issued under Section 41
55/93 of D.D. Act 57 by the Ministry of
Urban Development in respect of
reducing seating capacity of cinemas
to a minimum of 300 and utilising the
balance FAR for commercial purposes.
F.11(1)91-MP.

.....

The matter was discussed and it was
decided that in the first instance
clarifications be sought from the Minis-
try of Urban Development whether these direc-
tions are also applicable to the cinemas
which are located outside the District Centres/
Community Centres.

Item No. Sub: Change of land use of an area measu-
56/93 ring about 1.21 hect. from 'Public &
Semi-Public facilities' to 'Residential'
use at Ring Road (Old Factory Road) in
the vicinity of Safdarjung Hospital.
F.16(11)/91-MP.

.....

Resolved that the proposal for change
of land use from 'Public & Semi-Public faci-
lities' to 'Residential' use of an area measu-
ring 1.2 hect. at Ring Road near Safdarjung
Hospital be approved. for further processing
under Section 11-A of Delhi Development Act, 57.

Item No. Sub: A Scheme of decongest congested areas
57/93 of Delhi by:
i) Shifting of Trucking Activities with
Warehousing.
ii) Shifting of Wholesale Trade & Markets.
No.FR.1(6)/90-Dir.(TYA)-Pt.

.....

The Authority resolved and approved in
principle the proposal for planning and deve-
lopment of integrated freight complexes-cum-
wholesale markets subject to the following:

- i) Narela and Gazipur integrated freight
complexes including the wholesale mar-
kets should be taken up for planning

Item No. S
58/93

Item No.
59/93

Item No. S
60/93

Item No. S
61/93

and, development and execution immediately.

- ii) Separately, it should be studied whether Maharashtra Act (1983) with respect to wholesale markets should be extended to the National Capital Territory of Delhi or it would be preferable to amend the Delhi Agricultural Marketing Board Act to include other than agricultural produce markets.

Item No. Sub: Bungalow Zone - Delineation and Control norms.
58/93 F.20(5)92-MP.

.....

Resolved that the proposal be approved and processed further for inviting objections subject to the observations given in Annex.'A'.

Item No. Sub: Annual Accounts of DDA for the year
59/93 1991-92.
No.A/Cs.6(3)79/Pt./91-92.

.....

The information was noted.

Item No. Sub: Zonal Development Plan for Planning
60/93 Zone 'E'.
No.F.1(21)92/ZP/DDA.

.....

Resolved that the Zonal Plan for Zone (Division) 'E-Trans Yamuna Area be approved and published for inviting public objections/suggestions in accordance with the provisions of Delhi Development Act, 1957.

Item No. Sub: Alignment Plan of 'Vasundhara Enclave'
61/93 Link road (connecting Dallupura Cooperative Societies with Trilokpuri resettlement Colony).
F.5(22)91-MP.

.....

Resolved that the alignment plan as proposed be approved, however, funding of the project will be decided in the Standing Committee chaired by Chief Secretary, GNCTD.

Item No. Sub: Floor area ratio for Wazirpur
62/93 District Centre.
F.13/CA(6)/92/4077.

.....

Resolved that Wazirpur District Centre should be developed at 150 FAR and the same should be conveyed to DUAC.

Item No. Sub: Proposal for site(s) for Motel(s) at
63/93 Delhi-Gurgaon Road in the National Capital Territory of Delhi.
F.10(31)/81-MF.

.....

Resolved that a Committee be constituted under the Chairmanship of Principal Commissioner D.D.A. with members from Ministry of Tourism, Delhi Tourism Development Corporation and the Planning Department of the D.D.A. The Committee shall give its recommendations about the development of motels in Delhi and shall submit its report in the next meeting of the Authority. This decision be conveyed to the Ministry of Urban Development as an interim information.

Item No. Sub: Denotification of the area under Budh
64/93 Vihar.
F.12(30)92-LFB(R)/Pt.(I)

....

The Authority deferred the consideration of the matter till the next meeting. Meanwhile the requirement of land for major road linking Rohini scheme through Budh Vihar should be worked out for retention/acquisition.

Item No. Sub: Change of land use of Plot No.A-21/12 to
65/93 A-21/20 from 'Industrial use' to 'Commercial use' at Naraina Indl. Area Ph.II, New Delhi.
F.20(1)92-MF.

.....

Resolved that the change of land use from Industrial to Commercial (tier IV) of Plot No.A-21/12 to A-21/20 at Naraina Indl. Area Ph.II be approved and changes in the Master Plan be processed

subject to the

- i) The development of ground basement of industrial building @ 1.5' height having high level permitted.
- ii) Conversion of the same Authority owners of

subject to the following:

- i) The development control norms regarding ground coverage, FAR, height and basement to be as per existing norms of industrial plots. Parking shall be @ 1.67 ECS per 100 sq.mtrs. Banquet hall and similar uses requiring high level of parking shall not be permitted.
- ii) Conversion charges shall be worked out for the change in the land use and the same after approval by the Competent Authority should be collected from the owners of the plots.

i) The name of the bungalow zone would be 'Bungalow Zone of New Delhi'.

ii) The boundary of the bungalow zone of New Delhi would be as approved by the Authority vide its resolution No.106/92.

Plus: One plot depth on the outer side of the boundary in sub-zones D-4, D-5, D-13, D-15 and D-16.

Minus: The area between Baba Kharag Singh Marg and Service Road parallel to Bishamber Das Marg.

iii) Development control norms:

a) On bungalow plots, residential (other than bungalow plots) and non-residential areas, the development control norms as recommended by the Authority, in the resolution No.106/92 with the modifications that:

1. In case of bungalow plots where the land use is other than residential; the land use shall be as in the MPD-2001 but the development control norms would be the same as in case of residential bungalow plots except in case of non-hierarchy commercial centre at Copernicus Marg where the land use would be changed to residential.

2. In case of public housing, the development shall be after conducting an area by area urban design study and approval from DUAC.

3. If a particular plot is vacant dev. norms of the adjacent plot shall be adopted.

b) Central Vista:

The development control shall be same as in MPD-2001 and as decided by the Central Vista Committee.

c) Race Course area.

Low intensity construction with maximum 7 mtrs. height; ground coverage not to exceed the existing with urban form approval from DUAC.

d) Pataudi House, Jaisalmer House and Kota House:
To be taken up individually case by case.

e) Community facilities:

No area for community facilities to serve the adjoining areas is to be shown in the bungalow zone. If community facilities are provided on govt. land to serve the private ~~lessees~~ then they have to pay opportunity cost/deficiency charges proportionately as per norms given in MPD-2001.

iv) Land use changes:

Cases of land use changes to be taken up individually case by case. However, land use will not revert to "residential" once amendment has been made in MPD-2001.

ITEM NO SUB : Confirmation of the minutes of the meeting
52/93 of the Delhi Development Authority held on
23.03.93 at Raj Niwas, Delhi.
A-16.4.93 (F.No. F.2(2)93/MC/DDA.).

P R E C I S

Confirmation of the minutes of the meeting
of the Delhi Development Authority held on 23.03.93
at Raj Niwas, Delhi. A copy of the draft minutes is
annexed at (Appendix 'A' Page No. 2 - 6-#).

R E S O L U T I O N

Resolved that the draft minutes of the meeting
of Delhi Development Authority held on 23.3.93 be
confirmed.

-2-

APPENDIX 'A' TO ITEM NO.52/93

DELHI DEVELOPMENT AUTHORITY

Draft minutes of the meeting of Delhi Development Authority held on 23.3.93 at 3.00 P.M. at Raj Niwas.

The following were present:

CHAIRMAN

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

VICE-CHAIRMAN

2. Sh. S.P. Jakhanwal

MEMBERS

3. Dr. P.S.A. Sundaram,
Jt. Secretary, MOUD,
4. Sh. H.D. Sharma,
Engineer Member, DDA,
5. Sh. K.N. Khandelwal,
Finance Member, DDA,

SPECIAL INVITEES

6. Sh. R.D. Kapoor,
Secretary (Finance),
Delhi Admn.
7. Sh. Jagdish Sagar,
Secretary (L&B),
Delhi Admn.
8. Sh. R.S. Sethi,
Commr. Secy. (UI),
Delhi Admn.
9. Sh. I.J. Talwar,
Secy. to L.G.

ALSO PRESENT

10. Sh. A.P. Sinha,
Principal Commissioner,
11. Sh. J.C. Gambhir,
Commissioner (Plg.),
12. Sh. S. Roy,
Commissioner (ID),
13. Sh. K.J. Alphonse,
Commissioner (IM),
14. Sh. P.N. Gupta,
Commissioner (P),
15. Sh. V.K. Jain,
C.L.A.,

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Item No.
36/93

Item No.
37/93

Item No.
38/93

16. Sh. K.T. Gurmukhi,
Addl. Chief Planner, TCPO,
17. Sh. V.M. Bansal,
G.M., ISBT,
18. Sh. Ranbir Singh,
Secretary.

....

Item No. Sub: Confirmation of the minutes of the meeting
36/93 of Delhi Development Authority held on
19.2.93 at Raj Niwas, Delhi.
F.2(2)93-MC/DDA.

.....

Resolved that the draft minutes of the meeting of Delhi Development Authority held on 19.2.93 be confirmed subject to the following:

- i) Against item No.22/93, after the first para following should be added:
The proposed scheme would provide for development of individual plots by the owners, subject to the payment of conversion, betterment, development charges according to a detailed scheme to be worked out. These charges shall at least cover the full cost of acquisition & development of common areas and facilities, utilities, greens & roads, inter-connections, etc. The scheme will also specify the spheres and responsibilities of the implementing agencies, mainly DDA, MCD, DESU etc. D.D.A. may not be required to acquire the land & develop it except to the extent required for providing common areas and facilities, utilities, greens and roads etc. at the cost and expense of individual plot owners. The legal framework for such a scheme should be carefully prepared and got vetted by competent legal advice.
- ii) In the resolution against item No.30/93 the words (including the Principal Commr.) be deleted.

Item No. Sub: Action Taken Report on the resolutions
37/93 passed by the Delhi Development Authority
upto 2nd Feb., 1993.
F.2(6)93-M.C./DDA.

.....

The information given in the Action Taken Report was noted. However, attention was drawn to some cases pending since Oct., 92 which should be attended to on priority.

Item No. Sub: Draft Zonal (Divisional) Development Plan
38/93 for Zone 'C' (Civil Lines & Extension) and
amendments in MPD-2001.
F.1(16)92/ZP-Pt.I.

.....

Resolved that the draft zonal (divisional) development plan for Zone 'C' (Civil Lines & Extn-

sion) and the proposed amendment in MPD-2001, be approved for inviting objections/suggestions from the public, and the report be suitably edited before publishing.

Item No. 39/93 Sub: Disposal of Commercial Plots through tenders.
S F.100(47)92/C.L.

.....

Resolved that 25 to 30 commercial and industrial plots be disposed of through tenders without declaring the reserve price. However, rejection/acceptance of tenders should be decided by a Committee comprising of V.C., F.M. and Commr.(ID). This experiment should be tried for three months after which the results of such disposal should be put up before the Authority for information.

Item No. 40/93 Sub: Proposed sites for MATS Depots, Yards Inter-Change etc. referred by Secretary (TPT), Delhi Admn.
F.3(15)90-M.P.

....

Resolved that the proposal for change of land use of 7 sites as per details given in para 6 of agenda note be approved for further processing under Section 11-A of Delhi Development Act, 1957.

Item No. 41/93 Sub: Allotment of land to Institute of History of Medicine & Medical Research in the Institutional area in Mahipalpur Badarpur Road.
F.14(2)69-IL.

.....

Resolved that no un-earned increase be charged keeping in view the special circumstances of the case.

Item No. 42/93 Sub: Development of Urban Extension - Modification in the Urban Land Policy.
F.JD/PP/UE/92/F-24.

.....

Deferred.

Item No. 43/93 Sub: Bungalow Development
F.20(5)9

Withdrawn

Item No. 44/93 Sub: Levy of State B (DTC Bldg)
F.9(3)9

Resolved
bus stand fee
natively month
from register
buses be appr
the District
to notify the

Item No. 45/93 Sub: Change
16.25 a
tional
Shalima
Admn. s
F.20(15)

Resolved
of land use
from 'recreat
'residential
processing u
lopment Act.

Item No. 46/93 Sub: Removal
of Add
F.2(11)

Resolved
of the agenda

Item No. 47/93 Sub: Allotm
person
from t
F.1(22)

Resolved
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However, a me

Item No. Sub: Bungalow zone Delineation & Development controls.
43/93 F.20(5)92-MP/Pt.II.

.....

Withdrawn.

Item No. Sub: Levy of bus stand fee at Inter-State Bus Terminus - City Terminus (DTC Block).
44/93 F.9(3)92/ACs/ISBT.

.....

Resolved that the proposal to charge bus stand fee of Rs.10/- per trip or alternatively monthly consolidated fee of Rs.1000/- from registered DTC/Red Line/White Line/Mini-local buses be approved with immediate effect and the District Magistrate, Delhi, be requested to notify the rates accordingly.

Item No. Sub: Change of land use of an area measuring 16.25 acres (6.57 ha.) from 'recreational use' to 'residential use' in Shalimar Bagh for construction of Delhi Admn. staff quarters.
45/93 F.20(15)92/MP.

.....

Resolved that the proposal for change of land use of an area measuring 16.25 acres from 'recreational use' (district park) to 'residential use', be approved for further processing under section 11-A of Delhi Development Act, 1957.

Item No. Sub: Removal of anomalies of the Pay Scale of Addl. Chief Architect.
46/93 F.2(118)62/GA.I/Vol.II.

....

Resolved that the proposal in para 5 of the agenda note be approved.

Item No. Sub: Allotment of shops to Mentally Retarded persons and the premium to be charged from them.
47/93 F.1(225)81/Impl.

.....

Resolved that the shops/stalls be allotted to mentally retarded persons on the same pattern as is being done to physically handicapped persons. However, a medical certificate from Govt. Hospi-

tal should accompany each case stating that the mentally retarded person is capable of running a shop on his own and that the allotment should be on leasehold strictly non-transferable basis instead of licence as provided in the Rules.

Item No. Sub: Re-fixation of reserve price of un-
48/93 disposed of commercial plots.
F.100(88)/90-CL.

.....
Resolved that the reserve price for commercial and industrial plots which have been put to auction more than thrice after 12.3.92 and are still available be fixed at a rate reduced by 10% of the original reserve price and the plots which have remained undisposed for more than two years, in spite of five or more auctions at a rate reduced by 20% of the reserve price worked out as per the 12.3.92 resolution.

The result of such auctions will be assessed and put up before the Authority for information after six months.

Item No. Sub: Loan for acquisition of land.
49/93 F.24(6)92/HAC.

.....
Resolved that the proposal to increase the limit of ₹.65 crores for loan be approved and negotiations may be conducted with HUDCO for obtaining a loan of ₹.126.12 crores for acquisition of land for water treatment plant of Dwarka and for Rohini Project Ph.IV.

Item No. Sub: Mode of disposal of Tower Restaurant at
50/93 Asian Game Village Complex.
F.9(1)90/Impl./Pt.II.

.....
Resolved that the Tower Restaurant should be auctioned on leasehold basis for a period of 30 years. All other courses of action suggested in para IV(2), IV(3), IV(4), IV(5), IV(6) and IV(7) of the agenda note were accepted.

Item No. S
51/93

Item No. Sub: Widening of Shankar Road.
51/93 . P.5(17)/69-MP Pt.I.

....

Resolved that the proposed widening
of Shankar Road need not be taken up and
modification in MPD 2001 be processed
accordingly.

ITEM NO. SUB:
53/93
A-15.04.93

Action taken report on the resolution passed
by the Delhi Development Authority.
(F.No. 2(6)/93/M.C.)

P R E C I S

The Authority decided in its meeting on 2.2.93 that Action Taken Note on the Resolutions passed by the Authority should be invariably submitted for its information.

Accordingly, a report on the Action Taken on the pending resolutions including those of the last meeting held on 23.3.1993 has been prepared which may kindly be seen at (Appendix ' B ')
Page No. 8 - 13)

* * * * *

R E S O L U T I O N

The information given in the Action Taken Report was noted. However, the following observations were made:-

- i) Resolution No.141/92: Commissioner(LD) should call the representatives of Guru Singh Sabha for discussion and the matter may again be brought before the Authority after examining the implications.
- ii) Resolution No.172/92: The matter regarding fixation of premium for the land to be leased out for setting up flyash brick plant was discussed at length. The proposal for inviting fresh bids through tenders should be expedited and result reported in the meeting of the Authority. For encouraging such industries to come up, possibility of moratorium on payment of Ground Rent for 5 years be examined. C.P.W.D./DDA should examine the inclusion of flyash brick in the schedule of rates.
- iii) Resolution No.13/93: Assessment of compensation payable to D.C.M. on account of determination of ten leases should be finalised at the earliest.

154/92
113/93 &
17.12.92

E.M.

Approval of survey report in
r/o 6 MIG flats in Pkt A-10,
Kalkaji Extension and write
off of total loss sustained
by Delhi Development
Authority on repairs and re-
construction work.
(F.No. EM 1(16)88/Vol.V)

Resolved that the proposal be approved.
However, the actual amount to be written
off should be worked out again after
taking into account the cost of houses
to be demolished and rebuilt. While
separately accounting for expenditure on
repairs and renovations in consultation
with F.M.

in case or Committee will look into the
the same Committee will look into the
refixation of reserved price and will
make suitable proposal on the refix-
tion for consideration of the Authority.

The requisite details of
the expenditure incurred
as well as anticipated on
various accounts as well as
of the cost of re-construction
of the flats has already
been worked out by Chief
Engineer(S-M)Zone and the
report is presently being
examined by Finance Deptt

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Item No. Sub: Widening of Shankar Road.
51/93 . F.5(17)/69-MP Pt.I.

....

Resolved that the proposed widening
of Shankar Road need not be taken up and
modification in MPD 2001 be processed
accordingly.

ITEM NO. SUB:
53/93
A-15.04.93

Action taken report on the resolution passed
by the Delhi Development Authority.
(F.No. 2(6)/93/M.C.)

P R E C I S

The Authority decided in its meeting on 2.2.93 that Action Taken Note on the Resolutions passed by the Authority should be invariably submitted for its information.

Accordingly, a report on the Action Taken on the pending resolutions including those of the last meeting held on 23.3.1993 has been prepared which may kindly be seen at (Appendix ' B ')

Page No. 8 - 13

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R E S O L U T I O N

The information given in the Action Taken Report was noted. However, the following observations were made:-

- i) Resolution No.141/92: Commissioner(LD) should call the representatives of Guru Singh Sabha for discussion and the matter may again be brought before the Authority after examining the implications.
- ii) Resolution No.172/92: The matter regarding fixation of premium for the land to be leased out for setting up flyash brick plant was discussed at length. The proposal for inviting fresh bids through tenders should be expedited and result reported in the meeting of the Authority. For encouraging such industries to come up, possibility of moratorium on payment of Ground Rent for 5 years be examined. C.P.W.D./DDA should examine the inclusion of flyash brick in the schedule of rates.
- iii) Resolution No.13/93: Assessment of compensation payable to D.C.M. on account of determination of ten leases should be finalised at the earliest.

154/92
1.12.92
17.12.92

E.M.

(F.No. EM 1(16)88/Vol.V)
Approval of survey report in
r/o 6 MIG flats in Pkt A-10,
Kalkaji Extension and write
off of total loss sustained
by Delhi Development and re-
certification work.

In case of Committee will look into the
the same Committee will look into the
refixation of reserved price and will
make suitable proposal in the refix-
ation for consideration of the Authority.

The requisite details of
the expenditure incurred
as well as anticipated on
various accounts as well as
the cost of re-construction
of the flats has already
been worked out by Chief
Engineer(S-W)zone and the
report is presently being
examined by Finance Deptt.

Item No. Sub: Widening of Shankar Road.
51/93 . P.5(17)/69-MP Pt.I.

....

Resolved that the proposed widening
of Shankar Road need not be taken up and
modification in MPD 2001 be processed
accordingly.

ITEM NO. SUB:
53/93
A-15.04.93

Action taken report on the resolution passed
by the Delhi Development Authority.
(F.No. 2(6)/93/M.C.)

P R E C I S

The Authority decided in its meeting on
2.2.93 that Action Taken Note on the Resolutions
passed by the Authority should be invariably
submitted for its information.

Accordingly, a report on the Action Taken
on the pending resolutions including those of the
last meeting held on 23.3.1993 has been prepared
which may kindly be seen at (Appendix ' B '

Page No. 8 - 13 .)

* * * * *

R E S O L U T I O N

The information given in the Action Taken
Report was noted. However, the following observations
were made:-

- i) Resolution No.141/92: Commissioner(LD) should
call the representatives of Guru Singh Sabha for
discussion and the matter may again be brought
before the Authority after examining the impli-
cations.
- ii) Resolution No.172/92: The matter regarding fixa-
tion of premium for the land to be leased out
for setting up flyash brick plant was discussed
at length. The proposal for inviting fresh bids
through tenders should be expedited and result
reported in the meeting of the Authority. For
encouraging such industries to come up, possibi-
lity of moratorium on payment of Ground Rent for
5 years be examined. C.P.W.D./DDA should examine
the inclusion of flyash brick in the schedule of
rates.
- iii) Resolution No.13/93: Assessment of compensation
payable to D.C.M. on account of determination of
ten leases should be finalised at the earliest.

154/92
1.12.92 &
17.12.92

E.M.

Approval of survey report in
r/o 6 MIG flats in Pkt A-10,
Kalkaji Extension and write
off of total loss sustained
by Delhi Development
Authority on repairs and re-
construction work.
(F.No. EM 1(16)88/Vol.V)

Resolved that the proposal be approved.
However, the actual amount to be written
off should be worked out again after
taking into account the cost of houses
to be demolished and rebuilt, while
separately accounting for expenditure on
repairs and renovations in consultation
with F.M.

P.S.Us and to take a final decision
case of reasonable offers from them.
In case of efforts not being successful
the same Committee will look into the
refixation of reserved price and will
make suitable proposal on the refixa-
tion for consideration of the Authority.

The requisite details of
the expenditure incurred
as well as anticipated on
various accounts as well as
the cost of re-construction
of the flats has already
been worked out by Chief
Engineer(S-M)zone and the
report is presently being
examined by finance Dept.

but they have not accepted.
Further this plot is being
offered to H.P.C. in
case, there is negative
response, then alternative
action would be initiated
according to Authority's
Resolution.

APPENDIX 'B' TO ITEM NO. 53/93

LIST OF THE ITEMS INVOLVING ACTION TAKEN/TO BE TAKEN
UPTO 19.2.1993.

S.No.	ITEM NO DATE	SUBJECT	RESOLUTION	ACTION TAKEN/TO BE TAKEN/ REMARKS
1.	2.	3.	4.	5.
1.	<u>141/92</u> <u>13.10.92</u>	Allotment/Regularisation of land to Guru Singh Sabha in Jangpura and permission as a case of 'Special Appeal' to use the plot as part of religious activities. <u>Commr. (LD)</u> <u>(F. 3(2)/89-Instl.)</u>	The Authority resolved that an offer to Guru Singh Sabha be made for allotment of land at market rates and damages for past unauthorised occupation of the land may also be intimated. And after the consent of the allottee has been obtained, the matter may again be brought before the Authority for its final approval.	In this case offer was sent to the above society, in view of the Authority resolution but they did not accept the same.
2.	<u>152/92</u> <u>1.12.92 &</u> <u>17.12.92</u>	Disposal of Commercial Plot No. 10, Bhikaji Cama Place District Centre. <u>Commr. (LD)</u> <u>(F. 100(60)/92/CL/Pt.)</u>	Resolved that a Committee consisting of V.C., F.M. and Commr.(L) be constituted to negotiate with nationalised banks/ financial institutions/Govt. Deptts. P.S.Us and to take a final decision in case of reasonable offers from them. In case of efforts not being successful the same Committee will look into the refixation of reserved price and will submit a suitable proposal on the refixation of the Authority.	Director(C.L.) has intimate vide his letter No. 100(60)/92/CL/Pt., dated. 8.4.93 that the plot was offered to Income Tax Department but they have not accepted. Further this plot is being offered to H.D.F.C., in case, there is negative response, then alternative action would be taken.

Off. of
by Delhi Development
Authority on repairs and re-
ctification work.

E.M.

(F.No. EM 1(16)88/Vol.V)

separately account
repairs and renovations in consultation
with F.M.

Engineer(S-W) Zone
report is presently being
examined by Finance Deptt.

LIST OF THE ITEMS INVOLVING ACTION TAKEN/TO BE TAKEN
UPTO 19.2.1993.

S.No.	ITEM NO DATE	SUBJECT	RESOLUTION	ACTION TAKEN/TO BE TAKEN/ REMARKS
1.	2.	3.	4.	5.
1.	<u>141/92</u> <u>13.10.92</u>	Allotment/Regularisation of land to Guru Singh Sabha in Jangpura and permission as a case of 'Special Appeal' to use the plot as part of religious activities. <u>Commr. (LD)</u>	The Authority resolved that an offer to Guru Singh Sabha be made for allotment of land at market rates and damages for past unauthorised occupation of the land may also be intimated. And after the consent of the allottee has been obtained, the matter may again be brought before the Authority for its final approval.	In this case offer was sent to the above society, in view of the Authority resolution but they did not accept the same.
2.	<u>152/92</u> <u>1.12.92 &</u> <u>17.12.92</u>	Disposal of Commercial Plot No. 10, Bhikaji Cama Place District Centre. <u>Commr. (LD)</u>	Resolved that a Committee consisting of V.C., F.M. and Commr.(L) be constituted to negotiate with nationalised banks/ financial institutions/Govt. Deptts. P.S.Us and to take a final decision in case of reasonable offers from them. In case of efforts not being successful the same Committee will look into the refixation of reserved price and will make suitable proposal on the refixation for consideration of the Authority.	Director(C.L.) has intimate vide his letter No. 100(60) 92/CL/Pt., dated. 8.4.93 that the plot was offered to Income Tax Department but they have not accepted. Further this plot is being offered to H.D.F.C., in case, there is negative response, then alternative action would be initiated according to Authority's Resolution.
3.	<u>154/92</u> <u>1.12.92 &</u> <u>17.12.92</u>	Approval of survey report in r/o 6 MIG flats in Pkt A-10, Kalkaji Extension and write off of total loss sustained by Delhi Development Authority on repairs and rectification work. <u>E.M.</u>	Resolved that the proposal be approved. However, the actual amount to be written off should be worked out again after taking into account the cost of houses to be demolished and rebuilt, while separately accounting for expenditure on repairs and renovations in consultation with F.M.	The requisite details of the expenditure incurred as well as anticipated on various accounts as well as the cost of re-construction of the flats has already been worked out by Chief Engineer(S-W) Zone and the report is presently being examined by Finance Deptt.

time. It was further resolved that the matter be referred to Min. of Urban Development for issuing the notification. It was suggested that it might be rational and for more manageable if the rates were constant for a period of 3 years at a time that would prevent uncertainties of institutional allotments and enable the beneficiaries who are largely voluntary, non-profit making organisations, to budget their constructions with greater facility.

on 23.3.93.

4. 172/92
1.12.92

Fixation of premium for land to be leased out for setting up fly-ash brick manufacturing units at Rajghat.

Commr. (L.D.)

(L. 1(57)/90).

Resolved that the Vice-Chairman may constitute an empowered Committee to consider the techno-economic aspects of the project and recommend to the lessor the rate of premium to be charged from the firm or any other suitable financial arrangements.

The Committee has recommended to invite fresh bids.

5. 174/92
17.12.92

Draft zonal (divisional) development plan zone 'B' (Kareel Bagh & city extension) and amendment in MID-2301.

Commr. (L.D.)

F.No. 1(16)92-2P.1

The Authority discussed the matter at length and considered the suggestion offered by the members listed in Annex 'A' and thereafter resolved that the draft zonal plan be approved subject to the following:-

Plan has been modified as per recommendations of the Authority and submitted to L.G., Delhi.

- i) Anand Prabhat area should be excluded from the zonal plan for the present because of pending court cases.
- ii) A section on utilities and services i.e. water supply, sewerage and power should be added.
- iii) Another section on 'private effort for the development of public and semi-public facilities' should be added in the introduction or at any other appropriate place.
- iv) The comments given by members of the Authority be taken into consideration for incorporation into the report and the zonal plan be published for calling objections/suggestions.

Separate minutes to be issued by V.C., D.D.A.

1.	2.	3.	4.	5.
6.	<u>5/93</u> <u>2.2.93</u> <u>Commr. (Plg.)</u>	Composite alignment plan of 45 mtrs. R/W road along West bank of Pankha Drain & 30.48 mtrs. R/W road on the eastern side of Najafgarh Drain connecting Outer Ring Road and Najafgarh Rd. <u>(F. 5(16)S7.)</u>	Resolved that the proposal in para 6 of the agenda note regarding composite alignment plan of 45 mtrs. R/W road along West Bank of Pankha Drain and 30.48 mtrs. R/W road on the eastern side of Najafgarh Drain connecting Outer Ring Road and Najafgarh Road, be approved.	Dy. Director(T)-I has forwarded vide his letter No. F. 5(16)87/MP/2008, dated 19.3.93 to Superintending Engineer, Circle-5, P.W.D., Delhi Admns. enclosing therewith two sets of alignment plan of the above mentioned road.
7.	<u>8/93</u> <u>2.2.93</u> <u>Commr. (P)</u>	Promotion Grade of Accounts Officer. <u>(F. 7(216)/92-PB.I)</u>	Resolved that the proposal be approved subject to correction in para 5 of agenda note regarding figures of the sanctioned posts of Accounts Officers stated as 57 and 46 which may be read as 53 and 42 respectively.	Commr. (Pers.) has issued orders vide E.O.No. 1199, dated 8.4.93.
8.	<u>11/93</u> <u>2.2.93</u> <u>F.A./F.A.(H)</u>	Fixation of pre-determined rates for Industrial and Commercial Plots. <u>(F.No. II/12/1/79-80/Pt.)</u>	Resolved that the proposal for fixation of pre-determined rates for industrial and commercial plots for the year 92-93 only be approved; and for the year 93-94 fresh proposal should be put up at the appropriate time. It was further resolved that the matter be referred to Min. of Urban Development for issuing the notification. It was suggested that it might be rational and for more manageable if the rates were constant for a period of 3 years at a time that would prevent uncertainties of institutional allotments and enable the beneficiaries who are largely voluntary, non-profit making organisations, to budget their constructions with greater facility.	F.A.(H) has intimated vide his D.O.No. NA-II/12/1/79-80 Pt./220, dt. 7.4.93 that the Ministry has been requested for issuing the necessary notification in this regard on 23.3.93.

1.	2.	3.	4.	5.
9.	<u>12/93</u> <u>2.2.93</u>	Change of land use of plot Nos. A-21/12 to A-21/20 from 'Industrial' to 'Commercial use' at Naraina Industrial Area, Phase-II, New Delhi. <u>(F. 20(1)92-M.P.)</u> <u>Commr. (Plg.)</u>	During discussion, Commissioner(Plg.) stated that such changes may effect the growth of light and service industries in the city which may not be a very healthy trend. Considering various aspects of the case as brought out in the agenda note, Chairman, DDA, felt that he would like to inspect the site and bring up the matter before the Authority again.	L.G. has inspected the area and a report has been submitted.
10.	<u>13/93</u> <u>2.2.93</u>	Representation of Sh. Vinay Bharat Ram, Chairman and Managing Director, the DCM Group dt. 29th Dec., 1992 regarding development of leasehold land at their own before the Hon'ble Minister of Urban Development, Govt. of India. <u>(F. S. 8(18)84-Vol.II).</u> <u>Commr. (U.D.)</u>	<p>The Authority considered the agenda note at length. It was felt that the request of DCM was not at all justified and that having secured development rights over the freehold land, the party was now trying to integrate the leasehold lands for which the leases had already been determined. It was resolved:-</p> <p>a) that Govt. of India, Ministry of Urban Development be requested to reject in the public interest, the requests/representations made by DCM Ltd., to the Hon'ble Urban Development Minister, seeking directions to D.D.A. under Sec. 41 of UD Act to withdraw and cancel its Resolution No. 142/92 dated 13th Oct., 1992 and the 10 letters of determination of 10 leases, all dated 3rd Dec., 1992 and further to renew the leases and permit it to redevelop the said leasehold land.</p> <p>b) that the reasons for rejection of the requests/representations of DCM Ltd., be conveyed separately by Commr. (UD) to Govt. of India, Ministry of Urban Development.</p> <p>c) that as all the 10 leases stand determined and determination of the leases stands</p>	<p>The representation was rejected by the Authority and the Ministry was accordingly informed. The case file stands submitted for appointment of Commissioner (Compensation) to assess the compensation so that lands can be resumed.</p>

1.	2.	3.	4.	5.
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communicated to DCM Ltd., Commissioner(LD) is directed to take further action in accordance with Authority's Resolution No. 142/92 dated 13th Oct., 1992.

11. 23/93
19.2.93

Commr.(Plg.)

Change of land use of an area measuring 2.4 ha. from 'recreational use' to 'public and semi-public facilities (Institutional)' at Mayur Vihar Patparganj, Delhi.
(F. 20(1)/93-M.P.)

Resolved that the proposed change of land use for an area measuring 2.4 hac. from 'recreational use' to 'public and semi-public facilities' be referred to the Government for their approval for calling objections/suggestions as per Section 11(A) of the Delhi Development Act, 1957.

Dir.(DCP) has intimated vide D.O.No. 20(1)93/MP/229,dt.31.3.93 to the Under Secy.to the Govt. of India,Min. of U.D. to convey the approval of the Central Govt.

12. 24/93
19.2.93

Commr.(Plg.)

Proposal for provision of construction of a restaurant in the 'recreational use' (District Park Play - Ground & Open Spaces) Amendment in MPD-2001).
(F. No. 10(19)91-MP.)

Resolved that the proposals contained in para (4) of the Agenda Note be approved.

Sy. Dir.(M.P.) has intimated vide letter No. 10(19)91/MP/283-284, dt. 31.3.93 to the Under Secy. to the Govt. of India,Min. of U.D. to convey the approval of the Central Govt.

13. 26/93
19.2.93

E.M.

Publicity Policy for Engineering Division of D.D.A.
(F.No. 1(2)/91/DPR.)

The Authority resolved that the proposals in para (3) and (4) of the Agenda Note be approved and para (5) be treated as deleted.

Circular by Dir.(M) bearing No. 390 has been issued vide EM's office letter No. EM 1(10)83/5923,dt. 8.4.93.

14. 28/93
19.2.93

Commr.(Plg.)

Composite alignment plan of Road No. 35 (Marginal Bundh Road) from Vikas Marg to NH-24 bye-pass integrating ROB proposal on Delhi Ghaziabad Railway lines.
(F.NO. 5(19)91-MP.)

Resolved that the proposal as alternative (ii) (Composite alignment plan) of Road No. 35 (Marginal Bundh Road) from Vikas Marg to NH-24 bye-pass, as proposed in para 9, be approved.

Dir.(DCP) has intimated vide letter No. F.1(41)85/MP/287,dt. 2.4.93 that 7 copies of the plans are yet to be prepared and the same is being referred to the PWD,D.A.,at the earliest.

1.	2.	3.	4.	5.
15.	<u>29/93</u> <u>19.2.93</u> <u>Commr. (L.D.)</u>	Revision of rates of damages for the purposes of assessment under the Public Premises (Eviction of unauthorised occupants) Act, 1971. <u>(P. No. 2(32)/80/Pt.A.)</u>	The Authority resolved that the proposal to revise rates for damages to be made applicable from 1.4.1992 be approved.	Coordinating Officer (Damages) has intimated that order has been issued vide letter No. F&D 2(32)/80/Pt.dated 8.4.93 for fixing the revised rates of damages for the purpose of assessment under the Public Premises (Eviction Of Unauthorised Occupants) Act, 1971 w.e.f. 1.4.92.

(FROM PAGE NO. 14-17)

ITEM NO. SUB : Agriculture Plant nursery with tissue
54/93 culture Asola village.
(No.3(194)/63-M.P.).

Deferred.

ITEM NO. SUB:- Directions issued under Section 41 of D.D.Act'57
55/93 by the Ministry of Urban Development in respect
A-16.4.93 of reducing seating capacity of cinemas to
a minimum of 300 and utilising the balance
FAR for commercial purposes.
(F.No. 11(1)91-MP.).

P R E C I S

Ministry of Urban Development, Govt. of India, vide their letter dt. 10.8.92 and letter dt. 27.8.92 (Appendix 'D' Page No. 20-22) & (Appendix 'E' Page No. 23) issued the directions under Section 41 of D.D.Act, 1957, on the representation of M/s Kapoor Sons & Co. for partial change of Kamal Theatre to 'commercial use', subject to the conditions that (i) at least 300 seats are retained for cinema theatre and that (ii) the remaining area is used for such purposes as are permissible in 'District Centre or Community Centre' in which the theatre may be situated. It is further stated that (iii) the theatres are permitted to carry out such alterations or modifications in the existing Auditoria as may be necessary for the purpose but subject to the unified building bye-laws. The Ministry is further pleased to direct that (iv) the provisions of the directions will apply mutatis mutandis to all cinema halls who apply for such permission.

2. The above said directions under Section 41 of D.D. Act, 1957 were examined and it was opined that the directions from the Govt. of India are in conformity with the MPD-2001 land use zone. However, modifications in the use activity permitted in the use premises at page 155 of the Gazette of India (extra ordinary) Part II and Section 3 sub-section (ii) under the heading, "cinema (0.28) which reads as below:

"Cinema watch & ward residence 20 sq. mt., administrative office, soft drinks and snacks stall, retail shop and commercial office upto 20 per cent of the total floor area", needs to be amended by deleting the words "upto 20 per cent of the total floor area."

3. Issue about the lease conditions and extra premium are to be dealt with by the Lands Department as per terms of lease etc.

4. The case was placed before the Tech. Committee dt. 28.1.93 in the above said amendments in MPD-2001 and issues raised at para 4 above. Technical Committee recommended the amendments suggested in para 2 above for the consideration of the Authority. Further there should be no increase in the prescribed FAR of the cinema plot. A copy of agenda note and recommendations of the Technical Committee is annexed at (Appendix 'R' Page No. 24-25).

5. In view of above decision of the Technical Committee, the case is placed for the consideration of the Authority for approval of amendment suggested in para 2 above.

R E S O L U T I O N

The matter was discussed and it was decided that in the first instance clarifications be sought from the Ministry of Urban Development whether these directions are also applicable to the cinemas which are located outside the District Centres/Community Centres.

APPENDIX 'D' TO ITEM NO. 55/93

Minutes of the T.C. meeting held on 10.8.92

Item no. 19/92
Sub: Consideration of permission of Cinema owners for allowing cinema building partly for commercial offices/shops in Union Territory of Delhi.
F.11(1)91-MP

A number of cinema owners of Delhi have represented to the Ministry of Urban Development Govt. of India, Delhi Adm., and DDA for partly conversion of their cinema buildings for commercial offices/shops. It has been pleaded that because of the introduction of VCR/VCP's and TV's the cinemas has become a lessening business and therefore part of the premises be allowed to be used for commercial offices/shops. However also people of lower income group are still the beneficiaries of the cinema halls and therefore total conversion of cinema into commercial spaces is not desirable. Earlier partly shopping are have been constructed in the cinema plots such as in Archana theatre and others. As per MPD-2001 cinema halls are permitted in use zone 1. (C-1) Retail shopping General Business and Commercial, (C-2) Whole sale and ware housing, Cold storage and oil & depot (ii) M-1 (Light and Service Centre) and (iii) M-2 (Extensive Industries). The uses and use activities permitted in cinema plots are: Cinema, watch and card residence: (20 sqm.), administrative office, soft drinks and snacks, retail shops and commercial office (upto 20% of the total floor area) However, no maximum or minimum limit of cinema seat have been prescribed.

2. DDA has auctioned about 26 cinema site and most of these cinemas form part of the comprehensive development of commercial centres like District Centres, Community Centres or Local Shopping Centres. In all these centres both coverage and FAR was independent of the size of the plot for auction. The average coverage of these cinemas was about 1800 sqm. with a total floor space of about 3600 sqm. At the time of auction it was also stipulated that a part varying from 20% to 35% can be used for commercial purposes. This includes shops, banks and offices. In most of the cases parking was not the direct responsibility of the auction purchaser. He was asked to share the parking with rest of the community centre uses.

3. Keeping the above basic parameter, the following alternatives are available:

- i. The percentage of commercial component in a cinema be increased to 50%. The remaining 50% can be used for running the cinema, keeping existing ground coverage & FAR.
- ii. Give an option to the owners to have cinema halls of the smaller capacity varying from 250-500 persons. Thus a complex may have 3-4 cinema halls of various sizes offering different types of films at one place. The customer will then have a wider choice for alternative entertainment. This has been done in other countries also.
- iii. Part of the cinema halls be converted into a theatre, musical hall for a OPERA.
- iv. The commercial component of the cinema hall can be used for convention centre, exhibition hall, cultural centre, departmental store, shopping centre, restaurant or similar other uses for entertainment.

4. The proposal of alternative use of cinema plot was also discussed in the Screening Committee in its meeting held on 10.2.92 and it was generally agreed that in view of the fact that the cinema was still cheapest source of mass entertainment outside the home DDA should continue to earmark cinema plots in its community centres and District centres. However in order to ensure the marketability of such plots, the relevant controls be relaxed so as to reduce the seating capacity of the cinema hall and increase the rest of commercial component within the permissible FAR for the cinema plot.

5. The following aspects need decision:

- i. Whether conversion of part of cinema hall is to be permitted and if yes, to what extent?
 - ii. The terms and conditions on which conversion is to be allowed.
 - iii. The additional parking requirement to be met with in the plot or outside?
 - iv. Revision in lease conditions and modification or condition of lease.
 - v. In case of free hold site, conversion charges to be fixed
6. The case is now placed before the Tech. committee for consideration. The issues revised in para 5 to be deliberated and general directions to be given by the Tech. committee based on which further work could be done by the Planning Deptt. and the Lands Deptt.

DECISION

The Technical Committee desired that the parameters be defined on the basis of which part built space in case of:

- a) Cinema buildings constructed on lease hold plots.
- b) Cinema buildings constructed on free hold plots.
- c) Buildings to be constructed in future for such purposes, is to be used for alternative uses other than cinema purposes.

Such parameters should be fixed after conducting a study of the existing cinema houses.

....

APPENDIX 'B' TO ITEM NO. 55/93
No.K-13011/17/92-DDIB/VA
Government of India
Ministry of Urban Development

dated the 27th August, 1992

To

The Vice-Chairman,
Delhi Development Authority
Vikas Sadan, INA
NEW DELHI

DIRECTIONS UNDER SEC.41(I) OF DD ACT, 1957

In further amplification of directions under Section 41(I) of Delhi Development Act, 1957 dated 19th August, 92 passed by the Ministry of Urban Development on a petition from M/s Kapoor Sons & Co., Kamal Theatre building, Safdarjung Enclave, for partial change of Kamal theatre, the Ministry is further pleased to direct that the provisions of the directions will apply mutatis mutandis to all cinema halls who apply for such permission.

2. The Government of India, as lessor directs that the DDA shall allow applications for conversion of cinema theatres to commercial use subject to the condition that atleast 300 seats are retained for cinema theatre and that the remaining area is used for such purposes as are permissible in a dist. centre or community centre, in which the same theatre may be situated. The theatres are permitted to carry out such alterations or modifications in the existing auditoria as may be necessary for the purpose, but subject to the Unified Building Bye-laws.

(R. BANNERJI)
Dy. Secretary to the Govt. of India
Ph.3019280

Forwarded to the Secretary, DDA with the request that necessary action may be taken to comply with the directions. (with two extra copies)

(R. BANNERJI)
Dy. Secretary (DD)

Copy forwarded to Secy (DD)
for info.

1-9-92

Dir (C)

-24-

APPENDIX 'F' TO ITEM NO. 55/93

Minutes of T.C. Meeting held on 28.1.93

Item No. 13/93/TC

Sub : Directions issued under Section 41 of D.D. Act '57 by the Ministry of Urban Development in respect of reducing seating capacity of cinemas to a minimum of 300 and utilising the balance FAR for commercial purposes.

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

Ministry of Urban Development, Govt. of India, vide their letter dt.10.8.92 and letter dt.27.8.92 (Appendix I & II) issued the directions under Section 41 of DDA Act 1957, on the representation of M/s Kapoor Sons & Co. for partial change of Kamal Theatre to 'commercial use', subject to the conditions that (i) atleast 300 seats are retained for cinema theatre and that (ii) the remaining area is used for such purposes as are permissible in 'District Centre or Community Centre' in which the theatre may be situated. It is further stated that (iii) the theatres are permitted to carry out such alterations or modifications in the existing Auditoria as may be necessary for the purpose but subject to the unified building bye-laws. The Ministry is further pleased to direct that (iv) the provisions of the directions will apply mutatis mutandis to all cinema halls who apply for such permission.

2. The above said directions under Section 41 of DD Act 1957 were examined and it was opined that the directions from the Govt. of India are in conformity with the MPD-2001 land use zone. However, modifications in the use activity permitted in the use premises at page 155 of the Gazette of India (extra ordinary) Part II and Section 3 sub-section (ii) under the heading, "cinema (0.28) which reads as below:

"Cinema watch & ward residence 20 sq.mt., administrative office, soft drinks and snacks stall, retail shop and commercial office upto 20 per cent of the total floor area", needs to be amended by deleting the words "upto 20 per cent of the total floor area".

3. Issue about the lease conditions and extra premium are to be dealt with by the Lands Department as per terms of lease etc.

4. The Architect, Sh.A.Sen Gupta, has represented to the Minister of Urban Development, Govt. of India, New Delhi stating that screening of films with conventional cinematograph apparatus for a minimum of 300 spectators would not yield any appreciable benefit as compliance of various requirements under the Act governing such screening would virtually make no economic difference whether the number of spectators are 300 or 1000 or even more. Neither would an exhibitor be able to achieve such space for commercialisation as would be adequate to commensurate the expenses to be incurred for effecting any change in existing cinema hall. Therefore, he suggested that (i) the screening of films should be permitted with the aid of video projection instead of conventional apparatus for an audience of max. 300 seats.

(ii) there should not be any bar in providing as many halls as permissible within an existing one for screening of film through video apparatus subject to restricting the capacity in each hall not exceeding 300, further subject to providing necessary public conveniences to the total number of spectator accommodated within a single complex, if they are run without any time gap amongst them.

5. The case is placed before the Technical Committee for its consideration the abovesaid amendments in MPD-2001 and issues raised at para 4 above.

DECISION

3.1 Technical Committee recommended the amendments suggested in para 2 above for the consideration of the Authority. Further there should be no increase in the prescribed FAR of the cinema plots.

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ITEM SUB: Change of land use of an area measuring
NO. about 1.21 hec. from 'Public and Semi-
56/93 Public facilities' to 'Residential' use
A-16.4.93 at Ring Road (Old Factory Road) in the
vicinity of Safdarjang Hospital.
(F.16(11)/91-MP)

P R E C I S

Land and Development Officer of the Govt. of India, Ministry of Urban Development, vide letter No.L-III/8/12(54)/88-Court/26 dated 4.2.93 (App. 'G' No. 28-29) requested for processing the change of land use of the area at Factory Road for which the layout plan has been prepared by the L&D.O. (Plan laid on Table).

2. On an earlier reference from the N.D.M.C. for permissible Development Code on the plot measuring 3032 sq.mt. allotted by the Govt. of India for setting up a Terminal Cancer Hospital in the vicinity of the pocket referred to above. The matter was examined by the Technical Committee wherein it was observed that the entire layout plan as prepared by the L&D.O. was to be used for 'residential use' except the plot allotted for setting up a Terminal Cancer Hospital. It was also observed that L&D.O. was planning to allot several plots of this layout to the parties whose lands had been acquired elsewhere by way of alternative residential accommodation including those people who were occupying the land within the Bhikaji Cama Place District Centre. Technical Committee in that meeting recommended for change of land use from 'Public and Semi-Public facilities' to 'Residential' use.

-27-

The matter is placed before the Authority for its consideration for processing the change of land use from 'Public and Semi-Public facilities' to 'Residential' use of an area measuring 1.21 Hect. as shown in the Plan laid on the Table.

R E S O L U T I O N

Resolved that the proposal for change of land use from 'Public & Semi-Public facilities' to 'Residential' use of an area measuring 1.2 hect. at Ring Road near Safdarjung Hospital be approved for further processing under Section 11-A of Delhi Development Act, 57.

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APPENDIX 'G' TO ITEM NO. 56/93

Government of India
Ministry of Urban Development
Land and Development Office
Nirman Bhavan, New Delhi.

No. 1-10/8/12(54)/88-Court/26 Dated 4-2-93

To

✓ Shri J.C. Gaubhi,
Commissioner (Planning),
D.D.A., Vikas Minar,
I.P. Estate, New Delhi.

Sub:- Change of Land use from Public & Semi Public
(Hospital/Education & Research) to Residential
at Factory Road, New Delhi.

Sir,

This is with reference to this office letter
No.L.II-18(61)/90/81 dated 13.10.92 and dated 11.11.92 on
the above cited subject. Copies of these letters are
enclosed for ready reference.

In the plan sent to the D.D.A. vide above
referred letters, in all 13 plots have been carved out.
One plot has been allotted by this office to Shanti
Avedna Ashram for Hospital for treatment of Terminal
Cancer patients and one for E.S.S. The remaining 11 plots
are for residential use. Out of these eleven residential
plots, land use in respect of three plots No.2,3 and 12
(re-arranged numbering as per plan under consideration)
have already been changed to residential by the D.D.A.
by different notifications.

Now two plots No.6 & 7 are to be allotted to
Sikka Brothers as per direction of the Hon.'ble Delhi
High Court for residential purpose. The Court vide their
Order dated 15.1.93 in Civil Writ No.1247/88 has directed
this office to get the land use changed within a period
of 2 months. The change of land use is to be reported
to the Court on next date of hearing fixed on 12.4.93.

contd....

my conf. cont.
21/10/93
16/11/93
11.2.93

In view of the above position, you are requested to kindly take immediate steps to change the land use of this area of Factory Road from Public & Semi Public to residential.

Yours faithfully,

G.V. Krishna Rau
29/11/93

(G.V. Krishna Rau)
Land & Development Officer

ITEM NO Sub: A scheme to decongest congested areas of Delhi by:
57/93 i) Shifting of Trucking Activities with Warehousing ;
A-16.4.93 ii) Shifting of Wholesale Trade and Markets.
(FR.1(6)/90-Dir.(TYA.)/PL

P R E C I S

1. Background

There is a lot of congestion in central parts of Delhi especially Walled City due to activities of i) Trucking with booking and forwarding agencies, truck repair centres, warehousing godowns etc. ii) Wholesale trade and markets of different commodities and iii) Three rail stations (Old Delhi, New Delhi and Nizamuddin). In the Agenda, only first two components have been dealt with.

2. Master Plan-2001, Important Provisions

2.1 Freight complexes are to be located where they intercept the maximum possible regional goods entering Delhi. Keeping this in view the sites for freight complexes are-

- i) Madanpur Khadar (NH-2)- 50 hect.;
- ii) Patparganj (NH-24)/ Gazipur- 60 hect.;
- iii) G.T.Road (NH-1)/ Narela- 55 hect.; and
- iv) Bharthal (NH-8)- Dwarka-50 hect.

2.2. Wholesale trade/markets; These are proposed at major four locations (East, South, South West, and North) for trades namely; Textile & Textile Product, Auto, Motor Part & Machinery, Fruit and Vegetable, Hardware & Building Material, Iron and Steel, Food Grain, Timber, Plastic, leather & PVC, Relocation of junk markets etc. Extent area of wholesale markets given in the master plan are 111 hect. at Patparganj / Gazipur, 108 hect. at Madanpur Khadar, 109 hect. at Narela and 75 hect. at Dwarka. Earlier, one location was at Loni Road in Trans-Yamuna Area but could not be developed due to various reasons therefore, its area has been added to Patparganj / Gazipur to the extent possible. Present available vacant land differs from the provisions of the master plan and actual available vacant area is given in Para 4.2 of the agenda.

3. Rationals of the Scheme

- i) it would fulfil the requirements of MPD-2001.
- ii) Incoming and outgoing goods and passengers would be controlled at the periphery and central areas would be relieved from congestion to a great extent.
- iii) It would be a biggest step towards planned development of Delhi especially for inlying built up areas and would be an example not only for Delhi but for other Metropolitan Cities of the country too.

4. Details of Proposals

4.1 Freight Complexes;

i) Master Plan Provisions

- 4 large freight complexes are proposed at i) Patparganj-Gazipur-60-hect.
 4.11) Dwarka-50hact.; ii) Madanpur Khadar 50 hect.; iv) Narela-55 hect. i.e. in a total area of 215 hect. These freight complexes are proposed to be integrated with wholesale markets and would discharge the following functions:

- a) To provide facilities for regional and intra urban freight movement.
- b) To provide facilities for freight in transit as well as inter-change of mode.
- c) To provide warehousing and storage facilities and inter-link these sites with specialised markets like iron & steel and building materials; hoisery, plastic, leather and PVC; auto motor parts and machinery; fruits & vegetables.
- d) To provide servicing, lodging and boarding, idle parking, restaurants and other related functions in the complex.

ii) Components of freight complex/truck terminals

There will be 13 components in these complexes: i) Booking and forwarding agency; ii) Warehousing; iii) Idle parking; iv) Workshops for repairs v) Auto spare parts; vi) Community facilities; vii) Utilities and services; viii) Parking areas; ix) Circulation system; x) Allotment/disposal of developed plots; xi) Construction of buildings by individuals with type designs; xii) Street furniture and xiii) Landscaping.

iii) In the enclosed report in Annexure No. 1, space standards in sq. mt. for various components have been worked out at Page 9 of Chapter No.1 and Page 53 Schedule 3 of Chapter No.4. [As per booklet].

iv) Economics of a freight complex/truck terminal

Expenditure would be for i) Acquisition of land ii) Cost of allotment of alternative urban space to affected families iii) Internal Development iv) Peripheral Development v) Trunk Development vi) Construction of buildings of essential community facilities and street furniture.

Receipts would be only from disposal of plots which would be used for the development of freight complex. Maintenance would be from the licence fee to be charged from parking of vehicles and idle truck parking. The project would be completely self supporting financially in terms of provisions of internal, peripheral and trunk infrastructure and also buildings of community facilities and street furniture. Beneficiaries would make the payments in instalments namely; 10% at the time of registration, 20% first instalment and balance amount in instalments of 10% after every six months. Disposal cost of plots with all the facilities would be about Rs. 4790/- per sq. mt. as plotted area would be only 20% (Page 10 of Chapter No.1 and Page 66 to Page 74 of Appendix 4A & 4B of the Annexure) [As per booklet].

4.2 Wholesale Markets

i) Provisions as given in Master Plan

In MPD-2001, an area of 411 hect was proposed in 5 locations i.e. i) 111 hect. in East Delhi; ii) 108 hect. Madanpur Khadar; iii) 75 hect. in Dwarka; iv) 109 hect. in Narela and v) 8 hect. in Najafgarh, but now, actual vacant available area would be 50 hect. , 108 hect. , 60 hect. and 164 hect. respectively in the first four locations. Site at Najafgarh(Serial No. 5) has already been developed by D.A.M.B. Different types of proposed wholesale markets in MPD-2001 are as on next page.

Area in Hectares

Commodity	Gazipur (East)	Madanpur Khadar (South)	Dwarka (S.W)	Narela (North)	Total
Textile & Textile Products	9	28	26	7	70
Auto-Parts and machinery	12	-	11	20	43
Fruits & Vegetable	8	20	5	20	53
Hardware and building material	18	18	12	5	53
Iron & Steel	5	10	5	5	25
Timber	36	23	16	37	112
Foodgrains	10	9	-	5	24
Plastic, leather PVC	9	-	-	10	19
Junk market	4	-	-	-	4
Total as per MPD-2001	111	108	75	109	411
Expect Area of the Complex as per land availability*	50	108	60	164	382

* NOTE: Some land is already available with the DDA and the rest will have to be acquired.

ii. Economics of wholesale markets have been worked out on the same principles as of freight complex.

5. Discussions of the report and decisions taken:

The report placed at Annexure was discussed in a meeting held on 3rd Feb., 1993 under the chairmanship of VC, DDA, attended by EM, DDA, Addl. Chief Planner, TCPO, Professors of School of Planning & Architecture, Commissioner (Plg.), DDA, other Planners of DDA and Dy. Dir. (Lands), DDA. Minutes of the meeting are at page no 138 - Appendix No.13. Important decisions of the meeting are as under:-

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Area in Hectares

Commodity	Gazipur (East)	Madanpur Khadar (South)	Dwarka (S.W)	Narela (North)	Total
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i) Acquisition of Land.

For the implementation of these two projects namely freight complexes and wholesale markets, an area of $215 + 382 = 597$ hect. is required and hardly 15% is available, so, 500 hect. of land is yet to be acquired including removal of unauthorised structures (if any) on priority basis on these lands. For this, details may be worked out of four sites in terms of physical features and revenue khasra nos. of various villages. Then details would be supplied to Secretary (Lands & Building)/Land Acquisition Collector DDA. Land should also be acquired for 100 mt. wide road.

ii) Provision of residential accommodation.

Alongwith integrated freight complexes and wholesale markets, a sizeable area based on requirements should be earmarked and developed for residential accommodation, specially for labour class i.e. EWS and and LIG and some percentage for MIG and HIG also. This residential component would be integrated and interconnected with the main complexes of integrated freight complex-cum-wholesale markets.

A pertinent question was raised whether this residential accommodation should be built by DDA and allotted to individuals or expenditure of this should be borne by the perspective buyers/allottees of plots in these complexes. It was decided that the two options would be assessed at the time of preparation of the project.

Likewise provisions should also be made for accommodating informal sector of various landuses, so that it does not sprung up in an unauthorised way.

A thought should be given to permitting residential accommodation on upper floors of booking and forwarding agencies, shops for wholesale dealers etc.

iii) Projects of integrated freight complexes-cum-wholesale markets should be dealt with in the following priority depending upon availability of physical and financial resources:-

a) Patparganj/Gazipur - study at macro level has already been assigned to School of Planning & Architecture. b) Narela; c) Madanpur Khadar and Dwarka.

Macro level planning of the first two complexes should be completed by March, 1993 and then process of micro level planning would be undertaken with the help of outside consultants. This process would start after macro level planning is completed, finalised and approved.

iv) Association/coordination with Delhi Agricultural Marketing Board.

DAMB should be associated to the extent possible in funding the projects of wholesale markets.

v) Financial Planning of the Projects.

Outline details of receipts and expenditures alongwith cost of acquisition, allotment of alternate urban spaces, internal development, peripheral development, trunk development and construction of essential social infrastructure with street furniture of these projects are in the Project Report. Mode of payment would be 10% at the time of registration, 20% first instalment and other 7 instalments each of 10% after every six months. Cost of the projects has also the components of a) comprehensive paper planning @ 2% of the cost of the project. b) interest element. c) escalation element and d) maintenance for five years from the date of start of the project.

vi) Conducting of Important Studies.

Importance of management planning was emphasized in terms of coordination/integration of four freight complexes/wholesale markets in four directions of Delhi, movement of trucks with origin and destination on different highways and newly developed complexes etc. Likewise there are other important subjects also.

It was decided to take these studies but at a later date may be in next financial year. Names of the studies are as under:-

a) management system of various complexes.

b) mechanisation of loading and unloading of goods.

c) mechanisation of disposal of garbage.

d) zoning regulations for use/re-use of vacated/shifted units from the existing sites specially in Walled City of Delhi.

vii) System of allotment of developed urban spaces of freight complexes and wholesale markets to the units which have to be shifted and to other units also.

a) Tentative registration form for registering the units who are interested in the allotment of plots with special concession elements to existing godowns/warehousing requiring shifting as per provisions of the MPD-2001.

b) A detailed brochure for each project to be prepared after working out reasonably detailed plans indicating spaces for disposal and economics of the scheme.

viii) Network Planning

A network of various activities of freight complex-cum-wholesale markets be prepared of all the sites giving details of each and every activity in terms of physical, financial and time dimensions. Activities namely a) Identification of sites on paper b) Preparation of revenue maps c) Acquisition of land d) Allotment of alternate spaces e) Macro level paper planning f) preparation of brochure with terms and conditions g) Appointment of consultants h) Preparation of detailed plans i) Completion of physical and financial planning j) Registration of units k) Assignment of macro level studies etc.

5. Approval of the authority is solicited on:-

- i) Approval in principle in planning and development of 4 integrated freight complexes-cum-wholesale markets (IFCM'S) as details given in the Annexure.
- ii) Approval for taking up Narela and Gazipur IFCM's during 1993-94.
- iii) Release of brochure as details given in Chapter 4 (page 40) of the Annexure for registration for these two IFCM's.
- iv) To initiate action as details given at (pages 54 to 59) for legislation, on Maharashtra Pattern (copy placed as appendix no 14 at the end of the report) empowering authority to force shifting from non-confirming areas.

R E S O L U T I O N

The Authority resolved and approved in principle the proposal for planning and development of integrated freight complexes-cum-wholesale markets subject to the following:-

- i) Narela and Gazipur integrated freight complexes including the wholesale markets should be taken up for planning and development and execution immediately.
- ii) Separately, it should be studied whether Maharashtra Act (1993) with respect to Wholesale markets should be extended to the National Capital Territory of Delhi or it would be preferable to amend the Delhi Agricultural Marketing Board Act to include other than agricultural produce markets.

ITEM NO.
58/93

A-16.4.93

Sub : Bungalow Zone - Delineation and Development
Control norms.

F.20(5)92-MP

P R E C I S

The Authority vide resolution no.106/92 dated 18.8.92 (App. 'I' P.No. 41-50) considered the following issues pertaining to Lutyen's Bungalow Zone area:

- i) Delineation of Bungalow Area Boundary
- ii) Development control norms for various land uses.

2. Accordingly, vide letter no.F.20(5)92-MP/836 & to 837 dated 28.9.92, Govt. of India, Ministry of Urban Development was requested to convey the govt.'s approval for processing the proposed modifications in MPD-2001 including the change of land uses required (Appendix 'J' Page No. 51)

34. Meanwhile, the Ministry of Urban Development, vide Office Memorandum, dt.23.9.92 on the subject of Lutyen's Bungalow Zone, constituted a Committee consisting of Chief Planner, TCPO; representative of DG, CPWD; VC,DDA; Administrator,NDMC & L&DO apart from shri E.F.N.Riberio, Director(Retired) School of Planning & Architecture. The issues which were assigned to the Committee are as under:

- a) Carry out a sample survey of some of the areas and physically verify the ground realities with a view to ascertain that the boundary line is well defined and does not admit any misinterpretation.
- b) Assess the implications of the proposal on Govt. lands including the impending plans of development thereupon;
- c) Make suitable recommendations for incorporation at the final stage.

4. Ministry vide letter no.K-13011/31/90-DDIB dated 11.11.92 (App. 'K' P.No. 52) referred the DDA resolution and made the following observations:

- i) The Ministry prima facie does not agree with the proposed boundary of the Lutyen's Bungalow Zone and feel that the area be defined as under the Feb.,1988 circular of Ministry of Urban Development.
- ii) The development control norms in so far as non-residential buildings are concerned, are vague and this lead to considerable ambiguity. It would be in order if the norms for such non residential areas and uses be more sharply defined.
- iii) The matter be re-submitted for the specific approval of the Authority, keeping in mind the Ministry's view points. DDA should also formulate a public notice for inviting objections/suggestions to the proposed modifications in MPD-2001 and the same be discussed at the meeting of the Authority.

5. Draft Zonal Development Plan for Planning Division 'D' (New Delhi Area) was formulated and placed before the Authority for its consideration. However, the same was deferred vide resolution no.149 dt.1.12.92, wherein it was resolved that this may be taken up after the report of the Committee, under the chairmanship of Chief Town Planner, TCPO is received.

6. Under Secretary, Govt. of India, Ministry of Urban Development vide reference no.K-13011/31/90-DDIB dt.11.3.93 (App. 'L' P.No. 53) forwarded a copy of the report of the Committee constituted by Lutyen's Bungalow Zone under the chairmanship of the Chief Town Planner, TCPO and requested that the report may be placed before the Authority so that its recommendations could be considered for incorporating in the proposed modifications of MPD-2001. A copy of the Committee's report is at (Appendix 'M' (Booklet)).

Details indicating the analysis of the proposals with regard to boundary, land use, development control norms etc. in respect of Feb.,1988 guidelines, DDA resolution/decision of the Ministry of Urban Development and the Committee's report, is given (Appendix 'N' Page No. 54-57.)

7. Meanwhile, certain other references have been received which pertain to the property located in Bungalow Zone area namely:

- i) Delhi Admn. informed that plot no.5, Sikandara Road has been notified under section 4 & 6 of Land Acquisition Act and, therefore, its land use be retained as 'public and semi-public use' (Institutional) and be not changed to 'residential' (Bungalow Area).
- ii) Ministry vide letter no.K-13011/20/92/DDIB dt. 5.2.93 desired that a public notice for change of land use for plot no.3, Maulana Azad Road presently used as Maulana Azad Hostel Mess measuring 3.532 hect. (8.724 acres) which is earmarked for institutional use (National Library) be changed to Govt. Offices. The matter is under process.
- iii) Under Secretary, Ministry of Urban Development vide reference no.K-13011/31/90-DDIB dt.11.3.93 informed to exempt the plots of Pataudi House, Working Women's Hostel and Hutments at Kasturba Gandhi Marg for general pool accommodation from Lutyen's Bungalow Zone. For the formulation of the schemes the development control norms have been suggested as ground coverage 33%, FAR 100, and height restriction 4 storeyed. Based on these norms details have been worked out by the Works Division of the Ministry. The Ministry has desired that this may be placed before the Authority for necessary action. (Appendix 'O' Page No. 58).

8. Copy of the draft public notice which was prepared on the basis of the DDA's resolution no.106/92 dt.18.8.92 and which was referred to the Ministry of Urban Development is enclosed at (App. 'P' P.No.59-61.). This will be suitably modified after incorporating the recommendations/decision of the Authority on various issues referred to above and more specifically as given below.

9. The matter is placed before the Authority for its consideration and recommendation on the following issues:

- i) a) Delineation of boundary of 'bungalow zone area' as identified by the Authority/Ministry of Urban Development and is now recommended by the Committee.

- b) Specific nomenclature to be used for such delineated area whether 'Lutyens' Bungalow Zone' as a Heritage Zone' as approved earlier by the Authority or as 'Bungalow area of the New Delhi' as recommended in the Committee's report.
- ii) Land uses and development control norms of various use activity forming part of the Bungalow zone area, including the properties referred to in para 7 with respect to the DDA resolution and the Committee's report.

R E S O L U T I O N

Resolved that the proposal be approved and processed further for inviting objections subject to the observation given in Annex. 'A'

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Annexure 'A'

- 1) The name of the bungalow zone would be 'Bungalow Zone of New Delhi'.
- ii) The boundary of the bungalow zone of New Delhi would be as approved by the Authority vide its resolution No.106/92.
Plus: One plot depth on the outer side of the boundary in sub-zones D-4, D-5, D-13, D-15 and D-16.
Minus: The area between Baba Kharag Singh Marg and Service Road parallel to Bishamber Das Marg.
- iii) Development control norms:
 - a) On bungalow plots, residential (other than bungalow plots) and non-residential areas, the development control norms as recommended by the Authority, in the resolution No.106/92 with the modifications that:
 1. In case of bungalow plots where the land use is other than residential; the land use shall be as in the MPD-2001 but the development control norms would be the same as in case of residential bungalow plots except in case of non-hierarchy commercial centre at Copernicus Marg where the land use would be changed to residential.
 2. In case of public housing, the development shall be after conducting an area by area urban design study and approval from DUAC.
 3. If a particular plot is vacant dev. norms of the adjacent plot shall be adopted.
 - b) Central Vista:
The development control shall be same as in MPD-2001 and as decided by the Central Vista Committee.
 - c) Race Course area.
Low intensity construction with maximum 7 mtrs. height; ground coverage not to exceed the existing with urban form approval from DUAC.
 - d) Pataudi House, Jaisalmer House and Kota Houses:
To be taken up individually case by case.
 - e) Community facilities:
No area for community facilities to serve the adjoining areas is to be shown in the bungalow zone. If community facilities are provided on govt. land to serve the private ~~areas~~ then they have to pay opportunity cost/deficiency charges proportionately as per norms given in MPD-2001.
- iv) Land use changes:
Cases of land use changes to be taken up individually case by case. However, land use will not revert to "residential" once amendment has been made in MPD-2001.

(APPENDIX 'I' TO ITEM NO. 58/93)

Item Sub : Lutyen's Bungalow Zone as a Heritage
No. Zone - Delineation and Development Controls.
106/92
A-18.8.92 (File No.F.20(5)/92-MP)

P R E C I S

The Govt. of India, Ministry of Urban Development vide letters No.K-13011/17/88-DD/IIA dated 8.2.88 and 27.7.88 issued guidelines defining the area covered under the Lutyen's Bungalow Zone and the quantum of construction in respect of the plots located within this zone Appdx. 'KK' page 148-152.

2. A Public Notice was issued by the DDA in Dec.1988 inviting objections/suggestions on the modifications to be made in MPD-62 with regard to the said guidelines of the Ministry of Urban Development. In response to this Public Notice, a number of objections/suggestions were received, mainly covering the following aspects:

i) Boundary of Lutyen's Bungalow Zone: The following points were raised in the objections/suggestions on the boundary of Lutyen's Bungalow Zone:

- a) There should be no ambiguity and boundary of Lutyen's Bungalow Zone should be clearly defined. It was suggested that the said boundary should coincide with the boundary of the zone identified in the Master Plan and in case a part of the zone is not to be covered within the boundary of the Lutyen's Bungalow Zone, the boundary should run along the major roads/circulation areas and/or alongside the major land use/areas.
- b) Pockets such as Nehru Park, Yashwant Place, Ridge Area etc. need not be included in the Bungalow Zone as these are either green areas or areas where major development has already taken place.
- c) Lutyen's Bungalow Zone should confine mainly to cover the bungalows located in the south of Rajpath, as the character of this area

is closer to the bungalow type as compared to the character of the area in the north of Rajpath.

ii) Intensity of Development:

The following are the important suggestions received with regard to the intensity of development:

- a) Environmental groups who filed their objections/ suggestions strongly supported the proposal with regard to the boundary of the Lutyen's Bungalow Zone and intensity of construction and uses. However, they suggested that the loopholes/ambiguities, if any, should be plugged.
- b) The development controls to be applied to the properties located in the Bungalow Zone should be precise, clearly indicating the permissible ground coverage, FAR, number of DUs, height of the building, parking norms, set backs etc.
- c) It was objected to have same development control regulations for plots/properties to be used for institutional and commercial uses located in the Bungalow Zone, as applicable to the area outside this zone and suggested that the development control norms should be in harmony with the development controls to be made applicable to the adjacent plots as per existing bungalows.

iii) Observations made by various Govt. departments with regard to the Govt. owned lands:

- a) Ministry of Urban Development, while making the observations on the Public Notice, suggested that the restrictions by way of development control norms should not be made applicable to the properties/lands owned by the Govt. and located in the Bungalow Zones.

b) Director General of Works, CPWD suggested that viable norms for redevelopment should be identified in the case of the Govt. owned bungalows which were more than 60 years old and whose maintenance costs had gone up ^{pro}disproportionately calling for demolition and rebuilding within next 5 to 10 years.

c) Chief Architect, CPWD pointed out that they were facing difficulties in making essential additions and alterations in bungalow plots to suit the requirements of the VIP occupants from time to time. He, therefore, desired that precise norms be laid down to take care of such additions and alterations.

d) The Land and Development Officer (L&DO) pointed out that there were number of government housing colonies, located within the identified Bungalow Zone and that in near future, there may be a need to redevelop some of the pockets/areas of these colonies to accommodate more government housing on density pattern specified in the Master Plan. As such, Central Govt. housing colonies, located within the Bungalow Zone, should be exempted from the development control regulations specifically proposed for the Bungalow Zone plots.

e) Objections/suggestions were also made for applicability of Urban Land (Ceiling & Regulation) Act to the Bungalow Zone plots.

3. After receipt of the public objections/suggestions on the proposed modifications, the same were analysed in the office of the Authority as well as in the Ministry of Urban Development in consultation with the Town & Country Planning Organisation. Later the Govt. of India took into consideration all these points while examining the extensive modifications in Delhi Master Plan and accordingly, made the follow-

ing stipulations with regard to the Bungalow Zone while approving MPD-2001:

"Lutyen's New Delhi comprises of larger size plots and have very pleasing environment. In fact the area is unique in its continuing existence on low density in the heart of the city. While formulating the redevelopment plan of this area, due care should be taken to ensure that its basic character is maintained".

4. MPD-2001, also provides the density pattern of the residential area in the land use plan and the development control norms applicable for planning and sanctioning the building projects based on the prescribed norms. In the case of Lutyen's Delhi, keeping the scope of the overall objective mentioned above in view, it was felt necessary to delineate in the first instance the boundary of the Bungalow Zone and also to prescribe the development control norms applicable to various properties/plots forming part of the delineated zone so as to retain the beautiful tree studded character of this heritage area.

5. After enforcement of MPD-2001 on 1.8.90, earnest efforts were made to define the limits of the bungalow zone and to prescribe the development control norms so as to release the building activity in the Lutyen's Bungalow Zone area. These exercises mainly relate to the following two main points:

- Delineation of Lutyen's Bungalow Zone as a heritage zone/area; and
- Intensity of development to be permitted keeping in view the existing beautiful tree studded character.

6. The boundary of Bungalow Zone was first proposed by the Ministry of Urban Development in Feb'88 on the basis of the study and the discussions in the Ministry of Urban Development at various meetings. In a meeting held on 19.2.91 under the chairmanship of the Secretary, MOUD, it was decided that the boundary line as given in February 1988 guidelines be adopted for bungalow zone and all cases beyond this area be

adopted for bungalow zone and all cases beyond this area be cleared as per the relevant provisions of MPD-2001.

Accordingly, several cases were examined on this basis and development controls for some of the plots were communicated to NDMC. However, in subsequent meetings held by the Ministry, the matter was gone into a greater detail with a view to preserving the bungalow zone as a low density area and preserving its tree studded character. Thus, while in Feb.88 guidelines, areas/pockets such as Hailey Road, Supreme Court, Mandi House, Ridge area were kept outside the boundary of this zone, as per the decision taken by the Ministry on 22.7.91, these areas were to be included within the Bungalow Zone. On the other hand, certain other pockets such as Yashwant Place and the adjacent area upto the railway line, were proposed to be excluded. The boundary thus delineated is shown in the plan (laid on table).

7. The above recommendations of Ministry of Urban Development were brought for the consideration of the Technical Committee meeting held on 17.12.91 which deliberated on the issues and made following recommendations:

- a) Lutyen's Delhi was developed between two natural features i.e. Ridge and River Yamuna, and hence, logically, the Bungalow Zone boundary should be extended beyond Mathura Road upto river Yamuna in conformity with the vision of the architect. On the same principle, area of Diplomatic Enclave and Yashwant Place should also be included (plan laid on table-brown line).
- b) In view of above, it would be appropriate to name this area as 'new Delhi Garden City Zone'(NDGCZ).
- c) Development norms of this area be worked out in consultation with the Ministry of Urban Development.

8. The matter was once again discussed in the Ministry of Urban Development where the recommendations of the Technical Committee mentioned above were also mentioned. After discussing the pros & cons of the decisions taken earlier and the recommendation made by the Technical Committee of the DDA, in the meeting, it was concluded that the basic purpose behind the delineation of Bungalow Zone being to conserve the unique character of Lutyen's Bungalow Area and the goal should be to retain the buildings as well as the tree studded avenues and compounds in their original form as far as possible. Accordingly, it was felt that Feb.1988 guidelines being very precise, required no further amplification or moderation. It was also felt that any change in the felt that any change in the original norms regarding height, FAR or coverage would change the character of this heritage area and defeat the very purpose of declaring this as a conservation zone. It was observed even at present some buildings had come up in this area which had affected the arboreal landscape, by rising above the tree heights. Based on the discussions, the following decisions were taken in the meeting held under the chairmanship of Secretary, Ministry of Urban Development on 7.1.92.

- i) The old boundary line on the eastern side should be retained and not to be extended upto the river Yamuna.
- ii) In addition to the full central ridge area, the Hailey Road pocket should be included also in the Bungalow Zone because about 65% of the area still retains its original bungalow character.
- iii) The development norms suggested in Feb.'88 guidelines are in order and may be retained.
- iv) The whole area could be declared a 'Heritage Zone' and, therefore, attempt must be made to conserve the character and form as it has been for the last 60 years.

- v) The land use in this area should be declared residential and the existing situation with respect to aberrant uses should be taken note in the final proposals.

9. The matter was again discussed in the meeting of the Technical Committee held on 14.1.92 in the light of the contents of the minutes of the meeting referred to above. The Technical Committee deliberated on major issues and took the following decisions:

- i) For delineation of Bungalow Zone as indicated above, the boundary as decided by the Ministry of Urban Development in its meeting held on 22.7.91, was recommended for adoption with the area to be declared as a 'heritage zone' in order to conserve its basic character. Thus, the boundary is to run from Dhaula Kuan along with the ridge, Link Road, Baba Kharak Singh Marg, Ashok Road (leaving out Zone D-1 Area), Tolstoy Marg, the railway line, Mathura Road, Lodi Road, Aurvindo Marg, the railway line again (excluding Yashwant Place and Diplomatic Enclave), Niti Marg, existing nallah, Sardar Patel Marg, and Dhaula Kuan (plan laid on table).

- ii) Development Control Norms:

Technical Committee agreed that Feb.'88 guidelines of the Ministry of Urban Development should form the basis of determining the development control norms and be adopted in this zone in respect of any addition/alteration or new construction on a residential Bungalow type plot. Thus (a) any addition/alteration or reconstruction should be permitted within the existing envelope and upto the limit of the existing ground coverage, FAR and height etc. (b) the existing trees are to be preserved maximum to

the extent possible (c) more than one DU, within the existing building bulk, may, however, be allowed without bifurcating/sub-dividing the plot in any manner (d) in case, the plot is vacant then a new building based on the earlier construction may be allowed (e) in case of a plot forming part of any use zone other than residential in MPD-2001/Zonal Plan, the same be changed to 'residential' use (bungalow plot) and be governed by the norms applicable to a bungalow type plot for addition/alteration (f) for plots other than residential use, the development norms of MPD-2001 could be applied subject to the clearance of DUAC and Central Vista Committee, as the case may be.

- iii) An inventory of all the bungalow type plots, indicating existing ground coverage, FAR, height, no. of trees etc. be prepared by Chief Architect/NDMC from the record of CPWD/L&DO/NDMC by making use of the original plan, drawn by Lutyen's during 1920 and subsequent addition/alterations permitted by the competent authority. Urban Design features and the colonial style of construction of bungalows, wherever applicable should also be recorded in the proposed inventory.

10. It was observed that outside the boundary above, there are a few bungalow plots still left out which are being used as residential bungalows and were earmarked in MPD-2001 either for residential or institutional use. Hence, the matter was once again brought before the Technical Committee held on 17.3.92 which decided the following:

- i) The boundaries of the 'heritage zone' as delineated in the earlier meetings should remain unchanged.

- ii) The specific norms to be prescribed for redevelopment of the residential (i.e. bungalow type) plots within the zone, should stipulate that there should be only one envelope within each plot. However, this single envelope may provide for the inclusion of the separate servant quarters, if any, as per earlier approved plans subject to proviso that no cutting of any existing tree is involved and the height of the existing building is maintained. In this way, the entire ground coverage and FAR of both the main house and the separate servant quarters could be adjusted with the proposed single envelope, to the extent feasible.
- iii) For other than residential bungalow type construction, it was agreed that the prescribed development norms vide MPD-2001 should be made applicable subject to clearance by DUAC and based on urban design studies which take into account the essentially low rise character of the heritage zone.

11. Provision of Community Facilities:

MOUD vide their letter No.K-20013/8/91-DDIV dt.17.2.92 while examining the case of 6, Tolstoy Marg, New Delhi (Hailey Road Area) have decided that DDA may adhere to the decision which emerged in DDA resolution no.94 dt.24.10.82. In this connection, it was also mentioned that the cost of acquisition of such properties would be very high and, therefore, not in consonance with the need Appdx. 'LL' Page 148-159. DDA resolution no.94 dt. 24.10.82 had recommended that all public facilities be located as far as possible on the Govt. land. It is observed that earlier MOUD had decided for Zone D-11 and 12 (now falling within the Bungalow Zone) that private developers would have to pay towards community facilities at the current rate of 390 sq.yds. per acre at a density of 20 DUs per acre but that

the facilities as and when developed would necessarily have to be located on a Govt. plot. In this connection, it is observed that MPD-2001 indicates a requirement of 9.55 sq.mt. per person towards public facilities out of the land for residential development which has to be provided for during preparation of the plan itself.

In the meeting held on 7.1.92 in the Ministry of Urban Development where higher intensity redevelopment on a bungalow ^{plot} envisaged, it was felt that since incremental development has not been envisaged in this area, it would not be appropriate to make the land owners to contribute towards development of common facilities.

12. The matter is placed before the Authority for its consideration and approval, (i) the recommendations of the Technical Committee contained in para 9 and 10 and ii) issues with regard to the provision of community facilities, mentioned in para 11 above.

R E S O L U T I O N

The Authority resolved that the proposal contained in para 9 & 10 of agenda note be approved subject to deletion of words; "maximum to the extent possible", in the para 9(ii)(b). Further resolved that the proposals be processed under the Delhi Development Act, 1957.

(APPENDIX ' J ' TO ITEM NO. 58/93)

189
-189-
F.20(8)/92-MP/83612837
ANIL BARAI
DEPUTY DIRECTOR(MP)

28992

Shri R. Bannerji, ^{Telno 20/10/80}
Deputy Secretary to the Govt. of India,
Ministry of Urban Development,
Nirman Bhawan,
New Delhi.

Sub: Proposed modification in the MPD-2001 - Delination of the
zone and development controls of the Lutyens Bungalow Zone.
...

9-189 Per
Sir,

Kindly refer to your Mss.letter no.K-13011/31/90-DDIB
dated 10.9.92 addressed to the Commissioner (Plg.), DDA on the
subject noted above. I am directed to inform that the proposal
has been approved by the Authority vide its res.no.106 dated
18.8.92, (copy enclosed)

2. It is therefore requested to kindly convey the approval
of Central Govt. under section 11-A of Delhi Development Act,
1957 to issue a public notice for inviting objection or suggestion
from the public for the proposed modification in the MPD-2001.

Yours faithfully,

9
Anil Barai
(ANIL BARAI)
DEPUTY DIRECTOR(MP)

Encl.: as above.

Copy to: PS to Secretary, DDA w.r.to the Authority res.no.
106 dated 18.8.92 for information.

Issued 28.9.92

(Appendix 'K' TO ITEM NO. 58/93)

MOST IMMEDIATE

No.K-13011/31/90-DDIB
Government of India
Ministry of Urban Development

New Delhi, dated the 11th Nov., 1992.

To

Shri S.P. Jakhanwal
Vice Chairman
Delhi Development Authority
Vikas Sadan,
NEW DELHI.

Subject: Proposed modification in the MPD-2001-
Delineation of the zone and development
controls of the Lutyens' Bungalow Zone.

Sir,

I am directed to refer to the DDA letter
No.F.20(5)/92-MP/836 dt.28.9.92 and F.20(5)/92-
MP/D-74 dtd.1.10.92 enclosing the development con-
trol norms of the Lutyens' Bungalow Zone as approved
by the Authority vide its Resolution No.106 dated
18th August, 1992.

2. The Ministry prima facie does not agree
with the proposed boundary of the Lutyens' bungalow
zone and feel that the area be defined as under
the February, 1988 circular. ✓

3. The development control norms insofar as
non residential buildings are concerned, are also
vague and this might lead to considerable ambiguities.
It would be in order if the norms for such non-
residential areas and uses be more sharply defined.

4. It would be proper therefore, if the matter
is resubmitted for the specific approval of the
Authority keeping in mind the Ministry's view points.
DDA should also formulate a public notice for invi-
ting objections/suggestions to the proposed modifi-
cations in MPD-2001 and the same should be discussed
at a meeting of the Authority. I would request
you to treat this as most urgent.

Yours faithfully,

(R. BANNERJI)
DEPUTY SECRETARY (DD)

(APPENDIX ' L ' TO ITEM NO. 58/93)

No.K-13011/31/90-DDIB
Government of India
Ministry of Urban Development
(Delhi Division)
.....

New Delhi, Dated 11.3.93

माधुरा (मोडना) नगरपालिका
हाथरी सं. 67-235..
दिनांक 15.12.92..

To
The Vice Chairman,
Delhi Development Authority,
Vikas Sadan,
NEW DELHI.

Subject : Proposed modification in the MPD-2001-
Delineation of the zone and development
controls of the Lutyens' Bungalow Zone.

Sir,

I am directed to refer to our letter of even No. dated 5.2.93 on the above mentioned subject and to forward herewith a copy of the report of the Committee constituted on Lutyens' Bungalow Zone under the chairmanship of the Chief Planner, TCPO. This report may please be placed before the next meeting of the Authority so that its recommendations could be considered for incorporation in the proposed modification of MPD 2001.

2. This may kindly be treated as most immediate.

Yours faithfully,

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

उपायुक्त कार्यालय
क्रम सं. 183-3
दिनांक 19.12.92

Encl: As above.

DETAILED ANALYSIS OF THE PROPOSED BOUNDARY, LAND USE,
DEVELOPMENT CONTROL NORMS FOR BUNGALOW ZONE AREA.

S.No. GUIDELINES ISSUED BY MINISTRY OF
URBAN DEVELOPMENT VIDE LETTER DATED
8.2.88 & 27.7.88

DDA RESOLUTION NO.106/92 dt.18.8.82

REPORT OF THE COMMITTEE APPOINTED
BY MINISTRY OF URBAN DEVELOPMENT DATED
11.3.93

1. NOMENCLATURE

Lutyen's Bungalow Zone

'Lutyens' Bungalow Zone as a Heritage
Zone.

'Bungalow area of New Delhi'.

2. BOUNDARY :

Consisting of entire Lutyens' Delhi
excluding:

i) area lying between Baba Khara
Singh Marg on the South, Punchkuain
Road on the North and the ridge on
the West.

ii) the area between Baba Khara
Singh Marg, Ashok Road, Ferozshah Road,
Bara Khamba Road, Connaught Place.

iii) Mandi House; and

iv) Institutional area where the Supreme
Court is situated.

To include:

Nehru Park, Yashwant Place, the area
between Yashwant Place & Railway Line
on the south and the area lying between
Nehru Park, Yashwant Place on the West
and the boundary of Lutyens Delhi on
the Western edge of Safdarjung Aero-
drom and the Race Course.

As in 1988 guidelines. Further, subject
to excluding :

i) Yashwant Place area;

ii) area between Yashwant Place & railway
line on the South.

To include the area:

i) Upper Ridge

ii) Hailey Road

iii) Mandi House; and

iv) Institutional area where the Supreme
Court is situated.

The boundary as identified in the
guidelines of 1988, however, ex-
cluding the area i) Yashwant Place;
ii) area between Yashwant Place & Rail-
way line; and iii) area near Baba
Khara Singh Marg and Bishambar Dass
Marg.

(Para 6.1 of the report)

DETAILED ANALYSIS OF THE PROPOSED BOUNDARY, LAND USE,
DEVELOPMENT CONTROL NORMS FOR BUNGALOW ZONE AREA.

S.No. GUIDELINES ISSUED BY MINISTRY OF
URBAN DEVELOPMENT VIDE LETTER DATED
8.2.88 & 27.7.88

DDA RESOLUTION NO.106/92 dt.18.8.82

REPORT OF THE COMMITTEE APPOINTED
BY MINISTRY OF URBAN DEVELOPMENT DATED
11.3.93

1. NOMENCLATURE

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Zone.

'Bungalow area of New Delhi'.

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excluding:

i) area lying between Baba Khark
Singh Marg on the South, Punchkuain
Road on the North and the ridge on
the West.

ii) the area between Baba Khark Singh
Marg, Ashok Road, Ferozshah Road,
Bara Khamba Road, Connaught Place.

iii) Mandi House; and

iv) Institutional area where the Supreme
Court is situated.

To include:

Nehru Park, Yashwant Place, the area
between Yashwant Place & Railway Line
on the south and the area lying between
Nehru Park, Yashwant Place on the West
and the boundary of Lutyens Delhi on
the Western edge of Safdarjung Aero-
drom and the Race Course.

As in 1988 guidelines. Further, subject
to excluding :

i) Yashwant Place area;

ii) area between Yashwant Place & railway
line on the South.

To include the area:

i) Upper Ridge

ii) Hailey Road

iii) Mandi House; and

iv) Institutional area where the Supreme
Court is situated.

The boundary as identified in the
guidelines of 1988, however, ex-
cluding the area i) Yashwant Place;
ii) area between Yashwant Place & Rail-
way line; and iii) area near Baba
Khark Singh Marg and Bishambar Dass
Marg.

(Para 6.1 of the report)

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Clause 2(b)(iv) states that the demarcation of Lutyens' bungalow zone should run along the first inner/outer road or lane from the prominent road through which the demarcation line is shown in the map.

The boundary line as per DDA resolution was to run along the prominent road or prominent lane and, therefore, there was no possibility of any ambiguity in the interpretation.

Recommended for suitable modification to avoid any misinterpretation.

DEVELOPMENT CONTROL NORMS :

i) Bungalow plot: On a bungalow plot the construction of dwelling units will have the same plinth area and height as that of the existing bungalow. If the plot is vacant, the height of the bungalow which is lowest of those on the adjoining plot may be followed.

a) On a bungalow plot, construction for dwelling units including addition/alteration/re-construction the existing envelope upto the limit of existing ground coverage, FAR, height, shall be allowed. There could be more than one dwelling unit within the existing building bulk without bifurcating/sub-dividing the plot in any manner.

b) In case of vacant plot, the bldg. could be constructed based on the earlier construction on the plot.

c) Bungalow plot if earmarked for any other use than residential - MPD-2001/Zonal Development Plan, the land use of the same be changed to residential use (Bungalow plot). The development control norms shall be the same as in case of existing bungalow plot.

The Committion generally agreed with the recommendations with regard to the norms for bungalow plot as decided by the authority. However, the committee desired to have specific norms of ground coverage, FAR & height for the bungalow plots also for which the Committee has recommended to have a detailed study.

Bungalow plot shown for other than residential use may revert back to residential (Bungalow plot). However, if any plot is sandwiched by other than residential plots (Bungalow plot) the land use as shown in MPD-2001/Zonal plan may continue as in case of Rafi Marg.

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(i) Residential use other than bungalow plot:

a) Residential non-bungalow plots forming part of the scheme like Bengali Market, Golf Link etc., the development control norms as prescribed in MPD-2001 for plotted development may be applicable or as shown in the sanctioned scheme whichever is lower.

b) Other than residential bungalow type construction, the prescribed development control norms of MPD-2001 with regard to coverage, FAR and height may be applicable or it may be as per already sanctioned scheme of the group housing whichever is less.

c) Public housing: Development/re-development of residential pkts/areas other than bungalow plot for public housing development norms may be based on development code of MPD-2001. However, subject to conducting urban form study of the area with a view to have a low intensity to maintain the existing character of area.

a) Plots forming part of the Bengali Market, Golf Link etc. recommendation as made by the Authority.

b) For residential house other than bungalow type construction and plots developed as group housing, recommendation as made by the Authority.

c) For residential public housing norms as recommended by the Authority however, subject to that the height should not exceed 14m.

(ii) Non-residential areas such as Khan Market, Yashwant Place etc., i.e. for commercial & institutional areas, the norms will be the same for such areas as applicable to areas outside the Lutyens' Bungalow zone.

Central Vista - The existing regulations for central vista will continue to be applicable.

Non-residential use - The development control norms for non-residential use such as commercial, institutional etc. shall be the same as prescribed in MPD-2001 however, subject to urban form study.

The norms for non-residential areas as recommended by the Authority.

b) Central Vista : Development control norms for properties located on Central Vista shall be the same as prescribed in MPD-2001 and as decided by the Central Vista Committee.

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Specific Projects:

a) Race-Course Area:

The land use in MPD-2001 is shown as governmental use (use undetermined). The proposed draft zonal dev. plan indicate this area as low intensity area to be used mainly for residential purposes with the recommendation that while developing this area the basic tree studded character be retained.

The Committee recommended that this area be developed as residential area with low intensity construction maximum 7m in height, ground coverage not to increase the existing. These norms should be applied while formulating the comprehensive re-development scheme for this area.

b) Pautaudi House, Jaiselmer House, Kota House

These have been identified as bungalow plot and to be governed with the prescribed norms applicable to bungalow plot.

The Committee recommended to develop these properties on comprehensive basis on the norms of MPD-2001 subject to 14m height based on urban form study to maintain the tree studied character of this area.

c. Community Facilities

In the draft zonal development plan for this area the community facilities are proposed to be provided as per norms of MPD-2001 for the proposed density.

The Committee recommended that no area for community facilities to serve the adjoining areas is to be shown in the bungalow zone. If community facilities are provided on govt. land to serve the private lessess then they have to pay opportunity cost/deficiency charges proportionately as per norms given in MPD-2001.

(APPENDIX ' O ' TO ITEM NO. 58/93)

Reference No.K-13011/31/90-DDIB from Under Secretary(IB)
Ministry of Urban Development dt.11.3.93 regarding
Central pool Accommodation.

S.No.	Property	MOUD letter dt.11.3.93	MPD-2001	DDA Resolution	TCPO Report	Remarks
1.	Pautaudi House (3.09 ha.)	a.Exemption from Bungalow zone Boundary. b. DEvelopment norms Gd.Cov.-33% FAR - 100 Ht.Restriction- 4 storeyed.	Residential	Part of Bungalow zone Boundary. Residential (bungalow) and deve- lopment as per bungalow policy.	Part of bungalow area boundary. Comprehensive scheme to be prepared keeping in view the general character of the area. Norms to be determined within the parameters of MPD-2001 height not to exceed 14mt. & subject to urban form study of the area.	Not in consonance with MOUD guidelin of 1988/DDA re lution/MOUD meeting held on 22.7.91 & 7.1.92
2.	Hutments at Kasturba Gandhi Marg. (3.71 ha.)	-do-	-do-	Part of Bungalow zone boundary. As per MPD- 2001 norms subject to urban design study for maintaining existing chara- cter (low density development).	Part of Bungalow area boundary Norms to be based on development code of MPD-2001 subject to condition that height of the bldg. not to exceed 14 mts. (4 storeyed) and conducting of urban form study to maintain the character.	-do-
3.	Working Women's Hostel (1.93 ha.)	-do-	-do-	-do-	-do-	-do-

(APPENDIX ' P ' TO ITEM NO. 58/93)

To be published in the Gazette of India Part II Section-3 sub-section (ii) on

No:

Dated :

PUBLIC NOTICE

The following modifications, which the Central Government proposes to make in the Master Plan for Delhi-2001, published vide extraordinary Gazette (No.437 dated 1st August 1990), are hereby published for public information. Any person having any objection or suggestion with respect to the proposed modifications may send the objection/suggestion in writing to the Secretary, D.D.A., 'B' Block, Vikas Sadan, I.N.A., New Delhi-110 023, within a period of 30 days from the date of issue of this Notice. The person making objection/suggestion should also give his name and address:

MODIFICATIONS

1. On page 122, right side column below first para under heading "Bungalow Area", the following paragraph is proposed to be added:

"Delineation of Bungalow Area Boundary"

The Bungalow Area of about 2800 hectares, shall comprise the areas of sub-zones D-3 (Kasturba Gandhi Marg); D-4 (Sansad Marg - part); D-6 (Ridge Area); D-8 (India Gate); D-9 (Central Secretariat); D-10 (Ridge Area); D-11 (Khan Market etc. - part); D-12 (Akbar Road etc.); D-13 (Chanakyapuri - part); D-14 (Safdarjang Area). The boundary shall run from Dhaula Kuan along the ridge, Pusa Road, Link Road, Mandir Marg, Park Street, Baba Kharak Singh Marg, Ashok Road, Boundary of Sub-zone D-1 (Connaught Place and its extension), Tolstoy Marg, School Lane Bridge, Railway Line, Mathura Road, Lala Lajpat Rai Marg, Lodi Road, Aurbindo Marg, Railway Line, Vinay Marg, Satya Marg, Niti Marg, Panchsheel Marg, along the nallah, Sardar Patel Marg and Dhaula Kuan.

2. On page no.160, left side column below para 3 (i), the following is proposed to be added:

(Part Division-D):

Residential- Bungalow Plot: All plots having Bungalow Type construction, the development norms shall be as below:

- a) Addition/alteration or reconstruction to be limited within the existing building envelope, to the maximum extent of existing ground coverage, FAR; and height etc.
- b) Where the plot is fallen vacant, new construction, if proposed to be limited to the maximum extent of the earlier construction within the parameters as above.

Residential - Non Bungalow Plot :

Residential Colony such as Bengali Market, Golf Link, The development norms shall be as per the approved sub-division plan and as per the Development Code of MPD-2001, ^{whichever is lower.} However, the existing set-back is to be maintained.

Residential - Group Housing:

In case of Group Housing Schemes, already sanctioned/constructed, any addition/alteration/^{re}construction shall be governed according to the development norms as per sanctioned scheme or as prescribed in Development Code of MPD-2001, whichever is lower.

Residential - Public Housing:

For development/redevelopment of residential pockets/areas other than Bungalow plots for public housing, development norms may be based on the Development Code of MPD-2001, however, subject to conducting Urban Form Study of the area with a view to have a low intensity to maintain the existing character of the area.

2. On page no.160, left side column below para 3 (1), the following is proposed to be added:
(Part Division-D):
Residential- Bungalow plot/ All plots having Bungalow type construction, the development norms shall be as below:

- a) Addition/alteration or reconstruction to be limited within the existing building envelope, to the maximum extent of existing ground coverage, FAR, and height etc.
- b) Where the plot is fallen vacant, new construction, if proposed to be limited to the maximum extent of the earlier construction within the parameters as above.

Residential - Non Bungalow Plot :

Residential Colony such as Bengali Market, Golf Link, the development norms shall be as per the approved sub-division plan and as per the Development Code of MPD-2001. However, the existing set-back is to be maintained.

Residential - Group Housing :

In case of Group Housing Schemes already sanctioned/constructed, any addition/alteration/construction shall be governed according to the development norms as per sanctioned scheme or as prescribed in Development Code of MPD-2001, whichever is lower.

Residential - Public Housing:

For development/redevelopment of residential pockets/areas other than Bungalow plots for public housing, development norms may be based on the Development Code of MPD-2001, however, subject to conducting Urban Form Study of the area with a view to have a low intensity to maintain the existing character of the area.

3. On page 162, left side column, provision of Commercial Centre at Copernicus Marg, which reads as below:

Maximum ground coverage	25%
Maximum floor area ratio	50
Maximum height	14m

Other controls:

Basement below the ground floor and to the maximum extent of ground coverage shall be allowed and it used for parking and services should not be counted in FAR, is to be deleted.

4. The following land uses are to be changed:

- i) A pocket in sub-zone D-3 (Kasturba Gandhi Marg) measuring 11.5 ha. bounded by Sikanandara Road, Bhagwan Dass Road & Tilak Marg and earmarked for public & semi-public uses to be changed to residential use except the land use of plot nos. 20, 22 (College of Arts) and 6, (All India Womens Conference) Bhagwan Dass Road.

- ii) A pocket in zone D-3 (Kasturba Gandhi Marg) measuring 2.8 ha. bounded by Camling Road in the North, Bungalow in South, Copernicus Marg in East and Kerala School in West and earmarked for commercial use is to be changed to residential.

- iii) An area measuring 5.2 ha. bounded by Raisina Road in the North, Jawahar Bhawan in the West, Rajendra Prasad Road in the South and Jangach Marg in East excluding Hotel Meridian and earmarked for public & semi-public use is to be changed to residential.

- iv) A pocket in Zone D-4 (Sanskat Marg) measuring 1.6 ha. bounded by Bungalow (Residential) in North, Raisina Road in the South, Jantar Mantar Road in the East and Cromford Club in West and earmarked for public & semi-public use is to be changed to residential.

The plan indicating the above proposals is available for inspection at the office of DD(MP) Section, Vikas Minar, 6th floor, I.P. Estate, New Delhi on all working days within the period referred to above.

(RANBIR SINGH)
SECRETARY
DELHI DEVELOPMENT AUTHORITY

P R E C I S

In accordance with the provisions contained in DDA Budget & Accounts Rules, the Annual Accounts of the Authority for 91-92 comprising Receipt & Payments Account, Income & Expenditure and Balance Sheet in respect of Nazul Account-I,II,III, General Development Account and ISBT have been compiled and submitted for Audit of DACR on 23.10.92 and 6.1.93.

2. The Annual Accounts of 91-92 are under Audit since 11.11.92 and as soon as certified copy is received the same will be placed before the Authority for discussion along with the DDA's Action Taken Notes.

3. The Lottery Department has been transferred to Delhi Administration from 1.4.92 and accordingly they have been asked to initiate necessary action for audit of the Annual Accounts of Lottery Wing for 1991-92 from DACR at their end.

4. The Annual Accounts along with the annexures listed below are submitted only for kind information of the Authority.

- i) Receipt & payment Accounts of Nazul A/C. I at (Appendix 'Q' page No. 63-64).
- ii) Income and Expenditure account and Balance Sheet of Nazul A/C. I along-with supporting Schedules at (Appendix 'R' to page No. 65-73)
- iii) Receipt and Payment Account of Nazul A/C II at (Appendix 'S' to page No. 74-76)
- iv) Receipt & Payments Account of Nazul A/C.III at (Appendix 'T' to page No. 77-79)
- v) Receipt and Payment Account of General Development Account at (Appendix 'U' to page No.80-86)
- vi) Income & Expenditure Account and Balance Sheet of General Development Account along-with supporting schedules at(Appendix 'V' to page No. 87-117)
- vii) Receipt & Payment Account of ISBT at (Appendix 'W' to page No. 118)
- viii) Income & Expenditure Account and Balance Sheet of ISBT along-with supporting schedules at(Appendix 'X' to page No. 119-130)
- ix) Proforma Accounts of completed Housing Schemes at (Appendix 'Y' to page No. 131-134)

R E S O L U T I O N

The information was noted.

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Appendix Q' to Slum no. 89/93

DELHI DEVELOPMENT AUTHORITY
ANNUAL ACCOUNTS FOR THE YEAR 1991-92

A-Nazul Account I

RECEIPTS				PAYMENTS			
Head of Account	Actual recei- pts 90-91	Estt. Recei- pts 91-92	Actual Receipts 91-92	Head of Account	Actual Expdr. 90-91	Estt. Expdr. 91-92	Actual Expdr. 91-92
a. 1.	2.	3.	4.	5.	6.	7.	8.
REVENUE	Rs.	Crores of Rs.	Rs.		Rs.	Crores of Rs.	Rs.
I. Revenue from works & Dev. Schemes				1. Share cost of Admn. Less Estt. charges etc. recovered from works	10013779	1.05	10048005-00
a. Premia	50647757	8.32	94374551/-		4640868	40.48	(-4379836-00)
b. Ground rent	1833902	0.28	1896720/-	2. Expdr. on works & Dev. Schemes	5364911	0.57	5668969-00
c. Other receipts	2307390	0.37	890473/-		41794742	4.77	39359039-00
d. Deduct refunds				3. Misc. Expenditure			
II. Damages	1837774	0.24	2794267/-	4. Payment of Nazul revenue to Govt.	139213	0.01	139213-00
III. Other Nazul revenue				5. Interest on loan			
a) Revenue from agri- culture land & other lands	96640	0.01	(-)79689/-	6. Delhi Master Plan	1118632	0.05	16,22,357-00
b) Other revenues.	1881313	0.20	1,05,603/-	7. New Master plan for Delhi	-	0.21	21,49,000-00
IV. Delhi Master Plan				8. Land transferred from L & DO/Gram Sabha			
i. Delhi Master Plan				9. Dev. & Const. of lakes around Delhi			
ii. Misc. receipts i/c composition fee	-	0.02	62,55,704/-				
V. New Master Plan for Delhi		0.05					
VI. Land transferred from L & DO Gram Sabha							
VII Interest from invest	20625000	2.20	3,19,15,000-00		43417519	5.71	4,89,38,578/-
VIII. Dev. & Constn. of lakes around Delhi							
	79229856	11.69	13,81,60,629-00				

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1.	2.	3.	4.	5.	6.	7.	8.
IX. Debt receipts Loan				9. Debt repayments			
Total 1A-5 Debt receipts				Repayment of loan			
10 Deposits & Advances				Total 9 Debt Repayment			
i) Suspense Account				10. Deposits & Advances			
a) Investment Cash balance Investment Account				i) Suspense Account			
b) Other Suspense items				a) Investment Cash balance invest.A/c.			
ii) Deposits	(-) 676125	0.03	(-) 311375-00	b) Other Suspense items	-	12.00	100000000/-
iii) Advances (HRA)	697870	0.08	682970-00	ii) Deposits	-	0.03	
iv) P.L.A.				iii) Advances	-		
v) Amount received from other accounts (Sports Complex Fund)				a) Advances to CPWD	-	0.05	
				b) Advances to Sports Complex Fund	-		
				c) Other advances (HRA)	-		
				iv) P.L.A.	-		
Total X Deposits & Adv.	21745	0.11	371595-00	Total X Deposits & Adv.	-	12.08	
Total Receipts	79251601	11.80	138532224-00	Total Payments	48417518	17.79	100000000/-
Opening balance	37154695	6.80	67988778-00	Closing balance	67988778	0.81	148938578/-
Grand Total	116406296	18.60	206521002-00	Grand Total	116406296	18.60	206521002/-

(A) Exclude investment of Rs.15 Crores

(B) Excludes investment of Rs.25 Crores.

A O/Accounts

By CA/II

C A.O

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DELHI DEVELOPMENT AUTHORITY
A-NAZUL ACCOUNT-I

INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR DURING 31st MARCH 1992

Appendix 'R' to Memo No. 59/93

EXPENDITURE		INCOME	
1990-91	1991-92	1990-91	1991-92
Head of Account	Expenditure	Head of Account	Income
155201647 1) Opening value of land and works on 1.4.91	161358081	1) Receipt from disposal of land (Premium)	69377651
6156434 2) Exp. on land and works during the year	454869	4) Land transferred from L&DO (GS)	-
90683474 3) Excess of Income over Exp. carried to balance sheet	95163538	2. Interest on investments	25785887
252041555	256976488	3. Closing value of land & works as on 31.3.92	161812250
2205938 4) Cost of Admn. (Proportional)	2140622	4. Rev. from works & development scheme	256976488
5943237 a) Pay & allowances of Officer	5780209	(i) Ground rent	1224632
1577968 b) Pay & allowances of Extt.	1234336	(ii) Other receipts	7253302
14648368 c) Other charges	4379836	(iii) Damages	9179339
2028225 d) Deduct l&st. charges recovered from works	4775331	(iv) Deduct refunds	101481
139213 5) Payment on Nazul Revenue to other Govt.	139213	5. Other Nazul Revenues	-
635929 6) Depreciation (Moveable & Immoveable Properties)	612036		
- 7) Provisions for bad and doubtful debt.	nil		
5913055 8) Demand dropped in r/o premia & other receipts	3046843	6) Net excess of expenditure over Income carried to balance sheet	29718839
35638808 9) Net excess of Income over Exp. carried to balance sheet	30404170		
47404780	47477593		
Total	47477593	Total	47477593

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DELHI DEVELOPMENT AUTHORITY
A-NAZUL ACCOUNT-I

INCOME AND EXPENDITURE ACCOUNT FOR THE YEAR DURING 31st MARCH 1992

Appendix 'R' to Memo No. 59/93

EXPENDITURE		INCOME	
1990-91	1991-92	1990-91	1991-92
Head of Account	Expenditure	Head of Account	Income
155201647 1) Opening value of land and works on 1.4.91	161358081	1) Receipt from disposal of land (Premium)	69377651
6156434 2) Exp. on land and works during the year	454869	A) Land transferred from L&DO (GS)	-
90683474 3) Excess of Income over Exp. carried to balance sheet	95163538	2. Interest on investments	25785887
252041555	256976488	3. Closing value of land & works as on 31.3.92	161812250
2205938 4) Cost of Admn. (Proportional)	2140622	4. Rev. from works & development scheme	256976488
5943237 a) Pay & allowances of Officer	5780209	(i) Ground rent	1224632
1577968 b) Pay & allowances of Extt.	1234336	(ii) Other receipts	7253302
14648368 c) Other charges	4379836	(iii) Damages	9179339
2028225 d) Deduct L&D charges recovered from works	4775331	(iv) Deduct refunds	-
139213 5) Payment of Nazul Revenue to other Govt.	139213	5. Other Nazul Revenues	101481
635929 6) Depreciation (Moveable & Immoveable properties)	612036		
5913055 7) Provisions for bad and doubtful debt.	nil	6) Net excess of expenditure over Income carried to balance sheet	29718839
35638808 8) Demand dropped in r/o premia & other receipts	3046843		
47404780 9) Net excess of Income over Exp. carried to balance sheet	30904170		
Total	47477593	Total	47477593

DELHI DEVELOPMENT AUTHORITY
NAZUL ACCOUNT-I.

BALANCE SHEET AS ON 31.3.92

FUNDS & LIABILITIES			PROPERTY & ASSETS		
1990-91	1991-92	Reference to Schedule	1990-91	1991-92	Reference to Schedule
379346858	1. Accumulated surplus funds payable to Govt. under clause 4 of 1937 Nazul Agreement.	469395374	67988778	1) Cash & Bank balance (As per schedule)	57582424
	2. Deposits		1500000000	(2) Investment as per schedule attached.	250000000
22519	(i) Securities	22519			
7916818	(ii) Other receipts	7605443	16135881	(3) Closing value of land and work.	161812950
11850	(iii) Development Charges	11850		(4) Deposits (as per schedule attached)	
7951187		7639812		(5) Advances	
	3. Amt. received from other accounts			(i) Advances to other A/cs.	
1459652	4. Sundry creditors	1223698		(ii) Other advances (as per schedule attached)	296376
	5. Excess of assets over liabilities balance as per last balance sheet.		979346	(iii) Amt. transferred to other accounts	
9878836	104893116			(iv) Personal Ledger A/c.	
	6. Excess of Income Over exp. during the year 1990-91			(6) Sundry debtors (Sch. 'O')	
90683474				86188949	
35226222	pt. I 95163538		104368526	loss poor for bad and doubt deb. (Sch-P)	
54757179	Pt. II -29718839		103115731	(-) 1252795	74936154
	Less amount transferred to accumulated receipts under Nazul agreement.		76623515	(7) Property (as per schedule attached)	10254525
-40257101	(-) 93714270		102088277		554882429
104893116			554882429		
493650813			493650813		

As per...

DELHI DEVELOPMENT AUTHORITY

NAZUL ACCOUNT-I-

BALANCE SHEET AS ON 31.3.92

FUNDS & LIABILITIES				PROPERTY & ASSETS			
1990-91	1991-92	Reference to Schedule	Amount	1990-91	1991-92	Reference to Schedule	Amount
379346858	1. Accumulated surplus funds payable to Govt. under clause 4 of 1937 Nazul Agreement.		469395374	67988778	1) Cash & Bank balance (As per schedule)		57582424
	2. Deposits			1500000000	(2) Investment as per schedule attached.		250000000
22519	(i) Securities		22519				
7916818	(ii) Other receipts		7605443	161358081	(3) Closing value of Land and work.		161812950
11850	(iii) Development Charges		11850		(4) Deposits (as per schedule attached)		
7951187			7639812		(5) Advances		
	3. Amt. received from other accounts		1223698		(i) Advances to other A/cs.		
1459652	4. Sundry creditors				(ii) Other advances (as per schedule attached)	(N)	296376
9878836	5. Excess of assets over liabilities balance as per last balance sheet.			979346	(iii) Amt. transferred to other accounts		
	104893116				(iv) Personal Ledger A/c.		
90683474	6. Excess of Income Over exp. during the year 1990-91				(6) Sundry debtors (Sch. 'O')		
35226225					86188949		
54757179	Pt. I 25163538		65444699	104368526	loss poor for bad and doubt deb. (Sch-P)		
	Pt. II -29718839			103115731	(-1252795		74936154
	Less amount transferred to accumulated receipts under Nazul agreement.			10208877	(7) Property (as per schedule.... 'Q' attached		10254525
-40257101	(-) 93714270		76623545	554882429			554882429
104893116							
493650813							

A/c/closed

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SCHEDULE 'L'

STATEMENT OF SUNDRY CREDITORS AS ON 31.3.92

NAZUL ACCOUNT-I

1. Administration pay & other charges schedule 'A' of GLA including Audit fee etc.	411000
2. Add approximate amount on account of sewerage and Junk shops at Jhandewalan	715000
3. Add approximate to amount on account of payment of House Tax in respect of Janta Market	93750
4. Amount payable to Nazul Account-II	3948
Total	<u>1223698</u>

DY. CHIEF ACCOUNTS OFFICER(I)
DELHI DEVELOPMENT AUTHORITY

Comptroller
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SCHEDULE 'L'

STATEMENT OF SUNDRY CREDITORS AS ON 31.3.92

NAZUL ACCOUNT-I

1. Administration pay & other charges schedule 'A' of GDA including Audit fee etc.	411000
2. Add approximate amount on account of sewerage and Junk shops at Jhandewalan	715000
3. Add approximate to amount on account of payment of House Tax in respect of Janta Market	93750
4. Amount payable to Nazul Account-II	3948
Total	<u>1223698</u>

DY. CHIEF ACCOUNTS OFFICER(I)
DELHI DEVELOPMENT AUTHORITY

Comptroller
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NAZUL ACCOUNT-I

SCHEDULE-M

Statement of funds payable/paid to Govt. under
Nazul Agreement-1937

Transfer of funds upto 31.3.91	41,74,61,482
Add amounts transferred during the year under Nazul Agreement	9,37,14,270
	<u>51,11,75,752</u>
Less:	
Total expdr. incurred on old Delhi Master Plan, Zonal Plan upto 31.3.91	1,52,43,467
Add exp. during 91-92	16,22,357
	1,68,65,824
Less receipt on account of sale proceeds during year 91-92	<u>1,05,603</u>
	<u>1,67,60,221</u>
A. Net exp. of Delhi Master Plan and Zonal Plan	
Total Exp. incurred on New Master Plan and Zonal Plan upto 31.3.91	2,28,71,157
Add exp. during the year 91-92	21,49,000
Less receipts on account of new	nil
B. Master Plan	<u>2,50,20,157</u>
Net exp. on Master Plan	2,50,20,157
Total exp. of Master Plan (A+B)	4,17,80,378
Balance carried forward to Balance Sheet	46,93,95,374

DY. CHIEF ACCOUNTS OFFICER(I)

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NAZUL ACCOUNT-I

SCHEDULE N'

1. Advance to NDMC for provision of car parking at Nigam Bodh Ghat. 26730

2. Advance to staff for the purpose of house building

269046

outstanding as on 31.3.91 952616

296376

Add payment

682970

Less recovered

269646

LY. CHIEF ACCOUNTS OFFICER (I)
DELHI DEVELOPMENT AUTHORITY

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SCHEDULE 'D'

Statement of Sundry Debtors as on 31.3.90

Nazul Account-I

1. Premia (for lease of land payable by the lessees).	16781006
2. Ground rent (payable by the lessors of lease lands).	8255573
3. Misc. Receipts	4005348
4. Damages levied for unauthorised occupation of Nazul Land/Properties	3948749
5. Other Nazul Receipts	2261271
6. Interest accrued on short-term deposits with Indian Bank, Connaught Circus	2508900
7. Delhi Master Plan	
8. Land transferred to L&D/Gaon Sabha	6951
9. Amt. recoverable from GDA redevelopment	3533
10. Kingsway Camp	
11. D/o district centre Jangpuri	2879218
Total	<u>76188949</u>

LY. CHIEF ACCOUNTS OFFICER(I)
DELHI DEVELOPMENT AUTHORITY

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SCHEDULE 'P'
Provision for bad debts.

Head of Account	Opening balance as on 1.4.91	Addition during 91-92	Cancellation during 91-92	Balance as on 31.3.92.
1. Ground Rent ..	1,01,056	-	-	1,01,056
2. Other Receipts	16,792	-	-	16,792
3. Damages.	4,62,818	-	-	4,62,818
4. Other Nazul Reve- hues.	6,72,129	-	-	6,72,129
	<u>12,52,795</u>			<u>12,52,795</u>
	12,52,795			
	12,52,795			

Sd/-

DY. C.A.O.I
Delhi Development Authority

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SCHEDULE 'P'
Provision for bad debts.

Head of Account	Opening balance as on 1.4.91	Addition during 91-92	Cancellation during 91-92	Balance as on 31.3.92.
1. Ground Rent ..	1,01,056	-	-	1,01,056
2. Other Receipts	16,792	-	-	16,792
3. Damages.	4,62,818	-	-	4,62,818
4. Other Nazul Reve- hues.	6,72,129	-	-	6,72,129
	<u>12,52,795</u>			<u>12,52,795</u>
	12,52,795			
	12,52,795			

Sd/-

DY. C.A.O.I
Delhi Development Authority

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SCHEDULE 'P'
Provision for bad debts.

Head of Account	Opening balance as on 1.4.91	Addition during 91-92	Cancellation during 91-92	Balance as on 31.3.92.
1. Ground Rent ..	1,01,056	-	-	1,01,056
2. Other Receipts	16,792	-	-	16,792
3. Damages.	4,62,818	-	-	4,62,818
4. Other Nazul Revenues.	6,72,129	-	-	6,72,129
	<u>12,52,795</u>			<u>12,52,795</u>
	12,52,795			
	12,52,795			

Sd/-

DY. C.A.O.I
Delhi Development Authority

NAZUL ACCOUNT E.

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SCHEDULE 'Q'

S.No.	Particulars of Property	Balance as on 1.4.91.	Additions 1991-92	Disposal 1991-92	Depreciation 1991-92	Balance as on 31.3.92.
		897884	274759	-	217053	1055590
1.	Motor Vehicle	312519	21790	-	31427	302882
2.	Office furniture & fittings.	764433	261135	-	69278	956290
3.	Other office equipment.	13882	-	-	1388	12494
4.	Survey & Drawing instrument.	7321860	-	-	154330	7167530
5.	Staff Quarters.				75000	370940
6.	D/o 128 acres land for temporary tenements/shops at Jhandewalan.	445940	-	-	18560	129481
7.	Janta Market Rani Jhansi Road	148041	-	-	45000	259318
8.	Providing parking arrangements at Amerigate.	304318	-	-	51403	10254525
		10208877	657684	-	612036	10254525

NAZUL ACCOUNT I.

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SCHEDULE 'C'

S.No.	Particulars of Property	Balance as on 1.4.91.	Additions 1991-92	Disposal 1991-92	Depreciation 1991-92	Balance as on 31.3.92.
		897884	174759	-	237053	1055590
1.	Motor Vehicle	312519	21790	-	31427	302882
2.	Office furniture & fittings.	764433	261135	-	69278	956290
3.	Other office equipment.	13882	-	-	1388	12494
4.	Survey & Drawing instrument.	7321860	-	-	154330	7167530
5.	Staff Quarters.				75000	370940
6.	D/o 128 acres land for temporary tenements/shops at Jhandewalan.	445940	-	-	18560	129481
7.	Janta Market Rani Jhansi Road	148041	-	-	45000	259318
8.	Providing parking arrangements at Ajmerigate.	304318	-	-	114034	10254525
		10208877	657684	-	612636	

657684

NAZUL ACCOUNT I.

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SCHEDULE 'Q'

S.No.	Particulars of Property	Balance as on 1.4.91.	Additions 1991-92	Disposal 1991-92	Depreciation 1991-92	Balance as on 31.3.92.
		897884	174755	-	217053	1055586
1.	Motor Vehicle	312519	21790	-	31427	302682
2.	Office furniture & fittings.	764433	261125	-	69278	956290
3.	Other office equipment.	13882	-	-	1388	12494
4.	Survey & Drawing instrument.	7321860	-	-	154330	7167530
5.	Staff Quarters.				75000	370940
6.	D/o 128 acres land for temporary tenements/shops at Jhandewalan.	445940	-	-	18560	129481
7.	Janta Market Rani Jhansi Road	148041	-	-	45000	259318
8.	Providing parking arrangements at Amerigate.	304318	-	-	114034	10254525
		10208877	657684	-	612036	
			657684			

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NAZUL ACCOUNT I
SCHEDULE 'R'

Statement showing investment made under section 23(3) of DDA Act as on 31.3.92.

S.No.	Date of investment	Nature of Investment Govt. Paper Fixed Deposits receipts. etc.	Amount including brokerage & other charges	Face Value	Market value.
1.	24.2.92	Indian Bank, Connaught Circus	20,00,00,000	20,00,00,000	20,00,00,000
2.	9.3.92	Corporation Bank	5,00,00,000	5,00,00,000	5,00,00,000
			25,00,00,000	25,00,00,000	25,00,00,000

DY. Chief Accounts Officer-I,
Delhi Development Authority.

DELHI DEVELOPMENT AUTHORITY
 LARGE SCALE ACQUISITION DEVELOPMENT & DISPOSAL OF LAND
 A NAZUL ACCOUNT II (CCS SCHEME)

Receipts			Payments		
Head of Account	Actual receipts 90-91	Estt. receipts 91-92	Head of Account	Actual Expdr. 90-91	Estt. Expdr. 91-92
1C. Receipts from disposal of land Premia	336733331	77.92	1C Payment to Delhi Admn. Housing Commr. for Acquisition of land	-	-
IIC. Receipts from disposal of undeveloped land	700491267	138.08	2C. Expdr. on development of land	1449850273	173.78
IIIC. Ground Rent & Other receipts	245938651	4.92	3C. Expdr. on Constn. of road other than those included in Dev. scheme	686567	0.50
IVC. Misc. receipts	-	2.70	4C. Expdr. on bldg. other than those included in the Dev. scheme.	-	-
i) Composition fee	46501254	1.65	5C. Share cost of Admn. Estt. Charges	175914828	5.65
ii) Int. from investment	-	-	Deduct Estt. Charges recovered from work	(+) 133918107 41996721	1.10
iii) Other Misc. receipts	20224618	2.06	Other misc. Charges	8051350	-
VC. Adhoc increased/Adhoc cut made by Delhi Admn.	-	-			
Unincreased Amount	-	-			
		227.33			181.03
		938180061/-			1645915972/-

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1.	2.	3.	4.	5.	6.	7.	8.
Total 1349889121 227.33 538180061-00				6C. Interest on Loan (Ways & Means Adv.) (-) 3,40,598-00			
VIC. Debt Receipts: i) Loan from Central Govt. (Ways & Means Advances) -				7C. Less adhoc cut made by Delhi Admn. (..)	1500584910	181.03	1645575374-00
ii) Amt. recd. from other account -				8C. Debt Repayment i) Repayment of Loan to Central Govt. (Ways & Means Advances) -			
Total -				ii) Amt. paid to Nazul A/c. I -			
VIIC. Deposits & Advances				Total -			
i) Suspense A/c.				9C. Deposits & Advances:			
a) Investt. Cash balance Investt. Account -				i) Suspense A/c.			
b) Other Suspense items 5846337 1.00				a) Investt. Cash balance Investt. Account -			
II. Deposits 147848490 6.00 4842883/-				b) Other Suspense Items -			
iii) Amt. recd. from Revolving Fund 1200888706 181.03 152000000/-				i) Deposits 25682384 1.00 7793493-00			
iv) Advances:				ii) Amt. paid to Revolving Fund 1434746900 197.83 1769930136-00			
Amt. recd. from other A/c. (BGDA) 304655232 NIL 92000000/-				v) Advances:			
Total 188.03 248842883/-				a) Advance TO CFWD -			
				b) Advance to AO(JJ) -			
				Total 1777731529-00			

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1.	2.	3.	4.	5.	6.	7.	8.
v) Personal Ledger A/c.				c) Amt. paid to other A/c.	47500000	29.50	-
				d) Amt. paid to N.III Rehabilitation			
				iv) Amt. paid to other Account	4665197		
				v) Personal Ledger A/c.	-		
Total VIIC Deposits & Advances	1659238765	188.03	2488422883/-	Total P.C. Deposits & Advances	1512594481	230.53	1777731629/-
Total Receipts	3009127886	415.36	3426602944/-	Total payments	3013199391	411.56	3423307003/-
Opening balance	4329666	0.03	278161/-	Closing balance	278161	3.83	3574102/-
Grand Total	3013457552	415.39	3426881105/-	Grand Total	3013457552	415.39	3426881105/-

sd/-
Accounts Officer (A/As.)
Delhi Development Authority

Dy. Chief Accounts Officer
Delhi Development Authority

Chief Accounts Officer
Delhi Development Authority

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Appendix 'T' to Shm no: 67/93

DELHI DEVELOPMENT AUTHORITY

ANNUAL ACCOUNTS FOR THE YEAR 1991-92

NATUL ACCOUNT III (JJR) Scheme.

RECEIPTS

Head of Account	Actual receipts 90-91	Estt. Receipts 91-92	Actual receipts 91-92
XVIII Capital receipts.	6642991	1.08	835082
XVIII B Revenue receipts	-	0.31	-
a) Rent from tenements	-	-	-
b) Rent from properties other than tenements	-	-	-
c) i) Lease Money	-	-	-
ii) Ground Rent	207934	-	129319-00
d) i) Licence Fee	973869	-	735239-00
ii) conveyance charges	-	-	-
Int. from investment	111901	-	1240285-00
Misc. receipts	30916	-	70855-00
Damages	48828	-	21876-00
iii) Transit Camps.	75584	-	125644-00
iv) Deduct receipts transferred to Govt.	-	-	-
	1449032	-	3158300-00

PAYMENTS

Head of Account	Actual Expdr. 90-91	Estt. Expdr. 91-92	Actual Expdr. 91-92
16. Admn.	-	-	-
i) Admn. Branch	6618665	1.06	73,22,940-00
b) Collection Branch	-	-	-
c) Execution Branch	-	-	-
d) Conservancy charges	426426	-	9,36,895-00
e) Demolition charges	-	-	-
f) Payment of pension & Other retirement benefits	-	-	6,228-00
g) Share Cost of Admn.	5625528	-	12,73,090-00
h) Adhoc payment (Ex. gratia)	230285	-	2,80,674-00
Deduct Estt. Charges recovered from Work	3693715	-	(-) 1,39,165-00
ii) Expdr. on sanitation charged to scheme	-	-	-
	9207189	-	96,80,662-00

	1.	2.	3.	4.	5.	6.	7.	8.
XIX Amt. received from L.G. for implementation of various schemes.								
XIX Grant from Delhi Admn. for d/o plots.								
Grant from Delhi Admn. for JJR worked got Addl. facilities.								
Loan from Delhi Admn.								
XIXB Grant environmental improvement project financed from Grant received from Central Govt.		8092023	1.39	31,58,200.00				
20. Deposit & Advances.								
i. Suspense account				20,00,000.00				
a. Investment cash balance cash account.	3900000			33,52,028.00				
b. Other suspense items.	1563604	0.32						
ii. Deposits.	9883	0.01		13,177.00				
iii. Advances.	68464	0.01		76,628.00				
iv. P.L.A.	106295666	11.00		505,99,818				
v.	141458046	0.50		4,50,90,729.00				
<i>Housing scheme</i>								
<i>Sum</i>								
				<u>10,11,32,372.00</u>				
17. Improvement scheme								
1. Capital expdr.								
a. Cost of land.								
b. Cost of works.								
c) D/o plots in JJR Colonies.	20082326					(-)	27018.00	
17-A Providing addl. facilities in JJR colonies. Expd.	929752	0.01					112978.00	
B. Expd. on environmental improvement projects of JJ colonies of DDA financed from Grant received from Central Govt.	35031294						1122845.00	
i. Transit camps	442454	0.09					39760.00	
ii. Maintenance & repairs	213099					(-)	8029.00	
iii. T&P	(-) 221763							
iv. Sanitation.	(-) 2635							
	56048329	1.16					1240536.00	
	<u>65255516</u>						<u>10921198.00</u>	
18. Deposits & advances.								
1. Suspense account.								
A. Investment cash balance.								
investment account.	2281916	0.08					778860.00	
B. Other suspense items.	4853	0.01						
2. Deposits.	752000	0.11					442741.00	
3. Advances.	106295666	11.00					50599593.00	
4. P.L.A.								

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1.	2.	3.	4.	5.	6.	7.	8.
vi. Revd. from the share of assigned taxes of Sale proceeds of remunerative area				5. Amt. paid to other A/cs. (N. II).		7.00	
Total XX Deposits & Adv.	253295663	11.84	10,11,32,372-00	Slum wing suspense a/c. (N.III)	22869550		838,17943
Total Receipts	261387683	13.23	10,42,90,672-00	Total 18 Deposits & Adv.	132263985		
Opening Balance	88C475	6.48	6,48,95,655-00	Total Payment	197459503	19.36	14,65,60,385-00
Grand Total	262268158	19.71	16,90,99,327-00	Closing Balance	64808655	0.35	2,25,38,992-00
				Grand Total	262268158	19.71	16,90,99,327-00

Sd/-

A.O. (A/cs.), DLA

Dy. Secy CPO

Appendix 'U' to Item No. 59/93

[illegible]

1.	2.	3.	4.	5.	6.	7.	8.
Debt Receipts							
1. Loan from Central Govt.	-						
2. Loan from LIC/GIC/UTI.	-						
3. Amt. recd. from other a/cs. (Temp. advance).	-						
4. Issue of debentures	-						
5. Loan from Delhi Admn.	-						
6. Loan from HUDCO.	-						
7. Loans from NHB & other financing institutions	-	15.00					
A.G.P.fund	-	10.20					
i) Other than class iv	79464788		112639572.00				
ii) Class IV	19910924		60079549.00				
iii) Workcharge	13570		39918.00				
XVI B.C.P.fund	165385		191723.00				
XVI C.W.C.P. fund	36384584		5022822.00				
Spots complex	-	2.05					
i) Receipts from Govt.	-						
2. Advances from other account	-						
iii) Deposits & advances	-						
iv) Donation & other	-						
			261,47,41,857				
13B Interest on GPF	25040351	3.60				2,15,93,750.00	
13 C LIC premium on group housing	2241	0.05					
Total 13 C	1355668					2,15,93,750.00	27847
16 D bt. r. payment	1961524932	24.47				16,87,70,797.00	
1. Loan from the Central Govt.	15692082	1.66				1,66,17,472.00	
2. Other loans (LIC CIPHUOCO/BONDS)	10633803	1.42				1,06,33,803.00	
3. Amt. paid to Delhi Admn.	5920000	0.59				59,20,000.00	
Total 1 + 2 + 3	32245885	3.67				3,31,71,275.00	
17 G.P.F.		10.50					
G.P.fund of the employees other than class IV	48951467	2.00				7,74,89,023.00	
G.P.fund of class IV employees	12963317					4,83,99,351.00	
G.P.fund of H.C. employees	59214					65,00,481.00	
14B H.C.P.F.	37368998						
C C.P.F.	38209						
D Sports complex fund a/c.		2.05					
Estt. charges							
Expd. on works	118041507					1,21,36,875.00	
Deposits & Advances	Nil.						
						2350439887	

1	2	3	4	5	6	7	8
ii) Personal Ledger A/c.	4648656079	520.00	4748712910	b) Other advances	19570790		
vi) Amt. received back for from ISBT	4990035-00	0.80	1200000.00	iv) Reserve funds	13748729	1.70	15623616
vii) D/o dairy colonies.				v) Personal Ledger A/c.	4608907310	340.00	5272924881-00
ix) D/o Narela Township				6. D/o Narela township			
xi) Receipts from public housing				7. D/o Urban villages	4133830		2480453.00
xii) Channelisation of River Yamuna				7A. Exp. on behalf of other deptt.			5000000.00
xiii) Innovation research Plan monitoring	880000.00			7B. 8th ATF meet			720.00
xiv) C/o DUs for SC/ST and allotment of the subsidised rates (LOW COST HOUSES)		2000000.00		8. C/o houses for leprosy			
xv) C/o tenements for landless labour				9. C/o Police STATIONS	493828		18270.00
xvi) Redevelopment of Kingsway camp				10. C/o Dus at Turkman Gate	114088		2343112.00
xvii) C/o DUs at Turkman Gate		-22220.00		11. D/o regularised unauthorised colonies	164559		(-)116516.00
viii) (Receipts from allotment)	7285006764			12. D/o Dairy colonies	8754077		7504128.00
Various plan schemes 1.92 and Deposit works				13. C/o S. Bldg. at various settlement colonies			
				14. C/o 6 school bldgs. for Lohi admn.	184976		26185.00
				Exp. on Resettlement colonies 14A Rd cutting at AGVC			1156661.00
				i) Deposit work 8.11			8530700826.00
				ii) Plan scheme 2.17			

	1	2	3	4	5	6	7	8
xviii)	C/o Public housing station at Shalimar Bagh	-			15. C/o Public Housing	3149819		7133367.00
xix)	C/o family welfare and child care centre	-			16. Slum wing (3rd floor V. Minar)	11197		-
xx)	Integrate freight complex	-			17. C/o shooting range at Tughlakabad	2470323		2059682.00
xxi)	Amt. received from ISBT	-			18. C/o 926 DUs for SC/ST	1609264		-
1.	Geeta colony Trans- Yamuna Area	923189		393393.00	19. D/o Landal PPK South West Delhi			13900942.00
2.	Kalkaji Ext./EPDP	5544639		520819.00	20. Fruit market at Azadpur	37389		20352.00
xiii)	R.R. Charges of tele phones at Bhikaji Cama Place	-696577		908048.00	21. D/o 1800 SM plot at Bindapur	nil		14184940.00
	D/o Dairy Colonies				22. Road Restoration charges	249566		
					23. D/o 714 plots at EPDP colonies	1348690		
					24. C/o 26 houses at EPDP colonies Kalkaji	1009387		
					25. D/o Gas Plant at Gaipur	nil		
					26. Innovation, research and plan monitoring	880000		200000.00
				8141830971.00	26A. D/o Land at Sudh Nagar			-16021.00
					26B.			856818408.00

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1	2	3	4	5	6	7	8
Lalit Kala Acadami	1145311			27. Channalisation of river Yamuna	1547182		3392.00
Sports Complex	16480000			28. Sports Complex Vasant Kunj Sec.D			-
Shooting range at Tuglakabad	169111		30000.00	29. M/o Vikas Minar			154895.00
Conference Hall slumming in V.Minar	150000			30. Car cass utilisation for Khadi village			
Gazipur			90868.00	31. ESI dispensary at Rajinder Ngr.	3372		
Bhalsiva Lake			1000000.00	32. C/o SC Drain at Janakpuri	86512		
				33. C/o Zonal Road for JNU to Kishan Garh	577234		327756.00
				34. C/o 2 Nos. drains at Garhi	4145516		
				35. D/o Laxmi Ngr.	1758144		2091721.00
				36. D/o Rangpuri shifting of vill. nangal debat.	3361984		35688645.00
				37. Misc. expdr. at Dwarkapuri	42654		
				38. Individual water connection Dakshinpuri/Madangir etc.			
			8143011839.00	39. SS Li-ht Rly. drain			46207.00
				40. Artist stadia at Garhi			8606692833/-

	1.	2.	3.	4.	5.	6.	7.	8.
					41. M/s. Central facility Bldg., Cultural centres Admn. Block Sports Vill. Complex.	265209		402697.00
					42. Sports complex at Shahdara.	16646697	(-)	37862182.00
					43. Scooter Garage at Pandav Nagar.	5830446		3862018
					44. N/C II clusters			
					45. Restoration of Road & Foot path at Sarita Vihar	461935 2249		21674.00
					46. Flood control	1229674		540283.00
					47. ISBT, Anand Vihar			318250.00
					48. Bhalswa Lake			
Total XVII Deposits & Advances.	7313713022	816.42	8143011839.00		Total Deposits & Advances.	7192149218	856.95	8583976503.00
Total receipts	9382478460	1122.36	10759112093.00		Total payments.	9304944007	1125.15	10937172295/-
Opening Balance	113231572	19.08	190766024.//-		Closing balance.	190766025	629.18	12705822/-
Grand total	9495710032	1131.44	10949878117/-		Grand total	9495710032	1131.44	10949878117/-

'A' excludes investment of Rs- 81.25 crores

'B' excludes investment of Rs. 7.25 crores.

Accounts officer(A/cs.)
Delhi Development Authority

Chief Accounts officer
Delhi Development Authority.

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	1.	2.	3.	4.	5.	6.	7.	8.
41. M/s. Central facility Bldg., Cultural centres Admn. Block Sports Vill. Complex.					265209		402697.00	
42. Sports complex at Shahdara.					16646697	(-)	27862102.00	
43. Scooter Garage at Pandav Nagar.					5830446		3862618.00	
44. M/s. J.L. clusters					(-) 10700		3862618.00	
45. Restoration of Road & Foot path at Sarita Vihar					461935		21674.00	
46. Flood control					2249		540283.00	
47. ISBT, Anand Vihar					1229674		318250.00	
48. Bhalswa Lake								
Total Deposits & Advances.					7192149218	856.95	8583976503.00	
Total payments.					9304944007	1125.15	10937172295/-	
Closing balance.					190766025	629.18	12705822/-	
Grand total					9495710032	1131.44	10949878117/-	

Total XVII Deposits & Advances.	7313713022	816.42	8143011839.00
Total receipts	9382478460	1122.36	10759112093.00
Opening Balance	113231572	19.08	190766024.00/-
Grand total	9495710032	1131.44	10949878117/-

'A' excludes investment of Rs- 81.25 crores

'B' excludes investment of Rs. 7.25 crores.

Accounts officer(A/cs.)
Delhi Development Authority

Chief Accounts officer
Delhi Development Authority.

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Appendix 'V' to Jfm no: 89/73

Income & Expenditure Account for the year
ending 31st March, 1922

General Development Account				Income	
Amount 1920-21	Expenditure	Amount 1921-22	Amount 1920-21	Income	Amount 1921-22
1	Head of Account 2	3	4	5 Head of Account	6
	1. Opening value of lands as on 1st April, 1921		1.	Revenue from Works & Development schemes	
531405	a) Land in Ajmeri Gate Scheme	531405	540214	a) Sale of land (Premia)	120833362
308070	b) Other acquired lands	308070	72484208	b) Ground Rent	72695372
4737024	c) Land in Kalkaji Distt. Centre	4950190	1943570	c) Less payable to Delhi Admn.	(-) 2020186
4950190	d) Land at RK Puram Distt. Centre	950559	372536	d) Damages	4107627
950559	e) Wajirpur Distt. Centre	3703200	71456388	Total	4107627
3703200	f) Laxmi Nagar Distt. Centre	1448350	2. Closing value of land and works as on 31st March, 1922.		195616175
1448350	g) Janakpuri Distt. Centre	2337600		a) Land at Ajmeri Gate Scheme	531405
1645305	h) Land at Saket (Malviya Ngr.)	1645305	531405	b) Other acquired land	308070
2337600	i) Land from Ministry of Rehabilitation	276499673	308070	c) Land in Kalkaji Distt. Centre	5172949
276499673	Total	222161186	4950190	d) Land in RK Puram Distt. Centre	950559
222161186	2. Purchase of land	nil	950559	e) Land in Wajirpur Distt. Centre	3703200
nil	3. Expenditure on Development of land and works	85837547	3703200	f) Land in Laxmi Ngr. Distt. Centre	1448350
1198381	4. Gross excess of Income over expenditure on development of land and works carried over	59001387	1448350	g) Land in Saket Distt. Centre	2337600
70471173		437213286	1645305	h) Land in Janakpuri Distt. Centre	1645305
363830740	Total 1 to 4	363830740	276499673	i) Land of Ministry of Rehabilitation	225499673
			363830740	Total of 1 & 2	437213286

1	2	3	4	5	
454422452	5. Opening value of Housing Scheme	1265024490	2.	A. Receipts from Housing Scheme	
1340770860	Expenditure on housing scheme	1316616030	1213899048	a) Sale proceeds	1581457932
	Gross excess income over expenditure		1524173	b) Other receipts (LIC premium from Gr. Housing Schemes)	649596
685254399	Account carried over Housing scheme	312224308	1265024490	c) Closing value of housing schemes as on 31.3.92	1319457300
2480447711	Total	2901564828	2480447711	Total	2901564828
499994702	6. Opening value of shops	692173024		Receipts from shops	341239028
277204352	Expenditure on shops	221793417	88054724	i) Sale proceeds	1003824007
3028694	Gross excess of income over expenditure	431096594	692173024	ii) Closing value of shops as on 31.3.92	
780227748		1345063035	780227748	Total	1345063035
	7. Cost of Administration		3.	Gross excess of income over expenditure brought down as on 31.3.92.	
45150665	a) Pay & allowances of officers	44743126		i) Development of land & works	59011387
121958861	b) Pay & allowances of Estt.	121119669	70471173	ii) On Housing schemes	319924308
16622970	c) Other charges (contingencies and Misc. expenditure)	43393613	685254399	iii) On shops	431096594
183732426			3028694		
			758754266		
28459276	8. Interest on loans & Debenture.	26330575	4. 82954038	Ordinary revenue (Plan fee sale of forms, etc.)	125394921
			5. 126071936	i) Interest on investment	110830552
			24774813	ii) Interest on Hire purchase instalments	17143534
			233800787	Total	1063391296

...contd....

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1	2	3	4	5	6
25040351	9. Interest of GPI/CPI	21621597			
	10. Interest on deposits/registration money				
857533	a) From intending purchaser of flats.	28852374			
21324558	b) Self financing scheme	276350			
18098901	c) HUDCO Registration scheme	16525529			
1508448	d) Retired/retiring persons scheme	325718			
7153	e) Ambedkar was	1694			
41726633	f) Interest on commercial scheme				
	Total	299218153			
63652374	11. M's.c. Expenditure including maintenance of staff qrts.	171764866			
7434006	12. Demand dropped	-			
3494474	13. Depreciation as per schedule 'F'	9809017			
638945443	14. Net excess of income over expenditure carried over to balance sheet.	578627175			
99255505300	Grand total	1063391296	992555053	Grand Total	1063391296

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GENERAL DEVELOPMENT ACCOUNT
BALANCE SHEET AS ON 31ST MARCH, 1992

Amount 1990-91	Funds & Liabilities	Ref. to schedule	Amount 1991-92	Amount 1990-91	Property & Assets	Ref. to schedule	Amount
1	2	3	4	5	6	7	8
1.	Loans from Central Govt. LIC						
308246490	Balance as per last B.S.	'G'	276000605	1. 190766024	Cash and balance balance	'B'	12705822
nil	Add receipts		nil	2.	Investments		
32245885	Less payments	(-)	33171275	712500000	i) Short-term deposits	'H'	72500000
276000605	Net outstanding loans		242829330	5000000	ii) GPF investments	'C'	5000000
2. 208775435	GPF other than Class-IV		243923985	10030594	iii) Pension fund investment	'J'	10030594
15866446	GPF Class-IV		27546645	21579080	iv) Sinking fund investment	'K'	29229450
84097452	Work charged W.C.P. Fund		82851434				
	Total			3.	Advances		
9090291	Group Insurance scheme of LDA employees		7792783	349543	a) Permanent Advances		358043
				17794865	b) Temporary advances		15006673
					i) For purchase of conveyance		13868544
				13805754	ii) House Bldg. Advance		7230071
				4468785	iii) Other advances		
					c) Advances to other Accounts		
				44448716	i) Advance to Slum Department		44448716
				1720000000	ii) Advances to Nazul A/c. II		2548340267
				3941126	iii) Advances to ISBT		3741126
	<u>Deposits</u>						
	i) Securities		17398				
	a) Staff						
	b) Others		1107729				
	ii) Deposit works		12801820				

..contd....2/-p.

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1	2	3	4	5	6	7	8
132537213	iii) Other deposits	102140837	d.		d) Other suspense		
215936235	iv) Public works Deptt.	250499831	173821711		CSS Account	249652619	
89572388	v) Earnest money for housing shops	122812825	428992		Other suspense		
181024359	vi) Registration money u under HUDCO scheme	130705261	4.		Sundry debtors	3375726258	
1496099	vii) Registration Deposit/ Earnest money for special housing.	1496099			a) Govt. deptt. and other bodies	nil	
10769891	viii) Deposit from S&S Commercial	10651267	225404357		b) Others	180273118	
1205198	ix) Deposits from war widows	1205198	24085396		c) Amt. outstanding on a/c. of non-rendering of accounts by LGS&D.	73895692	
12281669	x) Registration deposit from intending purchaser of flats	12210419	3213634305		d) Amt. due on account of housing instalments	3118169283	
443044326	xi) Deposit from SRS/RPS	453271418	3672959		e) Amt. due on account of disposal of shops	63044	
295540080	xii) Deposits from Ambedkar Awas Yojana	245217938	9949		f) Defence colony flyover	9949	
	xiii) Auction money shops	7333297	2648014		g) Interest accrued on pension fund investment	1465753	
	<u>Reserve Funds</u>				h) Interest accrued on a/c of shortterm deposit.	1501503	
5. 7122544	i) Reserve for house fire risk	7122544	25612165		i) Interest accrued on magnum	84375	
16082020	ii) Pension fund reserve	19823544	84375		j) Interest accrued on GPr investment	263542	
363100	iii) LDA resettlement colonies welfare amenities fund	363100	263542				

...contd...3/-p.

1	2	3	4	5	6	7	8
	iv) Benevolent fund reserve		400450				
1323800	v) Amount payable to JJR		1323800	8340267	Amount recoverable from Nazul A/c.II		
393000000	vi) Reserve for deptt. charges on Janta Housing Scheme		393000000	5. 578828621	Property	'F'	628733441
6. 3318661314	Sundry creditors inclu- ding provision for anti- cipate liabilities	'A'	3220083395	6. 1026082000 238942490	Built-up houses/flats houses under constn. Total		577950000 741597300
7. 3226495892	Excess of assets over liabilities as per last Balance Sheet		3855441335	7. 555592964	Construction of shops completed		78648370
638945443	Excess of Income over expenditure during the year		578627175	136580060	Under construction		217340300
			8. 292374352		Book value of land and works		241597111
			9. 37451517		Stock		8152815
9288958747	Grand Total		9689002857	9288958747	Grand Total		9689002857

93.

Schedule 'A'

Statement of Survey Creditors as on 31.3.92.

Distribution of Liability for the year 1991-92 under various accounts in the rural works expenditure.

Works expenditure under:

Razul account I

432.70 lacs

Razul account II

16003.56 lacs

B. L. A.

16436.26 lacs.

31416.08 lacs.

Total Outstanding Liabilities as on 31.3.92.

Pay & Allowances

1964000

Contingencies

1011000

Ex-Gratia

30000000

Audit Fee

164000

L/S P/C

151000

Medical

total

362000

33672000

Liabilities shown in the Balance Sheet of G.D.A. as on 31.3.92.

1. Approximate liability on a/c. of Pay & Allowances plus direct charges 1605040
2. Approximate liability on a/c. of Ex-gratia, Audit fee, L/S & P/C 16440101
1804510
3. Approx. liability on account of House Tax. 50000000
4. Estimated exdr. to be incurred on account of built-up shors. 50398000
5. Estimated exdr. to be incurred on a/c built-up houses/flats. 2155043000
6. (a) Amt. due to Delhi Admn. on a/c. of land in Kalkaji Distt. Centre. 33300
- (b) Estimated exdr. to be incurred on the a/c plots sold out in:
 - i) Kalkaji Distt. Centre. 83877963
 - ii) R.K. Puram, Distt. Centre. 14727453
 - iii) Laxmi Nagar, Distt. Centre. 45748532
 - iv) Jankipuri Distt. Centre.
7. Amount awaiting adjustment on a/c. of purchase of materials in division. 121428277
8. (a) Interest on loans 1453309
- (b) Interest on debentures. 6581967
9. (a) Interest on deposits from intending purchaser of flat. 14955777
- (b) Interest on deposits under SAs 139825428

contd....

: - 94 - :

(c) Interest on deposits under HUDCO HDFC Scheme.	145174273
(d) Interest on deposits underspl. Housing scheme for Retire/Retiring personals scheme 1982	5075621
10. Estimates expdr. to be incurred on Community Centre at Karolpur.	27440
12. Ground Rent payable to Delhi Adm. in r/c land under Housing/shops	25539338
13. Amt. payable to Mazul A/c. I in r/c i) Kinsway Centre redevelopment	3533
ii) Distt. Centre Jangpuri	2877218
13. Cost of land of Distt. Centre pay- able to D.A.	
a) Wazirpur Distt. Centre	
b) Laxmi Nagar Distt-Centre.	
c) Jangpuri Distt. Centre.	
d) Saket (Malviya Nagar Distt. Centre.	3393600
14. Cost of land payable to Min. of Rehabilitation.	135000000
15. Cost of land in r/c Hotel at Sardar Patel Marg.	69800000
16. Amt payable to Delhi Adm. on r/c cost of land used for flats.	125103161

Grand Total

3220183395
3220183395

Schedule B

Year 1991-92

Def. Branch/ Section/ District	Cash in hand as on 31.3.92.	Amt. of uncast ed cheques as on 31.3.92.	Amt. of cheques collect- ed by Authority and accounted for during 91-92 but not taken into account by the Bank + Rice receipt taken in Cash Book.	Amt. collected on behalf behalf of Authority and accounted for during 91-92 by bank but not taken into account by the Authority.	Balance as per Cash Book as on 31.3.92.	Balance with Bank as on 31.3.92.
1.	2.	3.	4.	5.	6.	7.
<u>EAST Zone :-</u>						
Eastern D. 2	778=15	989604=50	643336=00	300=00 (+)	941841=44	1288409=94
" 3.	7928=20	1775920=52	3105=00	10=00 (-)	941138=26	2713943=78
" 4.	14050=40	2763979=84	948678=00	127=00 (-)	890591=23	2795766=07
" 5.	836689=15	1305596=29	2330=00	1117=50 (-)	8424=08	1310572=87
" 6.	2668=80	2059076=50	1387004=00	542=00 (-)	417141=87	1088,672=37
" 7.	781=17	1702044=32	1949530=00	112=00 (-)	898668=39	641070=71
" 8.	—	2403292=44	6122=00	—	480000=00	2897170=44
" 9.	397=10	1858532=93	2464=25	244=50 (-)	304238=32	2137922=50
" 10.	756=02	2193292=42	497580=00	20=00 (-)	535873=84	2231566=26
" 11.	—	1705086=29	625000=00	2265=41 (+)	329112=99	1411464=65
" 12.	8625=37	1636089=00	565562=00	7419=00 (-)	809504=74	1872612=74
" 13.	—	—	—	—	18094=68	18094=68
" 14.	5588=25	3287673=86	765698=00	1225=00 (-)	752808=41	3273559=27
Total: I	878262=61	23680188=87	7318544=25	8251=59 (-)	7307438=25	23660826=28
					Closing Balance (E2):	8185700=86

45
75

1	2	3	4	5	6	7
N.B. Zone:-						
N.B. 1	4152=16	279640=10	15517=00	68142=93	932266=03	932266=03
2	3762=58	6321432=34	460000=00	52=70 (A)	486367=25	6347852=29
3	—	4552065=29	2300000=00	1100000=00	3352065=29	3352065=29
4	2639=25	1154008=00	370000=00	106000 (C)	663576=50	1447478=50
5	455=43	2771672=43	384140=00	—	558261=38	2946393=81
6	2901=65	6759861=55	535000=00	—	586670=99	6811532=54
7	982=76	1812805=94	1595000=00	3913=70 (C)	672361=14	886253=38
8	5354=41	2148021=96	1032-351=00	23454=56 (C)	541986=55	1634202=95
9	1475=20	2660921=79	511555=50	297=45 (C)	585324=14	2734442=98
10	24=79	7682098=65	7957843=00	—	534866=96	259122=61
11	503=17	2254442=92	—	—	362173=58	2616616=50
12	15557=85	1861379=60	—	—	319738=65	2181118=25
Total II						
	37809=25	40258350=57	15161406=50	27719=01 (C)	7080120=07	32149345=13
Closing Balance (N2):						
						7117929=32
N.B. Zone:-						
C.A.U.	3=451=25	17042776=31	4913107=00	56375=00 (C)	5229892=38	17303186=69
Total III	30451=25	17042776=31	4913107=00	56375=00 (C)	5229892=38	17303186=69
Closing Balance (R2):						
						5860343=63

96

97

⑤ 251 10

1.	2.	3.	4.	5.	6.	7.
<u>WEST ZONE:-</u>						
W.D.-1	4884=79	1349928=47	-	21=50 (-)	314876=65	1664783=62
" 2	23=15	1661012=63	928268=10	-	582320=86	1315065=39
" 3	6042=05	819851=25	363608=00	2109=00 (-)	354528=11	808,662=36
" 5	20540=69	623227=16	57=15	0=31 (-)	3033298=06	3656467=76
" 6	855=70	1709236=84	-	-	10474=84	1719711=68
" 7	1320=80	1068573=40	511242=00	5=00 (+)	372308=45	929643=85
" 8	-	-	-	-	342930=15	342930=15
" 9	-	-	-	-	404354=51	404354=51
" 12	480=20	1771585=94	127561=91	-	158675=38	1802699=41
" 13	2735=75	1170994=33	1202889=00	-	1176491=08	1144596=41
" 15	4472=00	2922315=74	303940=00	-	376518=48	2994894=22
	41355=13	13096725=76	3437567=16	2125=81 (-)	7126776=57	16783809=36
CAU (Dura aka Project)	1421=51	19626850=11	1836063=00	22=00 (-)	2913259=07	20704024=18
Total-IV	42776=64	32723575=87	5273630=16	2147=81 (-)	10040035=64	37487833=54
					Closing Balance (WZ): 10082812=28	✓
<u>South East Zone:-</u>						
SED-2	-	-	-	-	500=00	500=00
" 3	-	-	-	-	94002=65	94002=65
" 4	-	-	-	-	22601=18	22601=18
" 7	4449=20	1429026=00	1646769=00	245=00 (-)	294421=70	76433=70

(Contd. Series-C)

98

⑥

38 49

1.	2.	3.	4.	5.	6.	7.
S.E.D. 8.	32149=11	5523501=70	29427=00	81035=86	56590=96	5631701=52
" 9.	6788=10	3278439=50	-	500=00 (-) (+)	911019=44	4188958=94
" 10.	-	-	-	-	7858=40	7858=40
" 11.	147=50	1873673=70	505042=10	0=30 (+)	1406372=07	2775003=97
	43533=91	12104640=90	2181238=10	80291=16 (+)	2793366=40	12797060=36
CAU (SEZ)	696=44	6390427=70	-	-	1244961=34	7635389=04
Total V	44230=35	18495068=60	2181238=10	80291=16 (+)	4038327=74	20432449=40
					Closing Balance (SEZ)	4082558=09 ✓
South West Zone:-						
S.W.D. 1.	5222=80	1118074=00	945327=00	8903=32 (-)	16170=87	180014=55
" 2.	201087=55	1644663=34	-	-	785007=08	2429670=42
" 3.	4957=98	1383716=89	34264=00	-	685172=18	2034625=07
" 4.	5006=30	2069383=11	301396=00	-	58147=47	1826134=58
" 5.	70=45	1306971=21	1000=00	-	26329=02	1332300=23
" 6.	-	-	-	-	1000=00	1000=00
	216345=08	7522808=55	1281987=00	8903=32 (-)	1571826=62	7803744=85
CAU (C-D)	111570=96	9445268=17	526310=00	-	2649012=67	11567970=84
- SW2						
Total VI	327916=04	16968076=72	1808297=00	8903=32 (-)	4220839=29 ✓	19371715=69
					Closing Balance (SW2)	4548755=33 ✓

98

⑦ 3950

1.	2.	3.	4.	5.	6.	7.
<u>Electrical Zone:-</u>						
Elect. In. 1.	6960=00	14699464=37	—	—	423764=46 ✓	15123228=83
" " 2.	458=95	17148858=57	35759=00	—	885985=46 ✓	17999085=03
" " 3.	1406=67	13563609=40	—	—	791393=72 ✓	14355003=12
" " 5.	2782=45	619060=75	—	—	340213=62 ✓	959274=37
" " 7.	2479=38	11478653=38	664643=48	—	655600=41 ✓	5469610=31
" " 8.	1184=10	14252411=05	—	14=00 (-)	1043609=69 ✓	15296006=74
" " 10.	2497=75	14523464=70	—	17433=57 (-)	874794=31 ✓	15380825=44
" " 11.	4776=09	2651188=94	—	—	553878=56 ✓	3205067=50
M & W. D.	1087=87	1950634=44	1254134=94	—	559378=11 ✓	1255877=61
Total: VIII	23633=26	90887345=60	7954537=42	17447=57 (-)	6128618=34	89043978=95
Closing Balance:						6152251=60 ✓
<u>Store Inis:-</u>						
Store In. 1.	2148=60	6909531=20	5053491=80	1500=00 (+)	376661=78	2234201=18
" " 2.	—	7750849=66	4657978=17	—	5744=00 675,776=20	3640619=57 3768647=69
Total: VIII	2148=60	14660380=86	9711469=97	1500=00 (+)	932409=66 1052437=98	6002848=87 6002848=87
Closing Balance (SD)						934,558=26 ⊗
Revised closing Balance (+)						120028=32 ⊗
Signatures of last year to 11.						1054586=58 ✓

100

1.	2.	3.	4.	5.	6.	7.
<u>Hort. Drs:-</u>						
Hort. Dr. 1.	4482=22	1437432=10	1635749=00	-	1598158=88	1399841=98
" 2.	-	1651126=98	2691730=00	2350=00 (-)	1832672=43	789719=41
" 3.	4810=03	420589=65	2225655=00	-	2298460=98	493395=63
" 4.	518414=32	1041405=40	-	46=00 (+)	1576626=42	2618077=82
" 5.	-	-	-	-	299870=75	299870=75
" 6.	366139=18	715311=25	23675=00	1110=95 (-)	1962610=80	2653136=10
" 10.	11464=25	666177=00	2205970=00	50=00 (-)	2200808=55	661165=55
" 8.	45914=80	1609711=25	2801990=00	0=40 (+)	1800006=69	607728=34
" 9.	685=38	1209627=38	49913=00	25=00 (-)	1545929=94	2705619=32
" 7.	143=96	2360473=11	-	-	1382807=78	3743280=89
Total IX	892054=14	1111854=12	11634482=00	3489=55 (-)	16497953=22	15971835=79
-	-	-	-	-	Closing Balance:	17390007=36
I.S.B.T.	165177=22	954845=80	5693086=05	32359=24 (+)	8703298=18	3997417=17
-	-	-	-	-	Closing Balance:	8868475=40
J.J.R.S.	8617=85	-	-	-	35937868=56	35937868=56
-	-	-	-	-	Closing Balance:	35946486=41
P.A.O.E.	590317=70	5022943=40	640100=50	-	3843908=93	8226751=83
-	-	-	-	-	Closing Balance:	4434226=63

1.	2.	3. \oplus	4. \ominus	5. \oplus	6. \oplus	7. $=$
Main Office:-						
1. Hudco						
1979 SBI	-	-	59701=00	68319=15	6435=80 X	15053=95
2. III SFS						
SBI	-	-	48868=15	-	48868=15 X	-
3. V SFS						
CBI	-	-	-	-	-	63944=93
4. Sp. Housing						
Scheme 1983	-	-	-	-	+15,000=00 X	15000=00
5. SBI Vikas						
Sadon (H) 10026	-	7161659=66	3717=94	6105=61	5118054=32 ✓	12282101=65
6. CBI Vikas						
Sadon (H) 02	-	-	-	-	996990=40 ✓	996990=40
7. SBI, I.P.						
Estate	-	634177=78	56104=66	(-) 139036=17	(-) 439036=95 X	-
8. C.B.I.						
Vikas Minor	-	-	-	-	-	-
9. CBI						
Vikas Sadon	-	82762806=00	0=33	12=00	(-) 22883591=58	59879226=09
10. S.B.I.						
Vikas Sadon	75831=00	64079851=85	444194=84	(-) 751796=69	34013787=18 (-)	26870073=14
11. S.B.I.						
Vikas Minor	-	2098118=92	2493=7=59	649850=86	2475706=64 (-)	14855=55
12. S.B.I.						
P. Street	-	-	-	-	15572=64 X	15572=64

(Contd....)

1.	2.	3.	4.	5.	6.	7.
B. S.B.I.						
I.P. Estate	-	21580=31	41575=47	39624=80	19629=64 (-)	-
14. Kohini Regd. Scheme.						
15 P.N. B.	-	-	-	4000=00	4300=00 (-)	300=00 (-)
16. Anara Bank.	-	-	-	-	400=00 (-)	400=00 (-)
17 S.B.I.	-	-	250=00	-	7950=00 (-)	8200=00 (-)
18. SBI - Vikas Sadan SFS-10114	-	-	153000=00	-	2426129=51	24273129=51
16. C.B.I. - Vikas Sadan SFS-22.	-	1606735=16	-	-	13796847=61	15403582=77
5. Total: X	75831=00	158357929=68	1056809=98	122900=44 (-)	15358558=63 (-)	141820660=63
					Closing Balance:	15280727=63 (-)

MAIN

SUMMARY

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⑩

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1.	2.	3.	4.	5.	6.	7.
1. East Zone.	878262=61	23680188=87	7316549=25	8251=59 ⊖	7307438=25 ✓	23660826=28
2. North Zone.	37809=25 ✓	40258350=57	15161406=50	27719=01 ⊖	7080120=07 ✓	32149345=13
3. CAU Refini.	30451=25 ✓	17042776=31	4913107=00	56375=00 ⊖	5229892=38 ✓	17303186=69
4. West Zone.	42776=64 ✓	22723575=87	5273630=16	2147=81 ⊖	10040035=64 ✓	37487823=54
5. S.E. Zone.	44230=35 ✓	18495068=60	2181238=10	80291=16	4038327=74 ✓	20432449=40
6. S.W. Zone.	327916=04 ✓	16968076=72	1808297=00	8903=32 ⊖	4220839=29 ✓	19371715=69
7. Elect. Dns.	23633=26 ✓	40887345=60	7954537=42	17447=57 ⊖	6128618=34 ✓	89043978=95
8. M&W.D.	892054=14 ✓	11111854=12 ✓	11634482=00	3489=55 ⊖	16497953=22 ✓	15971835=79
8. Store Dns.	2148=60 ✓	14660380=86	9711469=97	1500=00	1052437=98 ✓	6002848=87
9. Hort. Dns.	—	—	—	—	—	—
10. I.S.B.T.	165177=22	954845=80	5693086=05	22259=24	8703298=18 ✓	3997417=17
11. J.I.R.S.	8617=85	—	—	—	35937868=56 ✓	35937868=56
12. P.A.O (Engg.)	590317=70	5022943=40	640100=50	—	3843908=93 ✓	8226751=83
13. Main Office	75831=00	158357929=68	1056809=98	122900=44 ⊖	15356558=63 ⊖	141820660=63
GRAND TOTAL:	3119225=91	430162336=40	73346713=93	133983=89 ⊖	94723179=95 ⊖	451406718=53

(1). Total of Col. 2: 3119225=91
 (2). Total of Col. 6: 94723179=95
 Total Closing Balance: 97849405=86 ✓

Distribution:

(i) Nazul A/c-I: 5775, 822, 22, 22
 (ii) — do — II: 23, 58, 144=42
 (iii) — do — III: 2, 25, 35, 992=20
 (iv) B - G.D.A.: 139, 21, 770=234
 (v) I.S.B.T.: 19, 42, 865=36
 978, 49405=86

SCHEDULE 'C'

DELHI DEVELOPMENT AUTHORITY
ST. ITEMENT SHOWING INVESTMENT MADE UNDER G.P.F. AS ON 31.3.92.

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1.	2.	3.	4.	5.
Date of Investment	Nature of Investment Govt. paper fixed deposits receipts etc.	Amount including brokerage and other charges.	Face Value	Market Value
8.7.88	Public Debt Certificate	20,00,000	50,00,000	50,00,000
		50,00,000	50,00,000	50,00,000

ACCOUNTS OFFICER (A/c.)
D.D.A.

DY. C.A.O.I.
D.D.A.

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SCHEDULE I

STATEMENT OF SUNDRY DEBTORS AS ON 31.3.92.

Head of Account.

1.	Initial premia for lease of land payable by lessee.	107941327
2.	Ground Rent payable by the Lessee on land.	60173260
3.	Misc. (other receipts).	1881190
4.	Ordinary revenue.	-
5.	Netral amount realiable as a result of decree from civil Court.	664
6.	Damages for levied for uauthorised occupation.	10276677
7.	Amount outstanding on a/c. non-rendering of accounts by D.G.S.&D(MFWA)	73895692
8.	Amount due on a/c. of disposal of houses	3118169282
9.	Amount due on a/c. of disposal of shops	63044
10.	Amount due on a/c. of disposal of shops under Defence Colony Fly over (MCD)	9949
	Interest accrued on short term deposits with SBI & other banks.	
i.	Investments.	1501503
ii.	Pension fund.	1465753
iii.	Magnum Certificate	8435
iv.	G.P.F. Investments.	263542
	total	3315173

3315173

3375726258

M.C.A.O.I.
Delhi Development Authority

Carfano

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SCHEDULE 'E'

STATEMENT SHOWING THE DETAILS OF TEMPORARY ADVANCE
OTHER ADVANCES AS ON 31.3.92.

Opening Balance as on 1.4.91 4468785

Add payment during 91-92

Festival Advance 4417790

Other Misc. Advance 2772022 11658597

Less receipt during 90-91

Festival 3932002

Other advance 496524

4428526

7230071

Accounts officer(A/c.)
Delhi Development Authority

By. C.A.O. I
Delhi Development Authority.

Compu
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STATEMENT OF PROPERTY UNDER G.D.A. AS ON 31.3.92.

SCHEDULE 'F'

S.No.	Particulars of Property	Balance as on 1.4.92 as per balance sheet.	Additions	Depreciation	Balance as on 31.3.92.
1.	2.	3.	4.	5.	6.
1.	Motor Vehicle	16,18,791	343737	335097	1627431
2.	Office furniture fittings.	3314405	219131	345332	3188204
3.	Other office equipments	2616793	361180	206241	2691732
4.	Survey & Drawing instruments.	184620	247569	31510	400689
5.	Printing Press	180705	21550	20212	182043
6.	Expenditure on computer	268668	132652	34019	367301
7.	Tools & Plants.	287478	-	68748	618730
8.	Staff quarters	687478	-	613297	23918583
9.	Community Centre Rajinder Nagar.	24531880	-	1124	43847
10.	Four Storeyed bldg. near Kamal Cinemas	44971	-	22379	372761.
11.	Central cement store at Newari Line	895140	-	90005	3541395
12.	I.S.B.T.	3632200	-	628931	24567292
13.	c/o shopping centre at J.puri	25197223	40593722	-	69292326
14.	c/o DDA building at INA market	28798604	1050198	-	96883646
15.	Five star hotel at Sadar Patel road	95833447	-	4210926	18426106
16.	23 storeyed bld. Vikas Minar.	168437032	-	571175	22275815
17.	Temp Office building at various places	22846990	-	62817	2449662
18.	Community centre at Yusuf Sarai	2512476	-	1321	51504
19.	Central Store at G.T. Karnal road.	52825	-	877106	34207134
20.	c/o flatted factories at Ckhla.	35084240	-	2760	107625

contd....p/2-

1/28

1-	2.	3.	4.	5.	6.
22.	Const. of Barat Ghar	95023	-	2376	92647
23.	C/o shopping centre at Nehru Place	29972314	(-) 128780	-	20843525
24.	C/o office Bldg. at Distt. Centre, Laxmi Ngr.	19264076	13630572	-	20627128
25.	C Office Bldg. at Bhikaji C. M. Place	40838068	2136321	-	42974389
26.	C/o office Bldg. at Dilshad Garden.	592926	-	14823	578103
27.	Tourist complex at tughlakabad	163130	-	4078	159052
28.	Community Centre at vivek Vihar	9950	-	249	9701
29.	Community Centre at Janakpuri	61644578	-	1541114	60103464
30.	Commercial Complex at Sidhartha Enclave	2650	-	66	2584
31.	Distt. Centre At Saket.	3276685	564858	-	3841543
32.	Shopping Complex at Mayapuri	4099145	-	-	4099149
33.	C. Centre, Vikas Puri	36542	-	-	36542
34.	Shpping office complex in front of M.C. Hospital Ring Road.	124485	-	3122	121373
35.	Shopping/office complex Kirti Nagar	971975	-	24299	947676
36.	Office complex, circle 5, P. Puri	71511	-	1788	69723
37.	Office bldg. at Loni road	79915	-	1988	77917
38.	Office bldg. at Lawrence road.	314640	-	7866	306774
39.	Office bldg. Sarita Vihar	98154	-	2454	95700
40.	Distt. centre at Shastri Park	231463	44809	-	676272
41.	Distt. centre at G-S area Hari Nagar	32273	2248757	-	2281030
42.	Temp. Office bldg. at Trans Yamuna	60235	85995	-	146230
43.	Staff ctr. Asian Games village.	-	880657	-	8806576
44.	Distt. centre at chilla	-	1222518	-	1222518
		578828621	59713837	9809017	628733441

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1.	2.	3.	4.	5.	6.
22.	Const. of Barat Ghar	95023	-	2376	92647
23.	C/o shopping centre at Nehru Place	29972314	(-) 128780	-	20843525
24.	C/o office Bldg. at Distt. Centre, Laxmi Ngr.	19264076	13630572	-	20627128
25.	C Office Bldg. at Bhikaji C. Place	40838068	2136321	-	42974389
26.	C/o office Bldg. at Dilshad Garden.	592926	-	14823	578103
27.	Tourist complex at tughlakabad	163130	-	4078	159052
28.	Community Centre at vivek Vihar	9950	-	249	9701
29.	Community Centre at Janakpuri	61644578	-	1541114	60103464
30.	Commercial Complex at Sidhartha Enclave.	2650	-	66	2584
31.	Distt. Centre At Saket.	3276685	564858	-	3841543
32.	Shopping Complex at Mayapuri	4099145	-	-	4099149
33.	C. Centre, Vikas Puri	36542	-	-	36542
34.	Shppping office complex in front of L.C. Hospital Ring Road.	124485	-	3122	121373
35.	Shopping/office complex Kirti Nagar	971975	-	24299	947676
36.	Office complex, circle 5, P.Puri	71511	-	1788	69723
37.	Office bldg. at Loni road	79915	-	1988	77917
38.	Office bldg. at Lawrence road.	314640	-	7866	306774
39.	Office bldg. Sarita Vihar	98154	-	2454	95700
40.	Distt. centre at Shastri Park	231463	44809	-	676272
41.	Distt. centre at G-C area Hari Nagar	32273	2248757	-	2281030
42.	Temp. Office bldg. at Trans Yamuna	60235	85995	-	146230
43.	Staff ctr. Asian Games village.	-	8806570	-	8806576
44.	Distt. centre at chilla	-	1222518	-	1222518
		578828621	59713837	9809017	628733441

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Statement of Loans sanctioned by the Central Govt. and the outstanding as on 31.3.92

SCHEDULE-G

Sr. No.	No. & dt. of sanction	Original amount	Rate of interest	Balance as on 1.4.91	Additions during 90-91	Total	Repayment upto the end of yr. i.e. 31.3.92	Repay-ment during the year	Total Repay-ment	Balance as on 31.3.92
1	2	3	4	5	6	7	8	9	10	11
A. CENTRAL GOVT. LOANS										
1.	12011(13)66-UD dt. 11.8.67	2.80 cr.	4½%	2455,566/-	-	2455566/-	25744434	1617472	27161901	838094
2.	K-11011/59/78DD dt. 29.3.79	1.67 "	8½%	5010800/-	-	5010000	11190000	1670000	13360000	3340000
3.	K-11011/14/79 dated 1.10.79	5.00 "	8½%	20000000	-	20000000	30000000	5000000	35000000	15000000
4.	K-11011/14/79 dated 4.12.79	4.00 "	8½%	16000000	-	16000000	20000000	4000000	28000000	12000000
5.	K-11011/8/81 dated 4.3.81	4.33 "	8½%	21650000	-	21650000	21650000	4330000	25980000	17320000
17.80 crs.				65115566		65115566	112784434	16617472	129501906	48498094

..contd....

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1	2	3	4	5	6	7	8	9	10	11
LIC-OF INLETA										
5. Agb dated 11.3.77	2.50 cr.	8 1/2%	3333329	-	3333329	21666671	16666667	23333338	16666662	-
7. K-11011/477 dated 12/71-15.2.72	1.00 cr.	7%	500000	-	500000	9500000	500000	1000000	nil	-
8. K-11011(15/7037) 27.5.71	1.00 cr.	6 1/2%	2400000	-	2400000	7600000	400000	8000000	2000000	-
9. K-11011(1772 dt. 14.11.72	1.00 cr.	7%	1000000	-	1000000	90000000	500000	9500000	5000000	-
10. Investment PSD dt. 11.3.86	1.00 cr.	7 1/2%	666662	-	666662	9333331	666662	10000000	nil	-
11. Investment PSD dt. 26.3.76	0.62 cr.	7 1/2%	433338	-	433338	578660	413338	6200000	nil	-
12. 2-14/6960 dated 15/16-12-79	1.00 cr.	6 1/2%	1600000	-	1600000	840000	400000	8800000	1200000	-
13. 12011/9166/UD dt. 20.3.88	1.00 cr.	6 1/2%	800000	-	800000	920000	400000	960000	400000	-
14. 11011/9/70 dated 22.8.70	1.00 cr.	6 1/2%	2000000	-	2000000	8000000	400000	8400000	1600000	-
15. 2-5167 UD dated 25.3.61	1.00 cr.	6 1/2%	1200000	-	1200000	3800000	400000	9200000	800000	-
16. Res.No.8 dated 13.10.86	0.53.46	1%	5132160	-	5132160	213840	213840	427600	4918320	-
<hr/>										
11,55,46.000	19045489	-	19045489	97500511	5960507	10346118	13084982			
<hr/>										
10346118										

...contd...

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LOANS FROM CRJIC

17. Feb., 78	2.00 cr. 8½%	2700000	-	2700000	17300000	1350000	18651000	1350000
13. July, 78	4.00 cr. 8½%	8140000	-	8140000	31860000	2680000	34560000	5460000
Total	6.00 cr.	10840000	-	10840000	49160000	430000	53120000	6810000

EDA Debentures

19.	15.00 cr.	-	15.00 cr.	-	15.00 cr.			
	15.00 cr.	-	15.00 cr.	-	15.00 cr.			

4030000 53211000

LOAN FROM HULCO.

20	10614390.26	5%	1822550.26	-	1822550.26	8784840	643296	2428136	1186254.26
Total	10614390.26		1822550.26	-	1822550.26	8784840	643296	2428136	1186254.26

LOANS FROM DELHI
ADMINISTRATION

21. ISC/DA dt. 31.3.70	1.00 cr.	8%	20,10000	-	2010000	7990000	670000	8660000	1340000
22. F.12(307)/3 dt. 8.9.90	0.70 cr.	7½%	2350000	-	2350000	4650000	470000	5120000	1850000
23. F.12(307)/8 dt. 31.3.82	0.44.50	8½%	1750000	-	1750000	2700000	300000	3000000	1400000
24. F.12(307)/30 dt. 31.3.83	1.87 cr.	8½%	6200000	-	6200000	12600000	2600000	15000000	3700000
25. F.12(307)/80 dt. 29.3.84	1.20 cr.	8½%	6400000	-	6400000	5600000	800000	6400000	5600000
26. - do dt. 12.10.84	0.50 cr.	8½%	2980000	-	2980000	2020000	340000	2369000	2040000
27. - do - dt. 19.12.84	0.50 cr.	8½%	2980000	-	2980000	2020000	340000	2360000	2640000
28. - do - dt. 28.3.85	0.75 cr.	9½%	4500000	-	4500000	3000000	500000	3500000	4000000
			69650000		29170000	49480000	5420000	46400000	23250000

5920000

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PART B- DISTRIBUTION OF THE OUTSTANDING DEBT BY SCHEMEWISE

Name of Scheme	Lt. of completion	Amount of Loans	Rate of interest	Repayment to the end of year 91-92	Loan outstanding at the end of year i.e. 31-92
1.C/o of houses for sale to					
A. <u>LOANS FROM CENTRAL GOVT.</u>		2,80,00,000	4½%	2,71,61,906	8,38,094
		1,67,00,000	8½%	1,33,60,000	33,34,000
		5,00,00,000	8½%	3,50,00,000	1,50,00,000
		4,00,00,000	8½%	80,00,000	1,20,00,000
		4,33,00,000	8½%	2,59,80,000	1,73,20,000
		<u>17,80,00,000</u>		<u>12,95,01,906</u>	<u>4,84,98,094</u>
<u>LOANS FROM LIC</u>		2.50 cr.	8½%	2,33,33,338	16,66,662
		1.00 cr.	7%	1,00,00,000	nil
		1.00 cr.	6½%	1,80,00,000	20,00,000
		1.00 cr.	7%	95,00,000	5,00,000
		1.00 cr.	7½%	1,00,00,000	nil
		0.62 cr.	7½%	62,00,000	nil
		1.00 cr.	6½%	88,00,000	12,00,000
		1.00 cr.	6½%	96,00,000	4,00,000
		1.00 cr.	6½%	84,00,000	16,00,000
		1.00 cr.	6½%	92,00,000	8,00,000
		<u>0.5346 cr.</u>	11%	<u>4,27,680</u>	<u>4,218,320</u>
		<u>11,65,46,000</u>		<u>10,34,61,018</u>	<u>1,30,84,982</u>

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SCHEDULE 'H'

Statement showing investment made under Section 23(3) of DD. Act on 31.3.92.

S.No.	Date of Investment	Nature of Invest. Govt. Paper Fixed Deposits receipts etc.	Amount including brokerage & Other charges.	Face Value	Market Value
1.	2.	3.	4.	5.	6.
1.	9.3.92	Corporation Bank	5,00,00,000	5,00,00,000	5,00,00,000
2.	30.3.91	State Bank of India Vikas Sadan.	1,00,00,000	1,00,00,000	1,00,00,000
3.	30.3.91	Central Bank of India, Vikas Sadan.	1,00,00,000	1,00,00,000	1,00,00,000
4.	17.12.87	S.B.I. Magnum Certificate	25,00,000	25,00,000	25,00,000
			<u>7,25,00,000</u>	<u>7,25,00,000</u>	<u>7,25,00,000</u>

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SCHEDULE 'J' 2

STATEMENT SHOWING INVESTMENT MADE ON ACCOUNT OF PENSION FUND AS ON 31.3.92.

No. & Date of Authority resolution sanctioning the investments.	Nature of investment is Govt. paper fixed Deposit etc.	Booked value is including brokerage and other charges.	Face value	Market Value	Remarks.
14.10.90	State Bank of India	1,00,00,000	1,00,00,000	1,00,00,000	
	P.O. Saving Bank A/c.	30,594	30,594	30,594	
	TOTAL	1,00,30,594	1,00,30,594	1,00,30,594	

Sd/.
ACCOUNTS OFFICER(A/cs.)
D.D.A.

Sd/-
DY. CHIEF ACCOUNTS OFFICER(A)
D.D.A.

115

SCHEDULE 'A'

Statement showing Investment made under Sinking Fund with SBI/DDA Bldg. for redemption of Debentures
2001 as on 31.3.92.

No. & Date	Nature of Investment i.e. Govt. papers fixed deposits etc.	Booked Value i.e. cost including brokerage & other charges.	Face Value	Market Value	Remarks.
1.	2.	3.	4.	5.	6.
8.7.87 to 31.3.88	Fixed Deposits work with CBI/SBI.	35,64,000	35,64,000	35,64,000	
-do-	-do-	1,48,500	1,48,500	1,48,500	-
March 89	-do-	47,52,000	47,52,000	47,52,000	-
-do-	-do-	6,28,000	6,28,000	6,28,000	-
1.4.90 to 31.3.91	-do-	12,18,195	12,18,195	12,18,195	-
-do-	.do.	17,63,735	17,63,735	17,63,735	-
1.4.91 to 31.3.92		<u>2,15,79,080</u>	<u>2,15,79,080</u>	<u>2,15,79,080</u>	-
-do-	-do-	47,52,000	47,52,000	47,52,000	-
		<u>28,98,370</u>	<u>28,98,370</u>	<u>28,98,370</u>	
		<u>2,92,29,450</u>	<u>2,92,29,450</u>	<u>2,92,29,450</u>	

A.O. (A/cs.)
C.A.O.

DY. C.A.O. I
C.A.O.

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Statement showing assessment, realisation and outstanding balance of revenues and rents etc. as on 31.3.92/1.4.92

Particulars of Revenues	Balance on 31.3.91/1.4.91	Demand raised during 91-92	Demand dropped during 91-92	Total	Realisation during 91-92	Balance as on 31.3.92/1.4.92
2	3	4	5	6	7	8
<u>NAZUL ACCOUNT-I</u>						
1. Revenue from Works & Development Scheme	54611790	71599881	-	126211671	97169744	29041927
2. Damages in r/o unauthorised occupation of Nazul Properties	36129920	9179339	3046843	42281416	2794267	39487149
3. Other Nazul Revenues	2080101	101481	-	2181852	(-) 79689	2261271
4. Delhi Master Plan	-	-	-	-	6255704	-
5. Loan transferred from Gaon Sang/L&DO	6951	-	-	6951	-	6951
<u>NAZUL ACCOUNT-II</u>						
1. Premium of land	148258229	2412802564	63347325	3832213468	190652934	3041560534
2. Other Revenue (G.R)	130777996	70621044	284768	201114272	48386320	152727952
3. Other receipts	-	-	-	-	-	-
<u>NAZUL ACCOUNT-III</u>						
1. JJR Schemes	315338967	-	-	-	2323218	-
<u>GENERAL DEV. ACCOUNT</u>						
1. Revenue from Works & Dev. Schemes	219234643	118528734	-	332763377	162767600	169995777
2. Damages in r/o unauthorised occupation of authority's property	6169050	44107627	-	10276677	-	10276677

....contd....

Statement showing assessment, realisation and outstanding balance of revenues and rents etc. as on 31.3.92/1.4.92

Particulars of Revenues	Balance on 31.3.91/1.4.91	Demand raised during 91-92	Demand dropped during 91-92	Total	Realisation during 91-92	Balance as on 31.3.92/1.4.92
2	3	4	5	6	7	8
<u>NAZUL ACCOUNT-I</u>						
1. Revenue from Works & Development Scheme	54611790	71599881	-	126211671	97169744	29041927
2. Damages in r/o unauthorised occupation of Nazul Properties	36129320	9179339	3046843	42281416	2794267	39487149
3. Other Nazul Revenues	2080101	101481	-	2181852	(-) 79689	2261271
4. Delhi Master Plan	-	-	-	-	6255704	-
5. Loan transferred from Gaon Sang/L&DC	6951	-	-	6951	-	6951
<u>NAZUL ACCOUNT-II</u>						
1. Premium of land	148258229	2412802564	63347325	3832213468	190652934	3041560534
2. Other Revenue(G.R)	130777996	70621044	284768	201114272	48386320	152727952
3. Other receipts	-	-	-	-	-	-
<u>NAZUL ACCOUNT-III</u>						
1. JTR Schemes	315338967	-	-	-	2323218	-
<u>GENERAL DEV. ACCOUNT</u>						
1. Revenue from Works & Dev. Schemes	219234643	118528734	-	332763377	162767600	169995777
2. Damages in r/o unauthorised occupation of authority's property	6169050	44107627	-	10276677	-	10276677

....contd....

Particulars of Revenues	Balance on 31.3.91/ 1.4.91	Demand raised during 91-92	Demand dropped during 91-92	Total	Realisation during 91-92	Balance as on 31.3.92/1.4.92
2	3	4	5	6	7	8
3. On Revenues	664	125394921	-	125395585	25334921	664
4. Receipts from Housing Schemes						
(a) Houses	3213134305	1581457932	-	5295092237	576922955	3118169982
(b) Shops	3672959	341239028	-	344911987	344848943	63044

ACCOUNT FOR 1991-92

Excludes Investment of
Rs. 16.78 lacs.

*A) Excludes investment of Rs.90.00 lacs.

Accounts

109 Appendix 'X' to Form No: 59/93

INCOME & EXPENDITURE ACCOUNT

S.No.	<u>Expenditure</u>	<u>Income</u>
1.	Pay of officers. 673430.00	Revenue Receipts 41941450.00
2.	Pay of Estt. 4886203.00	Interest on Investments. 923039.00
3.	Exgratia 240962.00	
4.	T.A./L.T.C. 6001.00	
5.	L.S. & P.C. 6646.00	
6.	Share Cost 1042864.00	
7.	Audit Fee. 43545.00	
8.	Contingencies. 9241197.00	
9.	Maintenance & Repairs. 176847.00	
10.	Property tax. 1771954.00	
11.	Depreciation of Car, Furniture, Elect. typewriter 27739.00	
12.	Excess of income over expdr. <u>7287901</u>	<u>42864489.00</u>
	<u>42864489.00</u>	

Sd/.
Asstt. Accounts officer
ISBT.

Sd/-
Accounts officer
ISBT

Sd/-
General Manager, ISBT

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WELFARE DEVELOPMENT AUTHORITY
INTER STATE BUS TERMINUS

STATEMENT OF EXPENDITURE

S.No.	Head of A/cs.	Expenditure Booked upto 3/92	Liability of 90-91 Cleared in 91-92	Liability for 90-91 not cleared in 91-92	Net Expenditure
1.	Pay of officer	6,56,730/-	65,800.00	80,500.00	6,73,430.00
2.	Pay & Estt.	47,64,826.00	5,99,210.00	7,20,525.00	48,86,203.00
3.	Expenditure	1,90,962.00	3,00,000.00	3,50,000.00	2,40,962.00
4.	T.A. & L.T.O.	6,001.00	-	-	6,001.00
5.	LS & PC	16,646.00	10,000.00	-	6,646.00
6.	Share Cost	10,42,864.00	-	-	10,42,864.00
7.	Audit Fee	28,545.00	30,000.00	45,000.00	43,545.00
8.	<u>Other Charges</u>				
a)	Contingency	88,20,397.00	3,25,000.00	7,45,000.00	92,41,197.00
b)	Maintenanc & Repair	1,76,36,047.00	-	-	1,76,36,047.00
9.	Property Tax	-	-	17,71,954.00	17,71,954.00
		<u>3,31,68,068.00</u>	<u>13,30,010.00</u>	<u>37,13,779.00</u>	<u>3,55,48,849.00</u>

(Signature)
1/1/92

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DELHI DEVELOPMENT AUTHORITY
INTER STATE BUST TERMINUS
KASHMERE GATE DELHI-6.

"Statement of Income for the year (1991-92)"

	Audit Booked upto 3/92	Less Amount pertaining to 1990-91 received in 1991-92	Add. amount pertaining to 91-92 yet to be Received.	Net Receipt.
Revenue Receipt	40004367.00	8244474.00	10181557.00	41941450.00
Interest for investment	1103589.00	280550.00	100000.00	923039.00
	<u>41107956.00</u>	<u>8525024.00</u>	<u>10281557.00</u>	<u>42864489.00</u>

Sd/-
ASSISTANT ACCOUNTS OFFICER
ISET

Sd/-
ACCOUNTS OFFICER
ISTBT

Sd/-
GENERAL MANAGER
ISET

Carhart
HE

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DELHI DEVELOPMENT AUTHORITY
INTER STATE BUS TERMINUS

BALANCE SHEET AS ON 31.3.92

Liabilities				Assets.	
S.NO.	Schedule No.	Amount		Schedule No.	Amount
1. Deposits & Advances.					
i) Security	I	4018849	Closing balance		144255
ii) Other Deposits.	II	Nil	Investment	VII	1750000
iii) Suspense	III	256717	Deposits	VIII	184580
iv) Sundry Creditors	IV	7847394	Debtors	IX	19031287
v) Bad & Doubtful debts	V	Nil	Furniture	X	167216
			Spent on behalf of main office		5404329
vi Excess of income over expenditure	VI	15956517	Interest accrued but not received.	XI	100000
		<u>28079477</u>			<u>28079477</u>

Sd/-
Asstt. Accounts officer
ISBT

Sd/-
Accounts officer
ISBT

Sd/-
General Manager, ISBT

Copy
[Signature]

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DELHI DEVELOPMENT AUTHORITY
INTER STATE BUS TERMINUS

BALANCE SHEET AS ON 31.3.92

Liabilities

Assets.

S.NO.	Schedule No.	Amount	Schedule No.	Amount
1. <u>Deposits & Advances.</u>				
i) Security	I	4018649	Closing balance	1442655
ii) Other Deposits.	II	Nil	Investment	VII 1750000
iii) Suspense	III	256717	Deposits	VIII 184580
iv) Sundry Creditors	IV	7847394	Debtors	IX 19031287
v) Bad & Doubtful debts	V	Nil	Furniture	X 167216
			Spent on behalf of main office	5404329
vi) Excess of income over expenditure	VI	15956517	Interest accrued but not received.	XI 100000
		<u>28079477</u>		<u>28079477</u>

Sd/-
Asstt. Accounts officer
ISBT

Sd/-
Accounts officer
ISBT

Sd/-
General Manager, ISBT

Copy
1/11

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SCHEDULE I

DELHI DEVELOPMENT AUTHORITY
(I.S.B.T.)

Statement of Security Deposits upto 31.3.92.

1.	Opening Balance as on 1.4.92	3554749.00
2.	Add received during the year 91-92	3817461.00
3.	Less refund during the year 91-92 (-)	<u>3353361.00</u>
		<u>4018849.00</u>

SCHEDULE II

Statement of Other Deposits.

1.	Opening Balance.	NIL
2.	During the year	<u>NIL</u>
	TOTAL	<u>NIL</u>

Sd/-
Asstt. Accounts officer (ISBT) Sd/-
Accounts officer (ISBT) Sd/-
General Manager (ISBT)

Confidential
HP

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SCHEDULE III

DELHI DEVELOPMENT AUTHORITY
(I.S.B.T.)

" STATEMENT OF SUSPENSE ACCOUNT "

1.	Opening Balance as on 1.4.92	118448.00
2.	Add received during the year. 91-92	<u>461365.00</u>
		579813.00
3.	Less payments made during the year 91-92	<u>323096.00</u>
	BALANCE.	<u>256717.00</u>

Sd/-

Asstt. Accounts officer(ISBT)

Sd/-

Accounts officer(ISBT) General Manager
ISBT

Sd/-

Conf/-
JK

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SCHEDULE IV

DEIHI DEVELOPMENT AUTHORITY
(I.S.B.T.)

STATEMENT OF SUNDRY CREDITORS AS ON 31.3.22.

1.	Opening Balance as on 1.4.91	D 867952.00
2.	Less liability to main office Net as per details given below (-)	<u>5404322.00</u>
		<u>5463633.00</u>

	Undischarged liabilities as account of Pay & Allowance etc. for the year 1991-92	3213779
(-)	Liability of 90-91	<u>1330018</u>
		<u>2383761.</u>

Net Creditors.	<u>2383761.00</u>
	<u>7847394.00</u>

DETAILS

Opening Balance as on 1.4.91
= 3941426

(+) Receipt of M.K.T., RRTC, collected by ISBT during 91-92	3542653 <u>7490779</u>	7490779.00
---	---------------------------	------------

(-) Expenditure incurred on Nazul Account II i.e. M.K.T.- RRTC etc.		<u>12695108.00</u>
	(-)	<u>5404322.00</u>

Sd/-
Asstt. Accounts officer(ISBT)

Sd/.
Accounts officer(ISBT)

Sd/.
General Manager(ISRT).

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for
file

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sd/- Asstt. Accounts Officer
 ISBT
 sd/- General Manager
 I.S.B.T.

STATEMENT OF EXPENDITURE/INCOME
 1. Opening Balance 8660616.00
 2. During the year 7287901.00
15956517.00

SCHEDULE VI

BAR AND DEBITFUL DEBTS FOR THE YEAR 1991-92
 1. Opening Balance NI.
 2. During the year NI.
 3. Closing Balance NI.

DELHI DEVELOPMENT AUTHORITY
 INTER STATE BUS TERMINUS

SCHEDULE V.

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127

SCHEDULE VII

DELHI DEVELOPMENT AUTHORITY
INTER STATE BUS TERMINUS
KASHMERE GATE DELHI -6.

STATEMENT OF INVESTMENTS DURING(92-93)

1. Opening Balance as on 1.4.81	9000000
2. Deposits during the year 91-92	9409894
	<u>18409894.00</u>
(-) Loss encashed during the year	16659894
CLOSING BALANCE	<u>1750000</u>

SCHEDULE VIII

DELHI DEVELOPMENT AUTHORITY
INTER STATE BUS TERMINUS

"Statement of Deposits".

1. Opening Balance	184580
2. Add during the year	-
closing balance	<u>184580</u>

Sd/-
ASSTT. ACCOUNTS OFFICER
I.S.B.T.

Sd/.
ACCOUNTS OFFICER
I.S.B.T.

Sd/-
GENERAL MANAGER.
I.S.B.T.

Compd
18/5

128

SCHEDULE IX.

DELHI DEVELOPMENT AUTHORITY
ISBT

STATEMENT OF SUNDRY DEBTORS (31.3.57.)

Opening Balance as on 1.4.51/ 18629561

(+) Outstanding for the year
1951-52 10181557
28811118

(-) Amount received during the year
pertaining to 1950-51 8244474

(-) Less demand dropped and amount
received for next year. 1535357

19031287

Sd/-
Asstt. Accounts Officer
I.S.B.T.

Sd/-
Accounts Officer
I.S.B.T.

Sd/-
General Manager
I.S.B.T.

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by
[Signature]

SCHEDULE X

DELHI DEVELOPMENT AUTHORITY
INTER STATE BUS TERMINUS
KASHMERE GATE-6

STATEMENT OF FURNITURE & FITTING FOR THE
YEAR 1997-98 (ASSETS)

CAR FURNITURE ELECT. TYPEWRITING.

1.	Opening Balance as on	1.4.91	51457	71344	-
2.	Additions during the	Year	-	(+) 41168	(+) 30966
3.	Less Depreciation.	(-)	10291	(-) 11251	(-) 6197
			41166	101261	24769

G.Total :- 167216/-

SCHEDULE XI

DELHI DEVELOPMENT AUTHORITY
INTER STATE BUS TERMINUS

"STATEMENT OF INTEREST ON INVESTMENT."

1. Amount received upto 3/91 1103569

2. (+) Amount pertaining to (91-92) Net Received. 100000

1203569

2. (-) Amount pertaining to Last Year (90-91) 260550

923039

sd/-
Asstt. Accounts Officer
ISBT.
sd/-
General Manager.
ISBT.

1/98

68 130

DELHI DEVELOPMENT AUTHORITY
ANNUAL ADMINISTRATIVE ACCOUNTS (1991)

Sl. No.	Particulars	Cost of construction as per sanctioned estimate.	No. of years for which accounts have been taken.	Capital outlay			Interest charges for the year under report.	Actual expenditure on maintenance inclusive of Municipal or other taxes			Total Annual cost to the Authority i.e. Col. 8+ Col. 11	Income realized during the year.	Profit	Loss	Prognosticative capital cost 7-8-14-15	Demand on the capital cost 62.5%	Net progressive capital cost.
				To end of previous year	During the year	Total		During the year	To end of year per annum.	Average under report							
1.	2.	3.	4.	5.	6.	7.	8.	9.	10.	11.	12.	13.	14.	15.	16.	17.	18.
1.	ISBT	818.71	1976-77	Nil	-	518.71	6.5%	33.72	16.99	16.99	50.62	27.47	10.57	-	541.86	10.55	531.31
2.	ISBT	Cost of land 9580000	1977-78	531.31	10.55	541.86	8.5%	46.06	21.85	38.75	65.43	33.74	11.89	-	576.03	10.28	556.75
3.	ISBT	Cost of Building 42191000	1978-79	555.75	10.28	576.03	8.5%	48.96	40.04	78.79	75.22	49.52	9.48	-	615.51	10.03	605.48
4.	ISBT	Total 51871000	1979-80	605.48	10.03	615.51	8.5%	52.31	46.15	124.94	83.55	46.97	0.82	-	667.00	9.77	657.23
5.	ISBT		1980-81	657.23	9.77	657.00	8.5%	59.35	42.34	167.28	91.62	57.18	16.84	-	708.52	9.53	698.99
6.	ISBT		1981-82	698.99	9.53	708.52	5%	35.42	105.66	272.94	80.91	59.87	-	45.79	789.73	9.29	780.44
7.	ISBT		1982-83	780.44	9.29	789.73	5%	34.41	110.18	392.12	95.51	71.32	-	47.86	877.08	9.05	818.02
8.	ISBT		1983-84	868.02	9.06	877.08	5%	43.85	136.46	530.58	110.17	91.92	-	46.54	957.47	8.84	958.63
9.	ISBT		1984-85	958.63	8.84	957.47	5%	48.37	171.81	630.39	119.30	105.62	-	2.19	1018.03	8.61	1009.42
10.	ISBT		1985-86	1009.42	8.61	1016.03	17/4%	175.61	225.70	701.14	253.72	94.38	-	48.37	1242.01	8.40	1233.61
11.	ISBT		1986-87	1233.61	8.40	1242.01	"	214.24	11.75	921.83	283.05	131.97	-	6.77	1455.02	8.19	1455.81
12.	ISBT		1987-88	1455.81	8.19	1455.02	"	252.72	111.64	1033.53	538.85	313.62	201.93	-	1515.76	7.98	1507.78
13.	ISBT		1988-89	1507.78	7.98	1515.76	11%	165.73	138.28	1171.81	205.87	165.69	-	1.45	1655.92	7.78	1576.14
14.	ISBT		1989-90	1576.14	7.78	1633.92	11%	185.23	157.69	1337.65	225.37	193.92	-	36.50	1805.65	7.59	1698.06
15.	ISBT		1990-91	1698.06	7.59	1905.65	11%	205.62	195.47	1633.16	321.85	342.95	47.17	-	2058.10	7.39	2060.71
16.	ISBT		1991-92	2060.71	7.39	2063.40	11%	229.62	255.49	2038.45	354.94	428.65	72.33	-	2223.04	7.19	2215.85

49/2/91
अधीक्षक
वित्त एवं भवन
डि. डी. डी. ऑ.

11/11/91
अधीक्षक
वित्त एवं भवन
डि. डी. डी. ऑ.

68 130

**DESIGN DEVELOPMENT PROJECT
ANNUAL ADMINISTRATIVE ACCOUNTS (1980)**

Sl. No.	Particulars	Cost of construction as per sanctioned estimate.	No. of years for which accounts have been taken.	Capital outlay	Interest charges for the year under report.	Actual expenditure on maintenance exclusive of Municipal or other taxes	Total Annual cost to the Authority i.e. Col. 8 + Col. 11	Income realized during the year.	Profit	Loss	Progressive capital cost 7-8-14+15	Depreciation on capital building 62.5%	Net progressive capital cost.				
1.	2.	3.	4.	5.	6.	7.	8.	9.	10.	11.	12.	13.	14.	15.	16.	17.	18.
1.	ISST	618.71	1976-77	Nil	-	518.71	6.5% 33.72	16.99	16.99	16.90	50.62	27.47	10.57	-	541.86	10.55	531.31
2.	ISST	Cost of land = 9580000	1977-78	331.31	10.55	541.86	8.5% 46.06	21.85	38.75	19.37	65.43	33.74	11.89	-	576.03	10.28	556.75
3.	ISST	Cost of Building 42191000	1978-79	555.75	10.28	576.03	8.5% 48.96	40.04	78.79	26.26	75.22	49.52	9.48	-	615.51	10.03	605.48
4.	ISST	Total = Rs. 51871000	1979-80	605.48	10.03	615.51	8.5% 52.31	45.15	124.94	31.24	83.55	46.97	0.82	-	667.00	9.77	657.23
5.	ISST		1980-81	657.23	9.77	667.00	8.5% 56.93	42.34	167.28	33.46	91.62	57.18	16.84	-	708.52	9.53	698.99
6.	ISST		1981-82	698.99	9.53	708.52	5% 35.42	105.66	272.94	45.49	80.91	59.87	-	45.79	789.73	9.29	780.44
7.	IS ST		1982-83	780.44	9.29	789.73	5% 39.48	119.18	392.12	56.02	95.51	71.32	-	49.86	877.08	9.05	818.02
8.	ISST		1983-84	868.02	9.06	877.08	5% 43.85	136.46	530.58	66.32	110.17	91.92	-	46.54	957.47	8.84	958.63
9.	ISST		1984-85	958.63	8.84	957.47	5% 48.37	17.81	630.39	70.93	119.30	105.62	-	2.19	1018.03	8.61	1009.42
10.	ISST		1985-86	1009.42	8.61	1016.03	1744=175.61	225	701.14	78.11	253.72	94.38	-	48.37	1242.08	8.40	1233.61
11.	ISST		1986-87	1233.61	8.40	1242.01	214.24	1.75	921.83	83.81	283.05	131.97	-	6.77	1455.02	8.19	1455.83
12.	ISST		1987-88	1455.83	8.19	1455.02	252.72	111.64	1033.53	85.13	538.85	313.62	201.98	-	1515.76	7.98	1507.78
13.	ISST		1988-89	1507.78	7.98	1515.76	1114=155.73	158.22	1171.81	90.14	206.87	165.69	-	1.43	1655.92	7.78	1576.14
14.	ISST		1989-90	1576.14	7.78	1633.92	1114=185.23	215.33	1387.65	99.12	285.37	192.92	-	36.50	1805.65	7.59	1898.06
15.	ISST		1990-91	1898.06	7.59	1905.65	1114=215.62	295.47	1683.16	112.23	321.85	342.95	47.17	-	2059.10	7.39	2060.71
16.	ISST		1991-92	2060.71	7.39	2068.40	215.62	295.47	2038.45	127.42	354.94	428.65	72.38	-	2223.04	7.17	2215.85

4 4/10/91 3/4

4/10/91 3/4

4/10/91 3/4

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131 Appendix 'Y' to Item no: 59/93

FORMAT OF PROFORMA ACCOUNT IN RESPECT OF COMPLETED SCHEME

Sr. No.	Name of Scheme	Sanctioned cost	Date of Compl.	Total expdr. as per budget	Anticipated expenditure	Interest charges	Departmental/ Admn.
1.	C/o 112 MIG DUs Pk.1 Sec.-3 Rohini	303.36 lacs	15.2.88	94.05	2.00	26.74	11.57

Cost of land	Total 5+6+7+8+9	Disposal cost including cost of land	Service charges received/receivable	Total 11+12	Net surplus deficit	Remarks/Reasons for variation
4.34	138.70	164.94		164.94		Services are yet to be handed over to MCD.

Sd/-
Dy. FA(H), DDA

Sd/-
FC (R)

132

ECRMAT OF PROFORMA ACCOUNT IN RESPECT OF COMPLETED SCHEME

Sr. No.	Name of Scheme	Sanctioned cost	Date of Compl.	Total Expdr. as per budget	Anticipated expenditure	Interest charges	Departmental/Admn.
1.	C/o 208 EWS Houses Pkt.9(P) Sec 8 Rohini	5654300/-	31.3.88	69.21	1.50	18.77	5.46

Cost of land	Total 5+6+7+8+9	Disposal cost including cost of land	Service charges received/receivable	Total 11+12	Net surplus deficit	Remarks/reasons for variation
2.68	97.62	108.30		108.30		Service yet to be handed over to MCD.

Sd/-

F.O.(R)

Sd/-

Ly. FA(H)-I

137

FORMAT OF PROFORMA ACCOUNT IN RESPECT OF COMPLETED SCHEME

Sr. No.	Name of Scheme	Sanctioned cost	Date of Compl.	Total Expr. as per budget	Anticipated expenditure	Interest charges	Departmental/Admn.
1	2	3	4	5	6	7	8
1.	C/o 100 MIG DUs in Pkt.25 Sec.3 Rahim	803.35	25.11.87	199.06	1.00	37.97	16.44 1.81 <u>18.25</u>

Cost of land	Total 5+6+7+8+9	Disposal cost including cost of land 11	Services charges received/receivable 12	Total 13	Net surplus deficit 14	Remarks/reasons for variation 15
9	10	11	12	13	14	15
5.88	262.16	233.95		233.95		

Service yet to be handed over to MCL.

Sd/-
Dy. FA(H), DDA

Sd/-
F.O. (R)

134

FORMAT OF PERFORMA ACCOUNTS IN RESPECT OF COMPLETED SCHEME							
Sr. No.	Name of the Scheme	sanctioned cost	Date of compl.	Total expdr. (as per bud- get upto	Anticipated expdr.	Interest charges	Departmental Admn.charges
1	2	3	4	5	6	7	8
1.	C/o 120 CSP Houses in Sec.C Pkt.II V.Kurj	35.65 lacs	5.4.89	Rs.4453268/- (Cost of construction as intimate by HAC)	2.00	995973/-	289462/- (+) 202963/-
2.	C/o 360/32 LIG Houses Masoodpur Dairy Farm	239.20	28.10.89	88.50	20.00	54.41	23.55 (+) 3.14= Rs.26.69 lacs

Cost of land	Total 5-6+7+8	Disposal cost including cost of land	Service charges received/receivable	Total (10-12)	Net surplus deficit	Remarks/reasons for variation
9	10	11	12	13	14	15
1.		5984000/-				The surplus may have issued due to various charges levied while finalising the disposal cost by the housing department
2.	20.83	254.42		300.33	34.02	- do -
	1072600					

Sd/-
Dy. FA(H), DDA

Sd/-
E.E. (SWD-VI), DDA

ITEM NO. SUB:- Zonal Development Plan for Planning Zone 'E'.
60/93 (F.No. 1(21)92/ZP/DDA.)
A-16.4.93

P R E C I S

Planning Zone (Division) 'E', known as Trans-Yamuna Area (TYA) is located in the Eastern portion of the National Capital Territory of Delhi across river Yamuna abutting Loni, SahibaBad and Noida areas of Utter Pradesh. Total area of Zone 'E' is 8797 hectares approx.

The Zonal Development Plan of Zone 'E' with detailed report was placed before the Technical Committee in its Meeting held on 24.12.92 vide Item No. 129/92. The Report was presented by Director(TYA) before the Technical Committee. The Technical Committee, after detailed discussions, recommended that the Zonal Development Plan for Zone 'E' may be put up for consideration of the Authority with the following additions/modifications:-

- a) Zonal Plan drawings may be included with the text/report.
- b) The first chapter of the text/report, which mainly deals with the internal/official correspondence and court cases may be deleted.
- c) To make up the deficiency of essential facilities and recreational area in the zone, some portion of zone 'O' (River front) may be necessary.
- d) Text/Report may avoid making any policy commitments like regularisation/upgradation of jhuggi clusters which are not within the purview of ZDP. It was emphasised that the zonal plans should be based upon the latest census/data surveys.
- e) The zonal plan report should be brought into the format of other zonal plan already approved by VC.

Based on the recommendations of the Technical Committee the Zonal Development Plan Report has been modified. (Appendix 2 Page No. Book-1st).

Now, the modified Zonal Development plan of

Planning Zone (Division) 'E' is placed before the Authority for consideration, for approval, for publication, for calling objections/suggestions as per Delhi Development Act.

R E S O L U T I O N

Resolved that the Zonal Plan for Zone (Division) 'E' - Trans Yamuna Area be approved and published for inviting public objections/suggestions in accordance with the provisions of Delhi Development Act, 1957.

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ITEM

NO.

61/93

A-16.4.93

Sub: -Alignment plan of 'Vasundhara Enclave' link road (connecting Dallupura Co-operative Societies with Trilokpuri resettlement Colony).

No., F.5(22)91-MP

BACKGROUND

P R E C I S

A large residential complex of 650 hect. was planned, developed and constructed upon including allotment of land to 50 Cooperative Group Housing Societies with a break up of 49% residential use, 3.7% commercial use, 12.2% for industrial use (now, changed to integrated freight complex), 18.6% to public & semi-public facilities, 7.7% to recreational and 8.9% for circulation.

Due to non-implementation of 45 mtr. wide road parallel to Hindon cut approach to 50 Cooperative Group Societies (now called Vasundhara Enclave) is a problem and residents have to take longer routes by 5 to 6 KM via NOIDA.

2. Request of Federation of Cooperative Group Housing Societies.

Federation of Cooperative Group Housing Societies approached Vice-Chairman, DDA for linking the Vasundhara Enclave with Patparganj Complex so that access to NH-24 and Delhi becomes easier.

Vice-Chairman, DDA with M.P. of the area, Commissioner (Plg.), Chief Engineer (East), D.L.M., Chief Architect, Director (TYA), Chief Engineer (Elect) and all concerned officers visited the site and discussed the matter with the representatives and promised to finalise the plan of link road.

3. Proposal of Alignment of the Road.

Existing Constraints

i) Level of the embankments of the Hindon cut and Gazipur drain is approximately 1.5 meters above the surrounding ground level as given on the plan. A detailed survey with levels have been obtained from the Engineering Wing of the D.D.A.

ii) The portion of the alignment above the Gazipur drain and hindon cut will be in the form of a continuous bridge adequately higher than the berms of the drains to accommodate the structure

portion including service ducts for water supply, electricity, telephone etc. towards Dallupura side.

iii) The approach to adjoining properties on either side will not be affected in any way by this alignment plan.

4. Decision of Technical Committee.

This was discussed in the TC meeting held on 6.8.91 and while approving the plan, the TC noted that in the right of way of the road a very restricted space was available both for the service lane and for main carriageway. It was, therefore, decided that main carriageway should be of three lanes whereas the service lanes on either side may be of 7.5 mtrs. width.

5. Modifications in the Alignment Plan.

i) The alignment plan was modified to make 24 mtr. wide road with normal cross-section upto the meeting point with 45mtr. wide road. This 24 mtr. wide road will be at the same level as of 45 mtr. wide road (i.e. + 1.00m raised level at the intersection).

ii) The bridge will start at a distance of 25.0m away from the edge of 45 mtr. wide road (towards Hindon cut side) and will have slopes as details given under:

- a) A to B - distance 15 mtr. - slope of 1:30.
- b) B to C - distance 54 mtr. - slope of Nil.
- c) C to D - distance 63 mtr. - slope of 1:50.
- d) D to E - distance 100 mtr. - slope of 1:200
- e) E to F - distance 90 mtr. - slope of 1:30

Point; A is 25 m. away from the western edge of 45 mtr. wide road; Point; B is the eastern edge of Hindon cut; C is the eastern edge of Gazipur drain; D is the western edge of Gazipur drain and E is the meeting point of Trilokpuri Colony.

iii) On the bridge, the main carriageway of 9 mtr. and on either side of the main carriageway provisions of ducts below carriageway for telephone cables on one side and DESU wires on other side have been made after consulting respective services departments i.e. MTNL and DESU. Position of ducts have been shown in the alignment plan.

iv) The alignment plan is modified to the extent of reducing the height of the bridge portion over the berms of Gazipur drain and Hindon cut canal.

6. Funding of the Project.

Superintending Engineer, East Zone, DDA stated that the estimated cost of the entire bridge alongwith approach roads would be Rs. 4 crores including cost of construction of services ducts. It is proposed that this amount may be taken from plan funds of Delhi Administration as the bridge in question would serve various colonies and even otherwise also cost of construction of bridge and approach roads across large canal/storm water drain is funded from Plan Funds of Delhi Administration.

7. Alternatively, the cost of the bridge could be met by levy of the toll tax. In a meeting with V.C. on 4.12.92, President and office bearers of the Joint Forum of Vasundhara Enclave Coop. Cr. Housing Societies had agreed to this suggestion.

8. The item is placed before the Authority for:-

- a) approval of the alignment plan ;
- b) deciding the mode of financing of the project.

R E S O L U T I O N

Resolved that the alignment plan as proposed be approved, however, funding of the project will be decided in the Standing Committee chaired by Chief Secretary, GNCTD.

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6. Funding of the Project.

Superintending Engineer, East Zone, DDA stated that the estimated cost of the entire bridge alongwith approach roads would be Rs. 4 crores including cost of construction of services ducts. It is proposed that this amount may be taken from plan funds of Delhi Administration as the bridge in question would serve various colonies and even otherwise also cost of construction of bridge and approach roads across large canal/storm water drain is funded from Plan Funds of Delhi Administration.

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8. The item is placed before the Authority for:-

- a) approval of the alignment plan ;
- b) deciding the mode of financing of the project.

R E S O L U T I O N

Resolved that the alignment plan as proposed be approved, however, funding of the project will be decided in the Standing Committee chaired by Chief Secretary, GNCTD.

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ITEM NO.

62/93

A-16.4.93

Sub: Floor area ratio for Wazirpur District Centre.

No. F. PS/CA(6)/92/4077.

P R E C I S

1) Wazirpur District Centre is one of the District Centres identified in MPD 1962. It is located on Ring Road in the vicinity of Pitampura TV Tower. The conceptual scheme of this Centre was formulated with the help of a consultant appointed by the Authority and was approved by Delhi Urban Art Commission during 1986 (App. 'AA' p.1). Based on the conceptual scheme the services plans were drawn up and the development work was started.

2) Simultaneously the scheme was further worked out based on the conceptual scheme and with the approval of the Screening Committee of the Authority, the same was submitted to Delhi Urban Art Commission for their approval, which was considered in their meeting held on 5.6.92 (App. 'BB' page 144-146) wherein the Commission observed to get a confirmation from the DDA that the project is to be considered on the basis of the old norms of the Master Plan. Subject to this confirmation the Scheme was examined in detail and the issues pertaining to circulation, movement of fire tenders, provision of services for informal sector were approved as provided in the scheme. However, the Commission desired that the Chief Architect, DDA is to clarify the position with respect to the applicability of the Master Plan provisions as to whether the scheme is to be examined as per the old Master Plan norms i.e. based on 150 FAR as per the norms of the MPD 2001 where the FAR is 125.

3) The points raised in the meeting of DUAC were discussed in the meeting of the Screening Committee held on 31-8-1992 as Item No. 76/92 and the following decision was taken:-

" The background of the case with regard to this district centre was explained. It was informed that scheme was approved by DDA & DUAC at the conceptual stage as per old Master Plan and the details of the scheme and the services have been worked out as per earlier norms i.e. 150 FAR. After detailed discussion, it was decided that DDA's decision of going ahead with 150 FAR as proposed earlier may be conveyed to DUAC."

4) Accordingly, DUAC was informed and the scheme was again discussed in the meeting held on 27-11-92 wherein the Commission desired that the recommendation of the Screening Committee should have the approval of the Authority. However, details with regard to architectural controls, services, circulation etc. as considered by the Commission were approved.

5) The issue was again discussed in the meeting of the Technical Committee held on 24-12-92 wherein it was opined that the Authority in its earlier resolution had restricted development norms for cases which were pending for approval prior to the enforcement of MPD-2001 and the case be examined accordingly. The matter was, therefore, examined keeping in view the DDA Resolution No. 29 dated 19-2-91 which mainly pertains to individual residential plots and plots allotted to Group Housing Societies, which was pending on 1-8-90 when the provisions of MPD 2001 came in existence. DDA Resolution does not cover the schemes of District Centres and commercial centres

6) The FAR of 150 applicable to this scheme as the same was taken up for its implementation based on Master Plan for Delhi 1962 prior to the enforcement of the provisions of MPD 2001.

7) The matter was again discussed in the meeting of Technical Committee held on 18-2-1993. The Technical Committee observed that, as the scheme was taken up and approved prior to the enforcement of MPD 2001, it qualifies for 150 FAR and therefore further action should proceed on that basis and the matter be brought before the Authority for its approval as desired by DUAC.

8) MPD-2001 which came into force from 1-8-1990, on page 127 of the Gazette provides:

" Three district centres namely, Nehru Place, Rajendra Place, Ekikaji Cama Place have been almost fully developed and three others namely Janakpuri, Laxmi Nagar and Shivaji Place are in progress."

...

9) The plan does not indicate with regard to Wazirpur District Centre as a scheme taken up for development at that time, however, as mentioned above the work was started after the approval of the project. Further, MPD-2001 provides under heading 'development code' on page 148 & 149 under clause 3(iv) :

" The layout plan already approved by the Authority or any other local authority concerned in accordance with the law shall be deemed to have been approved under this code."

The matter is placed before the Authority for its consideration and approval.

R E S O L U T I O N

Resolved that Wazirpur District Centre should be developed at 150 FAR and the same should be conveyed to DUAC.

-.-.-.-

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ac

दिल्ली नगर कला आयोग
DELHI URBAN ART COMMISSION
लोकनायक भवन (द्वितीय कल)
LOK NAYAK BHAWAN (2ND FLOOR)
पृथ्वीराज लेन, नई दिल्ली - 110003
PRITHVIRAJ LANE, NEW DELHI - 110003
दूरभाष PHONES : 611948, 618593, 618607 & 690821
July 8, 1986.

No. 22(88)/85-DUAC.

Shri Rattan Singh,
Chief Architect,
DDA, Vikas Minar,
New Delhi.

Subject: Wazirpur District Centre - Report of the Committee's
meeting held on 13.6.1986.

Sir,

Please refer to your letter No. HUPW/2(1)86/548 dated
27th May, 1986 regarding above. This project was placed before
the Commission in its meeting held on 25th June, 1986. The
following observations were made : -

"The report of the Committee in regard to the Wazirpur
district centre was considered by the Commission. After
discussion, the following observations were made : -

- (i) The concept of the Wazirpur district centre was
approved.
- (ii) The Architect was advised to work out the final detail
keeping in view the suggestions which are as follows:-
 - (a) The traffic circulation system in the vicinity along
the Ring Road needs further indepth study and it will
be advisable if the total circulation system with de-
tails of the interchange etc. are worked out. It was
suggested that at least a minimum of 65 mts. setback
should be left out in the front of the Ring Road to
work out such interchange system at a later stage if
these cannot be worked out now.
 - (b) The wholesale trade activity in the area should be
reworked out further.

The DDA was requested to submit the detailed proposal
through the Building Department of the DDA after incorporating
the suggestions made."

You are, therefore, requested to take appropriate action.

Yours faithfully,

SECRETARY

Working & Urban Projects Wing
Received on 7-7-86
Sl. No. 2547

For record.

24/7/86

Shri Rattan Singh



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 : 811048, 818503, 818607 & 800821
June 24, 1992

No. 22(16)/92-DUAC

The Vice Chairman,
DDA,
Vikas Sadan,
I.N.A., New Delhi.

आयोग पत्र नं. 22/92
दिनांक 24/6/92
पृष्ठ सं. 832
दिल्ली विकास प्राधिकरण

Sub: Plans for District Centre Wazirpur.

Sir,

The above mentioned scheme submitted by DDA had been considered by the Commission in its meeting held on June 5, 1992 and the following observations were made :-

"The proposal of Wazirpur District Centre submitted originally in 1985 by the DDA, after detailed examination by the Committee constituted by the Commission, had been considered in the meeting of June 25, 1986 and the following observations had been made :-

"The report of the Committee in regard to the Wazirpur District Centre was considered by the Commission. After discussion, the following observations were made:-

The concept of the Wazirpur District Centre was approved.

The Architect was advised to workout the final details keeping in view the suggestions which are as follows :-

(a) The traffic circulation system in the vicinity along the Ring Road needs further indepth study and it will be advisable if the total circulation system with details of the interchange etc. are worked out. It was suggested that at least a minimum of 65 mts. setbacks should be left out in the front of the Ring Road to work out such interchange system at a later stage if these cannot be worked out now.

(b) The wholesale trade activity in the area should be worked out further.

The DDA was requested to submit the detailed proposal through the Building Department of the DDA after incorporating the suggestions made."

---2/-

आयोग पत्र नं. 22/92
दिनांक 24/6/92
पृष्ठ सं. 832
दिल्ली विकास प्राधिकरण

The scheme now submitted by the DDA was on respect of the changes proposed in the layout, with the deletion of two number of cinemas, increase in the size of hotel, introduction of residential component with approximately 300 units and certain modifications in the central green spine in the complex. The central building was proposed to be developed in the form of a formal shopping complex. The changes in the wholesale market design had also been proposed. The introduction of multi-level car parking was also an addition in the earlier concept.

It was found that the scheme at an area of 75.15 acres was based upon the earlier Master Plan norms of 150 FAR and the main requirements proposed were not as per the MPD-2001. As per the new Master Plan the various area components prescribed were 30,000 sq.mt. wholesale, 75,000 retail, 90,000 offices, 15,000 service centre, 30,000 hotel, 30,000 cultural centre, 40,000 facilities, 35,000 residential with a total of 3,45,000 sq. mt.

The Architect of the scheme Sh. Jasbir Sachdev explained that basically the requirements are as originally proposed except an attempt has been made to introduce some of the required components of new Master Plan like residential etc. It was the general feeling of the Commission that the office components proposed was too much on the higher side in comparison with the new Master Plan. Shri Santosh Auluck, Chief Architect of DDA stated that the scheme has since earlier approval of the Commission, though at conceptual stage, the DDA presume that the Commission's approval for the first stage has been obtained. After discussions it was decided that the Commission should write to DDA to confirm DDA that the project is to be considered on the basis of old norms by the Commission.

Subject to the confirmation being received from the DDA about the applicability of the old Master Plan norms the Commission further examined the scheme and the following observations were made :-

1. The concept of the green spines with shopping streets was considered an interesting attempt.
2. The road side parking lots were suggested to be revised. The need of better drop-off point at the termination of the green spines was highlighted to give a better feeling of entrance for the pedestrians.
3. The identical parking lots provided next to the C-2, C-3, C-4, C-5 blocks and D-2, D-3, D-4 & D-5 blocks were advised to be developed in such a manner that the feeling of parking space could be reduced. For the

अनुपरी कागज
Continuation Sheet

purpose the suggestions were offered for sinking of the parking lots and landscaping their terraces. It was felt that with this preposition an additional pedestrian movement/*green spine* could be achieved.

4. The lack of landscaped areas was pointed out to the Architect in general.

After long discussions and deliberations with the consulting Architect and the Chief Architect, DDA, the Commission observed that the Architect could provide the drawings of parking layout, shopping streets and servicing, incorporating the above suggesti-

ons.

The Chief Architect of the DDA was advised to clarify the position with respect to the applicability of the Master Plan."

In view of above, you are requested to clarify whether this scheme is to be examined as per old master plan norms or MPD-2001 norms. You may also suitably advise your architect consultant..

Yours faithfully,

(M.B. SAXENA)
SECRETARY

Copy to :-

1. The Chief Architect, DDA, Vikas Minar, I,P. Estate, New Delhi.
2. M/s. Sachdev Eggleston & Associates Pvt. Ltd. E-5, New Delhi South Extension, New Delhi-49

(Yours faithfully,

(M.B. SAXENA)
SECRETARY

incorporating

ITEM NO. Sub : Proposal for site(s) for motel(s) at Delhi-
69/93 Gurgaon Road in the National Capital Territory
of Delhi.
A-16.4.93

F.10(31)/81-MP

P R E C I S

Reference is invited to the Jt. Secretary (HD), Ministry of Urban Development D.O. No.K-20013/10/92-DDIB dated 18.2.93 wherein the reference of the DDA resolution no.72 dated 12.10.89 and resolution no.4 dated 16.1.90 have been given (App. 'CC' to P.No.149-150). The Authority vide these resolutions considered the location of two motel sites at Delhi-Gurgaon Road (N.H.8) in the name of Shri K.K.Malik's motels and Dalip Motels. The NOC could not be issued because the Authority desired that a comprehensive scheme be formulated. In the above referred D.O. letter, it has been informed by the Ministry that there is no justification for the DDA of withholding the NOC. The Ministry has already issued direction under Section 41(3) of the Delhi Development Act to the DDA to draw up an indicative land use plan along 1 KM corridor abutting N.H.8. The direction also stated inter alia that the pending the drawing up of such a plan proposals for hotels etc. that entailed significant foreign equity participation should be permitted. It is further mentioned that if the proposal of Malik Motels falls within the 1 KM corridor, the proposal could deserve consideration in the light of the general directions given. In the eventuality of the site falling beyond the proposal plan area, the issuance of NOC would be totally unrelated to DDA's prospective efforts to draw up an indicative plan. The DDA should issue the NOC in the light of the Authority's resolution of 12.10.89.

2. The above referred resolutions of the Authority are given at (Appendix. 'DD' to P.No. 151-156-).

-147-

ITEM NO. Sub : Proposal for site(s) for motel(s) at Delhi-
68/93 Gurgaon Road in the National Capital Territory
of Delhi.

A-16.4.93

F.10(31)/81-MP

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-147-

ITEM NO. Sub : Proposal for site(s) for motel(s) at Delhi-
68/93 Gurgaon Road in the National Capital Territory
of Delhi.

A-16.4.93

F.10(31)/81-MP

P R E C I S

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2. The above referred resolutions of the Authority are given at (Appendix.. 'DD' to P.No.-151-156-).

3. In the letter of Jt. Secretary(HD) referred in paragraph 1, it has been conveyed that DDA should issue NOC in the light of earlier Authority Resolution of 12.11.89. Authority Resolution dated 16.1.90 prohibits issue of NOC till a comprehensive scheme is formulated. Further, permission of motel in rural use zone would require amendment in the MPD-2001 and alternative to the urban land policy presently followed, which is being worked out separately by Pr. Commissioner. The conceptual plan for the area along N.H.8 near Indira Gandhi International Airport which includes the area of the site for motels mentioned in the communication was discussed in the meeting of the Authority held on 19.2.93.

The matter is placed before the Authority for its consideration.

R E S O L U T I O N

Resolved that a Committee be constituted under the Chairmanship of Principal Commissioner DDA with members from Ministry of Tourism, Delhi Tourism Development Corporation and the Planning Department of the DDA. The Committee shall give its recommendations about the development of motels in Delhi and shall submit its report in the next meeting of the Authority. This decision be conveyed to the Ministry of Urban Development as an interim information.

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APPENDIX 'CC' TO ITEM NO. 63/93



D.O.NO.K-20013/10/92-DDIB

Dr.P.S.A.Sundaram,
Joint Secretary(HD).
T.NO.3017665.



भारत सरकार
शहरी विकास मंत्रालय
GOVT. OF INDIA
MINISTRY OF URBAN DEVELOPMENT

नई दिल्ली - 110011, तारीख
Dated New Delhi-110011, the 18.2.93

Dear Shri Jakhanwal,

Please refer to Shri R.Bannerji's d.o.letter of even number dated 12.10.92 regarding the approval for setting up of two motels, namely Shri K.K.Malik's Motal and Dalip Motel.

On the basis of the parties asking for a special permission under the Master Plan for Delhi 1962, the DDA had passed a Resolution on 12th November, 1989 approving the setting up of these two motels. While passing the Resolution, the DDA were aware that MPD-2001 was in the process of being promulgated and that the alignment of National Highway-8 was also proposed to be changed. The Resolution mentions both these factors explicitly.

Shri K.K.Malik had subsequently represented to this Ministry that thereafter, the DDA had not issued No Objection Certificate on the basis of which the parties can approach the Municipal Corporation of Delhi for sanctioning their building plans.

The DDA were asked to give the reasons why NOC has not been issued to Shri K.K.Malik despite the DDA's Resolution of 1989.


The DDA vide their letter dated 4.11.92 referred to another Resolution of DDA (NO.4 dated 16.1.90), wherein it was resolved that a comprehensive scheme for development of NH-8 be formulated and brought before the Authority and till then no N.O.C. be issued in any case. As such, the DDA has not issued N.O.C. in the above mentioned two cases.

The matter has been considered in the Ministry and it has been decided that there would be no justification at this stage for the DDA to take the plea that approvals given by the Authority in 1988-89 are invalid in view of DDA's desire to draw up a plan for NH-8. Ministry had earlier issued directions u/s 41(3) of the DD Act, so that the DDA could draw up an indicative land use plan along a 1 K.M. corridor abutting NH-8. The direction also stated, inter alia, that pending the drawing up of such a plan, proposals for hotels etc. that entailed significant foreign equity participation should be permitted. If the proposal of Malik Motels falls with this 1 km corridor, the proposal could deserve consideration in the light of the general directions given.

-150-

In the eventuality of the site falling beyond the proposed plan area, the issuance of NOC would be totally unrelated to DDA's prospective efforts to draw up an indicative plan. The DDA should issue the NOC in the light of the Authority's Resolution of 12th November, 1989. This has the approval of UDM, who has directed that the NOC be issued without any further delay.

Yours sincerely,


(P.S.A. Sundaram)

Shri S.P. Jakhanwal,
Vice-Chairman,
DDA, Vikas Sadan, INA,
New Delhi.

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APPENDIX 'DD' TO ITEM NO. 63/93

No. 72 SUB: proposal for site(s) for motel(s) on Delhi
Gurgaon Road in the Union Territory of Delhi.
(F.10(31)/81&M.F.).....
12.10.89

P R E C I S

The Authority vide its resolution No. 202 dated 29.10.84 considered the amendments in hotels, boarding houses, guest houses, hotels, lodging houses, motels (Bldg. stand) Regulations 1977 and recommended that regulations pertaining to motels be amended in regard to a set back of 400 mtrs. from the right of way of highway i.e. in Regulation 6(1)(i),b) condition of location of a motel at a distance of 1.0 K.M. from the urbanisable limits and the distance of 1.0 K.M. between the two motels be deleted. i.e. Regulation 6(1)(ii). In addition (c) the minimum set back of the building from the plot was recommended to be 50 mt. instead of 50 ft. other amendments pertaining to location of guest house, boarding houses, lodging house, in local/convenient shopping centres, were also recommended to be added in the said regulations.

2. Accordingly, the proposals were submitted to the Ministry of Urban Development for their approval. While processing these amendments, Govt. of India, Ministry of Urban Development desired information pertaining to the provision made in PDP-2001(Modified) in this regard. The Ministry were informed that according to PDP-2001(Modified) motels are not to be located/permitted in the rural/green belt area, as the land left over within the Union Territory, along the highway where motels were to be located is very limited and there is no much requirement of such uses on the highway in the Union Territory of Delhi.

3. After considering the DDA's proposal and the information submitted to the Govt. of India, Ministry vide their letter No.K-13011/11/78-DDIIA/VA dated 8.2.89 (Appendix 'F' at pages 65) informed that DDA's proposal in regard to motels have been considered and changes in the regulations No.6 as proposed by DDA have been approved. Two requests pending in the Ministry for permission of construction of motels namely one from Sh.K.K.Malik and oldest pending request and the other from M/s Dalip Motels, recommended by the Department of Tourism vide their letter dated 23.5.89, have been considered in the Ministry and decided that since they want to set up the Motels in rural area, which is not earmarked for urbanisation in draft PDP-2001, their requests may be considered by the DDA for acceptance as a 'Special Appeal Case'. Also if there are any other pending request before the Authority the same may be decided in accordance with the revised guidelines. Such request may not, however, be considered for areas which are proposed for urbanisation in Draft PDP-2001.

4. Notification for amendments in the said regulations as per the Govt.'s approval was issued on 27.5.89 (App. 'G' at pages 66) two cases referred above have been examined. The details are as under:-

A) Motel site proposed by Sh. K.K.Malik:- He had made a request on 16.6.81 for permission to set up a motel on the plot of land, comprising Khasra Nos. 13,19,20,21,22, & 25, village Smalka, measuring 5.85 acres owned by him and his wife. The matter was examined by the Authority vide its Resolution No.32 dated 1.2.83 and as the proposal was not in accordance to the regulations of 1977 as the site is adjoining the urbanisable limits and its location was not 400 mts. away from the highway, the same was not agreed upon by the Authority.

ii. Sh. K.K. Malik represented to the Authority against the rejection of her dues and submitted that regulations for location of motels need to be modified because these are not practical. His representation was considered by the Authority vide res. no.130 dated 30.7.83 and it was resolved that necessary steps be taken to amend the regulations, keeping in view the practical aspects of location of motels and thereafter, the specific proposal he brought up. The matter was again examined by the Authority for amendment of the said regulations vide resolution no.202 dated 29.10.84 referred to in para 1 above, the said modification were approved for processing further.

iii. In the light of the amended regulations, the case has been examined. The party has proposed an area measuring 4.335 acres comprising of Kh. no.13,19,20, & 22 of village Smalkia. Out of this site, an area measuring 1.389 acres is affected in the road widening (existing NH-8 R/W 300) and connecting link Road (300' r/w). The balance area, measuring 2.966 acres is proposed to be utilised for construction of a motel. The site fulfil the conditions as laid down under amended regulations. However, in regard to the status of the existing national highway a reference was made to the Chief Engineer, Ministry of Surface Transport and Delhi Administration. No reply has been received from the Ministry of Surface Transport. Chief Engineer, Delhi Administration has informed that new diverted road (highway) is under use for traffic. Part of the old road highway passing through Airport area has been closed for traffic.

As far as notification, whether diversion of the existing road is the National Highway, the information has to be given by the Ministry of Surface Transport (App. "H" at pages 67). There is no notification for either the denotification of the existing highway No.8 or notification of the bye pass as a new highway.

B. Motel site proposed by M/s Dalip Motels:- The site comprising of Land of Kh. Nos. 379, 394 and part of 365/2, village Rangpuri. Total area is about 2.19 acres, out of which 0.15 acre will be required for widening of road (300' r/w). The balance area for the construction of motel measuring 2.04 acres part of the land under petrol pump existing at site comes in the widening of road. The width of the motel site is 220 ft. out of which only 120' ft. front the 30 ft. road R/W. The rest of the lands is behind the petrol pumps.

5. In addition to above two sites, there are four other cases located on existing Highway and on the diversion, locations shown in the plan (Laid on the table). In cases sites are not located on these roads.

6. Motels are located on highway where there is no urbanisation for quite some distance. In the Union territory of Delhi, there is a limited area, earmarked for rural use zone/ agricultural green belt, although these sites are covered under the modified regulations for the location of motels. However, these will be mainly developed and use as hotel sites on a low density.

7. In the Union Territory of Delhi, policy of large scale land Acquisition, Development and disposal is being followed. Thus commercial/semi commercial exploitation of new land development is to be on the basis of this policy. The sites in question are outside the urbanisable limits and the land does not vest in DDA. The scheme of large scale acquisition Nazul rules do not cover such allotments. In case it is decided that the sites for motels are to be allotted by the DDA, lands, For such sites are to be first acquired and placed at the disposal of the D.D.A.

8. The matter was considered by the Technical Committee in its meeting held on 2.6.89 and the Technical Committee noted the contents of the letter received from the Min. of Urban Development in regard to the amendment in the Motels Regulation. Further, Technical Committee examined in detail the proposal of two motel sites located on NH-8 (existing) and NH Bye Pass (recently co-structured) and recommended to the Authority for approval of these two sites, subject to that the area required for widening of roads be left. In case of M/s Dalip Motels, the petrol pumps be removed and the area be used for widening of road and remaining as part of proposed motel site.

9. Technical Committee further desired that a comprehensive study/scheme for proper development along the highway (existing BH-8 and the Bye pass) be prepared as it is noted that large scale unauthorised construction/development is going on at site. These being important roads, if construction/development is not controlled, the whole area would be spoiled. Therefore, it was felt that on priority basis such a study/scheme be formulated to regulate implement the development. Other cases, if any be taken up after completing this study and based on the proposed comprehensive scheme.
10. The matter is placed before the Authority for its consideration.

R E S O L U T I O N

Approved, However, Shr O.P. Wadhwa, Member, DDA
expressed his dissent. *****

L A I D O N T H E T A B L E

-157-

ITEM NO. SUB : Denotification of the area under Budh Vihar.
64/93 F.No. 12(30)/92-LPB(R)Pt.File(I).

A-16.4.93

P R E C I S

Budh Vihar is one of the unauthorised colonies falling on the fringe of Rohini Scheme. It was alleged in Consultation Committee of Ministry of Urban Development that unauthorised constructions are taking place in this colony. Thereafter matter was examined. The details of Budh Vihar are given below:-

The total area of Budh Vihar is 316.52 acres. Out of which 282.72 acres falls within the proposed lay out plan area of the MCD. Under the lay out plan area of the MCD within 282.72 acres an area of 31.95 acres has been acquired, award passed but possession not handed over as it was built up. There are 650 number of structures in the above acquired land. In the total lay out plan area of 282.72 acres, there are approx 8,500 structures existing. The above area has been declared as development area on 6.5.92. The above structures have not come up after the declaration of the development area; they have existed prior to the above notification. Therefore, DDA cannot be held responsible for these structures having come up. It is not feasible proposition to demolish 8,500 structures. In fact, in the total area of 316.52 acres, there are approx. 9,500 structures. Outside the lay out plan area of the MCD 2.67 acres has been acquired and possession taken over by the DDA. Full details are given in (Appendix 'EE' P.No. 159-160). As per these details it would be seen that 95% of the area of this colony is not available and it is not possible to prepare a viable scheme for small area of 5% . There fore, it is, proposed to denotify this colony from "Development Area".

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The matter is placed before the Authority for consideration and approval to denotify the area which falls under Budh Vihar.

RESOLUTION.

The Authority deferred the consideration of the matter till the next meeting. Meanwhile the requirement of land for major road linking Rohini scheme through Budh Vihar should be worked out for retention/acquisition.

---:--

BUDH VIHAR

Total area of Budh Vihar Colony is 316.52 acres. Budh Vihar Area was declared as 'development area' vide Notification No. F.16(2)/91/L&B/LA/Plg./15399-474 dated 16.5.92. As per land records, MCD has issued NOC for electricity for BUDH VIHAR area measuring 282.72 acres. The area for which MCD has not issued NOC (Out of the layout plan of the MCD) is 33.80 acres. The layout plan area of the MCD has been demarcated/superimposed in the Sazra Plan of Village Rithala and Pooth Kalan Revenue Estate.

Further details of the total area of Budh Vihar is given below:-

1. Total area of the Budh Vihar - 316.52 acres.
(About 9500 Houses/structures.)
 - (a) Under layout of MCD - 282.72 acres
(8500 houses/structures).
 - (b) Out side of the layout plan of MCD - 33.80 acres
(1000 houses/structures)
2. Under layout plan of MCD. - 282.72 Acres.
 - a) DDA acquired land - Nil.
 - b) Awarded land but possession not Handed to DDA (part of 282.72 acres) - 31.95 acres.
 - c) Unacquired land - 250.77 acres.
3. Outside the layout plan of MCD - 33.80 acres.
 - a) DDA Land acquired and taken possession - 2.67 acres
(with 40 structures.)
 - b) Awarded land but possession has not handed over to DDA. - 9.20 acres.
 - c) Acquired land - 21.93 acres.

After declaring Budh Vihar area as a development area, 35 cases of unauthorised construction has been detected; in all the above cases Notices U/S 30(i) and order 31(i) have been issued. Further details of the above constructions are given below :-

1. <u>Total Notices Issued</u>	-	35 Nos.
a) Notices issued under layout plan of MCD.	-	31 Nos.
b) Notices issued outside of layout Plan of MCD.	--	4 Nos.
2. <u>Notices issued under layout plan under MCD.</u>	-	31 Nos.
a) Demolition order passed		12 Nos.
b) Cases fixed for hearing	-	19 Nos.
c) Demolition programme executed	-	Nil
3. <u>The total Notice issued outside layout plan of MCD.</u>	-	4 Nos.
a) Demolition order passed	-	4 NOS
b) Demolition programme executed.	-	Nil

It has already been mentioned that Budh Vihar area was declared development area on 6.5.92. The details of built up area in Budh Vihar are given below :-

1. Percentage of total built up area	-	95% of the total area
2. Pucca structures approx.		90% of the total built up area.
3. Existing permanent foundation	-	5% (approx.) of the total built up area.
4. Vacant area	-	5% of the total area.
5. Percentage of built up area before declaration of dev. area.	-	90% (approx.)

Since only 5% of the area is vacant, it is not viable for DDA to implement any projects here.

After declaring Budh Vihar area as a development area, 35 cases of unauthorised construction has been detected; in all the above cases Notices U/S 30(i) and order 31(i) have been issued. Further details of the above constructions are given below :-

1. <u>Total Notices Issued</u>	-	35 Nos.
a) Notices issued under layout plan of MCD.	-	31 Nos.
(b) Notices issued outside of layout Plan of MCD.	-	4 Nos.
2. <u>Notices issued under layout plan under MCD.</u>	-	31 Nos.
a) Demolition order passed	-	12 Nos.
b) Cases fixed for hearing	-	19 Nos.
c) Demolition programme executed	-	Nil
3. <u>The total Notice issued outside layout plan of MCD.</u>	-	4 Nos.
a) Demolition order passed	-	4 NOS
b) Demolition programme executed.	-	Nil

It has already been mentioned that Budh Vihar area was declared development area on 6.5.92. The details of built up area in Budh Vihar are given below :-

1. Percentage of total built up area	-	95% of the total area
2. Pucca structures approx.	-	90% of the total built up area.
3. Existing permanent foundation	-	5% (approx.) of the total built up area.
4. Vacant area	-	5% of the total area.
5. Percentage of built up area before declaration of dev. area.	-	90% (approx.)

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ITEM NO. SUB : Change of land use of Plot Nos. A-21/12 to
65/93 A-21/20 from 'industrial use' to 'commercial
A-16.4.93 use' at Naraina Industrial Area, Phase II,
New Delhi.
(F.20(1)/92-M.P.).

P R E C ISS

The Authority vide resolution No. 12/93 dated
2.2.93 at Appendix 'FF' P.No. 167-169)
resolved as under:-

"During discussion, Commissioner (Plg.) stated that such changes may effect the growth of light and service industries in the city which may not be a very healthy trend. Considering various aspects of the case as brought out in the agenda note, Chairman, DDA, felt that he would like to inspect the site and bring up the matter before the Authority again".

2. In view of the decision taken by the Authority, LG Delhi inspected the site on 22.3.93 along with VC, DDA, Commissioner, MCD, Commissioner (Plg.), DDA. During the inspection, LG desired that a note on the subject giving (a) factual positions (b) policy issues, and (c) conditions which are required to be stipulated in case such a permission is to be given, be prepared for discussion in the Authority meeting.

2.1. FACTUAL POSITION : The present request is from 10 plots of Naraina Industrial Estate fronting on 100 ft. R/W road. In the National Capital Territory of Delhi, 15 industrial estates have been developed so far in different parts of the city (map showing the location is placed on the table, and list given in the (App. 'GG' P.No. 170)). It is found that only plots facing road of 100' and above are on a length of above 50 Kmts. The total area of such plots facing these roads is approx. 150 hectrs. taking average depth as about 30 mtrs. This area is equal to about 7 to 8 District Centres. The Plot size in these cases varies from 200 to 300 sq.mtrs. on the lower side to as big as 5 acres or even more.

2.2 POLICY ISSUES: In the process of preparation of the Master Plan for Delhi Perspective-2001, total requirement of commercial spaces, i.e. shops, commercial offices and related activities have been worked out and distributed at city level in the form of community centres, district centres and sub-central business district and central business district.

Contd..../

(ii) The industrial estates which have already been developed, were partly by shifting of non-conforming industrial units from central city areas and partly by auction. In case of Naraina Industrial Areas on most of these plots under reference, industries were on account of non-conforming industrial units and the land was given to them at concessional rates. Conversion of industrial plots into commercial area would be quite remunerative to the owners of these plots. However, if such an area is developed in these locations, to that extent, total commercial space would have to be reduced from the city level commercial i.e. District Centres etc. A decision has already been taken not to develop any more industrial estate. In case the existing industrial estates are also allowed to be converted to commercial, there is every possibility that the required industrial activity of light and service nature would enter into unauthorised areas i.e. areas around village which is normally a weak point for such activities.

(iii) As per the prescribed development controls of the industrial plots, no individual parking space is required to be provided. Only certain minimum set-backs are to be left out as part of the development control. In case of commercial developments, the parking space is required to be provided @ 1.67/ 2.00 car space per 100 sq.mtrs of floor area. Such a requirement of parking would be difficult to provide because of high ground coverage in case of industrial areas varying from 30% to 60% against 25% ground coverage permitted in commercial areas i.e. district centres / community centres. It is also pointed out that the mixed land use stipulations in MPD-2001, only 25% of the ground floor is allowed to be used for non-residential activity and it is only for this quantum and it was provided that the set back would be surrendered for parking/ circulation purposes.

(iv) With the changing conditions, the type of industries required in the city may change ; and in any case city could not exist without any industrial activity. Thus the most appropriate would be to allow on these plots, the new type of industries which are required to be accommodated, such as computers and other sophisticated light and service industries.

contd..../-

(v) The commercial development creates its own requirement of social infrastructures such as Telephones, Police, Transport, Power etc. There are practically no spaces available in such areas to meet such additional requirements.

(vi) In case the areas are fully convertible from industries to commercial to residential; there would be no basis left for the calculation of (a) Space needs (b) infrastructure (c) Transportation etc. and infact the whole exercise of Master Plan may become infructuous. There would be pressure to convert residential areas into commercial use also. The remaining plots in the industrial may also ask for the same conversion. Infact in certain cases they may create lesser problem being on minor roads. The major roads being the arterial roads for city level, can create very serious problem in the traffic movement.

2.3 CONDITIONS FOR PERMITTING SUCH INDUSTRIAL PLOTS TO BE CONVERTED TO COMMERCIAL;

Even after considering the above, if it is felt that some of industrial plots should be allowed to be converted to commercial, the following conditions may be put;

(i) Plots in the industrial area facing on main roads in industrial areas, where commercial activity has already taken place, could be considered while finalising the Zonal Plan taking into consideration the transportation needs as in case of mixed use/ identifications of shopping streets in residential area.

contd..../-

- (ii) The conversion charges should be more than the market commercial rate.
- (iii) Only that type of commercial activity to be allowed, which does not create large parking demands.
- (iv) Ground coverage, FAR and height for the converting commercial plots to be as per existing norms. Parking to be provided as per commercial norms i.e. 1.67 ECS per 100 sq. mtrs. within the plot area.
- (v) Processing as per D.D.Act.

The plots under reference form part of Zone 'B' the draft Zonal Plan which has been approved by the Authority for calling objections/suggestions.

3. LG, after the perusal of the note of Commr.(Plg.) referred to above, observed as under:

" I can see that unless we treat Naraina as a special case for strictly limited application, the implications are going to be widespread, even though I would double check the statement that there are 50 Km. of roads of 100 ft. and above on which industries exist. I cannot say that there is anything special about the Naraina Estate except that commercial usage is already prevalent in a number of plots as we saw during my inspection. The DDA when asked, answers that enforcement is MCD's responsibility. And MCD is not motivated enough to intervene in such matters.

Apart from wide ramifications, the following questions will arise:

- 1) Will the FAR in the Naraina Industrial Area be changed when commercial usage is permitted? If so, will multi-storeyed development and amalgamation of plots become permissible? If so, what will be the height specifications, parking work requirements, set-backs etc.
- 2) If a 100 ft. road is considered a rational classification will 80 ft. 60 ft and 40 ft roads be able to claim similar treatment successfully?
- 3) Commercial activities are according to a Five Tier System in the MP-2001. The claim will be for at least Tier III which includes Cinema, Hotel, Guest House, Nursing Home.

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- 3) Commercial activities are according to a Five Tier System in the MP-2001. The claim will be for at least Tier III which includes Cinema, Hotel, Guest House, Nursing Home.

Tier IV may be the more advisable alternative, as it only includes shopping (Retail, Service, Repair) informal shops and commercial offices.

4) The industrial estate leases, I believe, were given on highly subsidized rates. What will be the conversion charges and what is the formula for it? Has any action been taken to claim conversion charges from those who have already converted from industrial to commercial activities - this at least is not within the purview of MCD but securely that of the DDA.

4. The above issues have been examined as per details given below:-

4.1 Ground coverage, FAR and height for the building on plots to be converted to commercial use is to be as per the existing norms applicable to these plots for industrial use wherein basement is also included in FAR. However, parking is to be provided as per the commercial norms @ 1.67 ECS per 100 sq. mts. within the plot area. The basement could be used for parking purposes and there will be no amalgamation of the plots as there is separate identity of these plots in the layout plan.

4.2 Roads in industrial areas, where commercial activity has already taken place, may be considered while finalising the Zonal Plan, taking into consideration the transportation needs as in case of mixed use/ identification of shopping streets in residential areas and therefore, even if commercial use has come up on 80', 60' or 40' wide roads in industrial areas such cases may also to be considered while formulating the zonal development plan of such areas. But conversion into commercial use, as a general rule, be considered only for plots on roads of 100' and more width.

4.3 Commercial activity in tier (iv) is local shopping (retail, services, repair) and commercial offices and, therefore, while permitting change of use of such plots the activities as in tier (iv) may be agreed to. Banquet halls and similar uses requiring high parking norms shall not be allowed.

4.4 It is a fact that most of the industrial plots in the industrial estates were allotted at pre-determined rates (subsidised rates) under the programme of shifting of industrial units from non-conforming to the conforming areas. As per the information available in industrial branch conversion from industrial to commercial has not been allowed except in very stray cases which are also reported under scrutiny and hence formula for conversion charges has not been worked out. However, in some cases conversion of use from residential to commercial is permissible. In case conversion from industrial to commercial is allowed, conversion charges for the same have to be worked out in consultation with the Finance Deptt. Keeping in view the current market value of the industrial plots as well as of commercial estates in the area.

It is further submitted that some of the cases of conversion from industrial to commercial have been reported by the field staff but none of them has been regularised so far. In some cases, the leases of the units have been cancelled for violation of terms & conditions of the lease and some other cases are under process. 5. In view of the DDA resolution No. 12/93 dated 2.2.93 mentioned in para (1), the matter is submitted to the Authority for its consideration with the details given above in para 2, 3 & 4 above.

* * * * *

R E S O L U T I O N

Resolved that the change of land use from industrial to commercial (i.e. plot No. A-21/12 to A-21/20 at Naraina Indl. Area Ph. II be approved and changes in the Master Plan be processed subject to the following:-

1) The development control norms regarding ground coverage, FAR, height and basement to be as per existing norms of industrial plots. Parking shall be @ 1.67 ECS per 100 sq. meters. Banquet hall and similar uses requiring high level of parking shall not be permitted.

11) Conversion charges shall be worked out for the change in the land use and the same after approval by the competent authority should be collected from the owners of the plots.

Item NO:
12/93
A*02.02.93

SUB : Change of land use of plot nos.A-21/12 to A-21/20
from 'industrial use' to 'Commercial use' at Naraina
Industrial Area, Phase.II, New Delhi.
(F.20(1)/92-MP)

PRECIS

Naraina Entrepreneurs Association vide their letter dated 30.8.91 had represented to the Honourable Union Minister of Urban Development for the change of land use for plot nos.A-21/12 to A-21/20 in Naraina Industrial Area Phase-II, New Delhi, located on 30 mtrs. wide road from 'industrial use' to 'commercial use'.

2. The matter was considered by the Technical Committee in its meeting held on 10.3.92 and the following decisions were taken:-

i) These plots forms part of an approved layout plan of the industrial estate which has been developed by the Authority as per provisions of Master Plan 1962 where the buildings have been constructed and services provided as per the prescribed norms for industrial use only.

For office use only

ii) These plots are surrounded by many other plots in the same layout all of which are governed by the same land use regulations and development controls.

iii) In MPD-2001, these plots forms part of the land use shown as 'industrial' for light and service industries for which they are being used at present.

iv) Any change in the land use to 'commercial use' would lead to traffic congestion in the area, create a demand for additional parking spaces and place an undue strain on the existing municipal services which are maintained by the MCD.

v) The representatives of MCD, who was present at the meeting, had indicated that it would not be feasible to augment the municipal services, make adequate improvements in the circulation pattern and provide additional parking spaces in these industrial estates, all of which would be necessary precondition for the land use of these industrial plots to be changed to 'commercial use'.

vi) Delhi Admn. has recently taken a policy decision that no new industrial estates should be developed in the Union Territory of Delhi. This would make it all the more important to see that plots in the existing industrial estates are retained, as such, and not converted willy-nilly to commercial use, for which adequate provision of commercial areas has been made elsewhere, as per provisions of the Master Plan.

3. The decision of the Technical Committee was communicated to the Ministry of Urban Development by the then Vice-Chairman, DDA vide his D.O. No.F.PA/OSD to VC/92/1013-A dt.25.3.92 (Annexure^{AA} Page 83).

4. Additional Secretary, Ministry of Urban Development vide their D.O.No.K-13011/69/89-DDVA/IB dt.3.8.92 (Annexure^{BB} P-84) has informed that the matter has been considered at the Urban Development Minister's level and reasons given in the DDA's letter have not been found convincing. He desired to re-examine the issue in the light of the observations communicated in the letter dated 3.8.92.

For circle

5. The matter has been re-examined with a site inspection by the Planning Deptt. and observed as follows:

The area bounded by 150' wide road in the East;
Railway line in the West, 60' wide road in the North &
Nallah in the South i.e. of block 'A' as shown on the plan has been analysed. (Laid on table)

- a) All the plots in the area are built up and being used for industrial purposes.
- b) Facilities like banks, electric sub-stations, association offices etc. have also been provided in the scheme.
- c) Most of the buildings on the plots are 3 storeyed i.e. ground + 2 floors.
- d) Out of 9 plots being requested for change of land use 2 plots i.e. the plot no.21/17 & 21/18 are already being used for commercial purposes, without any permission.
- e) Lease for these plots have been executed for industrial use & the bldg. plans were sanctioned for industrial use.
 - i) The building activity for this stands transferred to MCD.
 - ii) As per MPD-2001, the land use of the area is manufacturing (light service industry). A separate pocket is earmarked/ planned for 'commercial use' to meet the commercial requirements of all the industrial units, located in this area.

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For notes only

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 - i) The building activity for this stands transferred to MD.
 - ii) As per MPD-2001, the land use of the area is manufacturing (light service industry). A separate pocket is earmarked/ planned for 'commercial use' to meet the commercial requirements of all the industrial units, located in this area.

6. These are industrial plots allotted by the DDA for shifting of the non-confirming industries, located in different areas of Delhi and lease deed has been executed for industrial use. Most of the industrial areas are located along the major roads. These industrial plots allottees are trying to mis-use their plots by converting into commercial activity. Similar is the position for residential plots allotted on major roads.

7. As per MPD-2001, there is a provision in the residential premises to be identified as mixed land use street and permitting of the mixed land use to the extent stated in MPD-2001 but in the industrial areas, the mixed land use provision do not exist.

8. In the 129th Standing Committee meeting held on 22.12.92 under the chairmanship of Chief Secretary, Delhi Admn., Delhi, similar issues were discussed and recorded as below:

'There were further deliberations regarding change of land use in some cases, for example in Wazirpur Industrial Area, plots being converted into commercial plots. It was felt that this will be keeping with the policy of closing down industries in Delhi and we should not have any objection to this'.

9. The request of the Association of Naraina Industrial Area Phase II for change of land use for plot nos. A21/12 to A-21/20 from 'industrial use' to 'commercial use' is placed before the Authority along with above details and observations for its consideration.

R E S O L U T I O N

During discussion, Commissioner (Plg.) stated that such changes may effect the growth of light and service industries in the city which may not be a very healthy trend. Considering various aspects of the case as brought out in the agenda note, Chairman, DDA, felt that he would like to inspect the site and bring up the matter before the Authority again.

•1-.-.-.-

[APPENDIX ' GG ' TO ITEM NO. 65/93)

TABLE: LIST OF INDUSTRIAL ESTATES IN DELHI

Sl.No.	Industrial Scheme	Effective length in Kms.
1.	Industrial Area along GT Road.	1.8
2.	Industrial Area Wazirpur	2.6
3.	Industrial Area Lawrance Road	4.4 *
4.	Delhi Administration, Baldi Indl.Area Auchandi Marg & Rohini	2.1
5.	Rajasthani Udyog Indl.Area	1.2
6.	Mangolpuri Indl.Area	2.0
7.	Udyog Nagar Rohtak Road	2.0
8.	Mayapuri Indl.Area	2.8
9.	Naraina Indl.Area	2.8
10.	Kirti Nagar Indl.Area	2.6
11.	Najafgarh Indl.Area	11.6 *
12.	Okhla Indl.Area	7.7 *
13.	Mohan Nagar Coop.Indl.Estate Mathura Road	3.0
14.	Jhilmil Indl.Area(Vivek Vihar)	3.8 *
15.	Patpar Ganj Functional Estate	1.0

* length having industrial area on either side has been added separately.

[Signature]

Vice CHAIRMAN
D. D. A.

hugh
8/6/93

SECRETARY
DELHI DEVELOPMENT AUTHORITY

Chairman,
Delhi Development Authority

Secretary
Delhi Development Authority

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7.	Udyog Nagar Rohtak Road	2.0
8.	Mayapuri Indl.Area	2.8
9.	Naraina Indl.Area	2.8
10.	Kirti Nagar Indl.Area	2.6
11.	Najafgarh Indl.Area	11.6 *
12.	Okhla Indl.Area	7.7*
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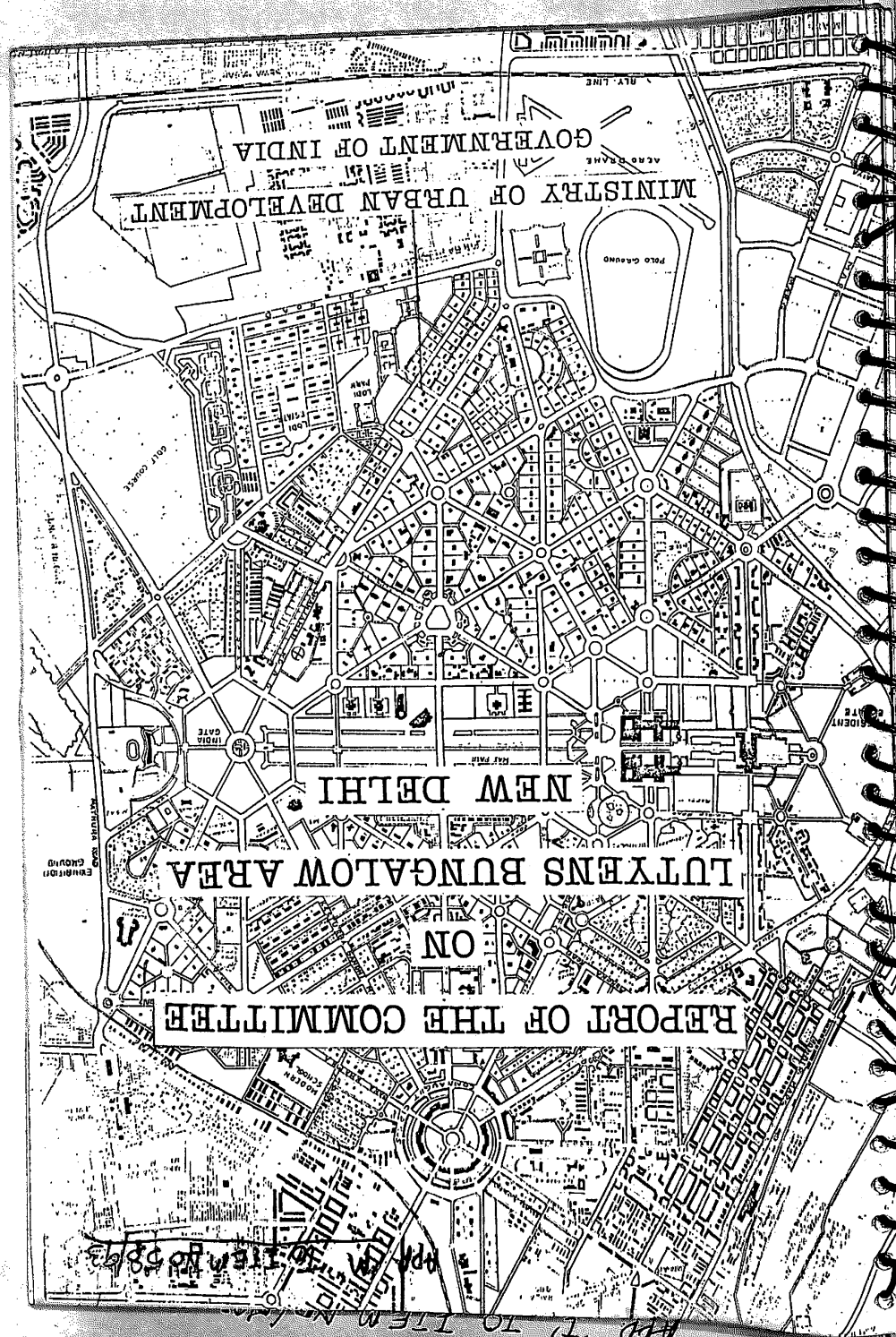
Vice CHAIRMAN
D. D. A.

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8/6/93

SECRETARY
DELHI DEVELOPMENT AUTHORITY

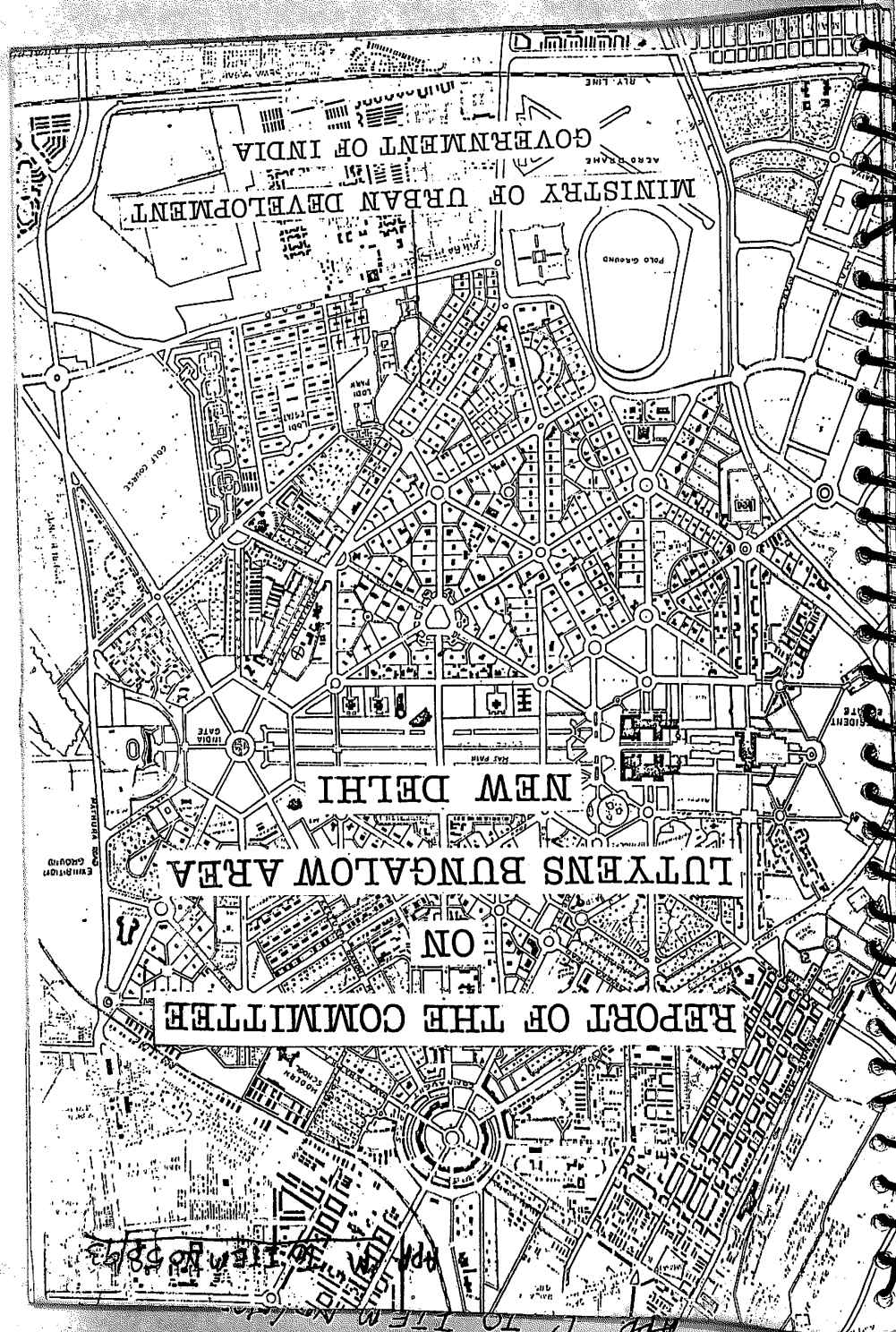
Secretary
Delhi Development Authority

Chairman,
Delhi Development Authority



GOVERNMENT OF INDIA
MINISTRY OF URBAN DEVELOPMENT

REPORT OF THE COMMITTEE
ON
LUTYENS BUNGALOW AREA
NEW DELHI



MINISTRY OF URBAN DEVELOPMENT
GOVERNMENT OF INDIA

REPORT OF THE COMMITTEE
ON
LUTYENS BUNGALOW AREA
NEW DELHI

APR 17 1963
TO THE SECRETARY
MINISTRY OF URBAN DEVELOPMENT
GOVERNMENT OF INDIA

NO 69/93

**REPORT OF THE COMMITTEE
ON
LUTYENS' BUNGALOW AREA
NEW DELHI**

FEBRUARY, 1993

**MINISTRY OF URBAN DEVELOPMENT
GOVERNMENT OF INDIA**

C O N T E N T S

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P R E F A C E

New Delhi designed by Sir Edwin Lutyens is a city with a monumental and imposing scale and is a unique example of low density settlement in the heart of a large metropolis. Although all parts of New Delhi are unique, three areas namely Bungalow Area south and north of Rajpath, Connaught Circus and its extension and the Central Vista stand out as distinct elements of Lutyens' Delhi. All these areas have been receiving priority attention of the Government from time to time and various Committees/Groups have been constituted for undertaking studies of these areas. Notable among them are New Delhi Redevelopment Advisory Committee (NDRAC) and Design Group which conducted studies of some of the Bungalow Area with a view to redensify the area and conserve the existing environment. Draft MPD-2001 also emphasised the importance of the Bungalow Area for pleasing environment and low density.

Considering the recommendations of various Committees/Groups for development/redevelopment in New Delhi areas and pending finalisation of the Master Plan for Delhi-2001, the Ministry of Urban Development issued certain guidelines in 1988 for development control in Bungalow Area. It also gave demarcation of Lutyens' Bungalow Area for the purpose of operation of the guidelines.

The delineation of boundary of the Bungalow Area as well as issues of norms of development were, however, discussed subsequently in various inter departmental meetings convened by the Secretary, Ministry of Urban Development. Consequent to the discussions, DDA in consultation with Ministry of Urban Development suggested some revision in the boundary of the Bungalow Area. In order to finalise the issues of boundary delineation and development in respect of Bungalow Area, the Ministry of Urban Development has constituted this Committee with a task to : a) ascertain that the boundary of the zone is well defined and does not admit any misinterpretation, b) assess the implications of the proposals on government land including the impending plans of development thereon and c) to make suitable recommendations for incorporation at the final stage.

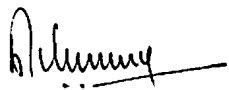
Having discussed and considered various aspects involved in the Lutyens' Bungalow Area, the Committee has made a number of recommendations regarding boundary of the Bungalow Area and the form of development to be followed in the area. While recommending for maintaining tree studded character with low density, the Committee also suggested that the basic premise for controlling developmental activities in the Bungalow Area should be to reduce the scale of development rather than freezing the development. Possibilities may be seen to have slight increase in density in those areas where at present barracks are existing. The Committee recommended for conducting of Urban Form Studies for all those areas where redevelopment is to be taken up. The committee is in favour of Building Envelope control as

such control helps in reviewing the design of the building within the overall urban form proposal of the Area. In view of various distinct residential characters of the Bungalow Area such as bungalow plot, non bungalow plot, public housing, group housing etc. different parameters of development are suggested for each area accordingly. The Committee is of the view that deficiency of community facilities in the adjoining areas should not be made up by providing additional facilities in the Bungalow Area so as to retain its overall character. The report is an outcome of detailed discussions/deliberations and the study of the site conditions by having site visits of the area and the Committee is hopeful that the recommendations made in the report will be considered by the Government for maintenance and development of Bungalow Area.

I express my sincere gratitude to all the members of the Committee for their active cooperation and valuable contribution in the deliberations of the Committee.

To have wider participation in the deliberation of the Committee, the Chairman of the committee also had discussions with some of the eminent Architects, Town Planners, Academicians, Developers etc., having long experience in planning and development of Delhi. I am thankful to Shri B.G.Fernandes, Prof R.C.Gupta, Shri Ajay Chaudhary, Shri Kuldeep Singh, Shri Jasbir Sahni, Shri H.R.Suri and Shri Sushil Ansal for their views and suggestions on Bungalow Area.

Town and Country Planning Organisation functioned as the Technical Secretariat of the Committee. I am thankful to Shri M.L.Chotani, Associate Town & Country Planner for rendering technical assistance and also for arranging various meetings, discussions and field visits of the Committee. My thanks are also due to the staff of the coordination unit of TCPO for their assistance, and to Shri V.S.Bhatnagar, Programmer, for providing computer assistance in preparation of the report.


D.S. Meshram
Chief Planner, TCPO &
Chairman of the Committee on
Lutyens' Bungalow Area

INTRODUCTION

1.1 In 1911, it was decided to shift the Capital of the British India Empire from Calcutta to Delhi. The designer Sir Edwin Lutyens conceived New Delhi as an entity by itself separate from old Delhi. The plan had the Viceroy's palace, the government offices and the council chamber as a focus at the end of a grand manner vista and bungalows and large open spaces all around. There was a copious use of arborics along avenues, at roundabouts and within plots. The urban form of New Delhi thus finds its expression in the fabric of spaces and buildings, landscape and a network of tree studded roads. The central vista which bisects Lutyens' Delhi has earned the distinction as one of the notable urban spaces in world.

1.2 The image of New Delhi is thus a city with a monumental and imposing scale, a unique example of a low density settlement in the heart of a large metropolis. The nominated Local Body New Delhi Municipal Committee (NDMC) constituted to maintain this designed city occupies about 9% of the total urban area of Delhi while it services only about 3.6% of the total population of Delhi Urban Agglomeration. In 1981, New Delhi had a density of 63 persons per hectare as against 135 in the urban area of Municipal Corporation of Delhi (MCD). In this low density area the population has remained nearly constant since 1951

(from about 2.76 lakh in 1951 to 2.94 lakh in 1991) whereas in the city as a whole, the population increased by about six times during this period (from 14.3 lakh in 1951 to 83.7 lakh in 1991).

1.3

Although all parts of New Delhi are unique, three areas stand out namely, i) the Bungalow area south and north of Rajpath, ii) Connaught Circus and its extension (the Metropolitan City Centre) and iii) Central Vista. Therefore, these areas have received priority attention of Government. In 1970, a technical Committee under the chairmanship of the Engineer-in-Chief, CPWD was setup regarding the redevelopment of New Delhi area occupied by bungalows. The Committee suggested that redevelopment plans of the area be prepared based on detailed survey. In 1971, a seminar was held on the development of Connaught Circus as the metropolitan city centre of Delhi. As a follow up of the seminar and to examine the issues involved in the redevelopment of Connaught Circus and its environs, New Delhi Redevelopment Advisory Committee (NDRAC) was constituted under the chairmanship of the Secretary, Ministry of Works and Housing (December, 1971); a technical wing (Design Group) was also created within the Ministry for providing technical assistance to the committee.

1.4

The NDRAC submitted its first report in 1972 on 'Metropolitan City Centre of Delhi' within the spirit of the Master Plan. They recommended that no

piecemeal commercial development be allowed in the Central Business District of Connaught Circus and its extension. In June, 1973, the NDRAC submitted the redevelopment proposal for Hailey Road Area, north of Rajpath based on a survey of Bungalow Area, which established that urban pattern on government owned land should be different from privately leased land. In August, 1974, Redevelopment proposals for Zone D-5 Sector I and II, (DIZ area) were also submitted by NDRAC giving guidelines mainly for government housing in the area. During the same period, the Committee also submitted the report on "Privately leased Bungalow Area" south of Rajpath comprising Zone D-11 and D-12 of the Master Plan making recommendations for development control measures in terms of density, coverage, FAR and height of buildings, etc.

- 1.5 In May 1975, the report on Redevelopment Proposals of Zone D-5 i.e. DIZ area sectors III, IV and V were also submitted. Sector III, IV and V, were primarily residential in character with housing largely for government employees; accordingly redevelopment proposal were suggested by NDRAC. After carrying out the specific task of preparing the urban design framework for New Delhi area, the NDRAC was wound up in 1977-78. In the meantime the promulgation of Urban Land Ceiling and Regulation Act, 1976, added a new dimension to the Bungalow area, on account of which some portion of land of private leasees was likely to

be declared surplus. The implications of the act in the areas were also studied by the NDRAC who submitted their report on this aspect in 1976 itself.

- 1.6 Yet another Study Group dealing specifically with the locational aspects of VVIP and VIP housing in New Delhi area, was constituted by the then Ministry of Works and Housing in April, 1979. They submitted their report in 1980 giving recommendations to retain the character of the area and to have urban form studies incorporating provisions for VVIP and VIP housing. Keeping in view the recommendations of the Study Group and the proposals of the NDRAC it was decided to workout clearcut guidelines for the redevelopment of Bungalow Area both for government lands and privately leased areas. A Working Group was, therefore, constituted by the then Ministry of Works and Housing in June, 1982 under the chairmanship of Joint Secretary, Urban Development.

- 1.7 The Working Group submitted its interim recommendations in October, 1982; regarding: a) provision of community facilities on Government land b) recovering of opportunity cost from the private leasees proportionately, c) broad framework of development control norms, and d) creation of Urban Design Expert Group for undertaking detailed Urban Design studies of the area. Their recommendations were by and large accepted by the Government. The local authorities were directed in 1983 to approve the

redevelopment proposals of privately leased plots accordingly. As a follow up, a new Design Cell comprising expert Town Planners, Architects and Urban Designers was set up in 1984-85. The Working Group and the Design Cell carried out various studies of the area and suggested major recommendations regarding programme of development related to housing including VIP housing, transport network, redensification of government colonies in Zone D-11, redevelopment of government owned bungalow areas, privately leased Bungalow area etc. On submitting its proposals of development, this Design cell was wound up in 1989.

1.8

Draft MPD-2001 was notified for inviting public objections/suggestions on 6.4.85 which also emphasised the importance of bungalow area. It stated that residential area in Lutyens New Delhi specially in the south of Rajpath had very pleasant environment. At present the area comprises of large residential plots with detached residential units. This area is unique in its continuing existence at very low density in the heart of the city. For the redevelopment of this area, certain studies were conducted by the Design Group of the New Delhi Redevelopment Advisory Committee with a view to redensify the area and conserve the environment. Accordingly the Ministry of Urban Development imposed a temporary ban on construction of multi-storeyed buildings in New Delhi including areas under the Delhi Development Authority

(DDA) and MCD in South Delhi as well. (Vide their letter dt. 17.10.1985.)

1.9 Considering the recommendations of various Committees/ Groups on various aspects of development in New Delhi Area and pending finalisation of the Master Plan for Delhi for 2001, The Ministry of Urban Development issued certain guidelines regarding high rise buildings/constructions in Delhi as well as for development control in Bungalow Area in 1988. The guidelines provided separate set of norms for Lutyens' Bungalow Area in view of its distinct tree studded character dominated by green areas and bungalows. It also gave a clear demarcation of Lutyens' Bungalow Area where certain restrictions were imposed on new construction including additions/alterations within the bungalow plot.

1.10 Based on the 1988 guidelines of the Ministry of Urban Development, modifications in the Master Plan for Delhi 1962 were suggested by DDA and notified for general public. In response to the notification a number of objections/suggestions were received from the public relating to the boundary of the zone. In view of the suggestions, a modified demarcation of the Bungalow Area including all the areas predominantly having bungalows and excluding high rise and commercial areas was attempted by DDA. The redelineation of the Bungalow Zone alongwith reports and recommendations of NDRAC, Design Group and other

Working Groups and Committees were discussed subsequently in a series of meetings convened by the Secretary of the Ministry of Urban Development with representatives from the Ministry, Town and Country Planning Organisation (TCPO), Central Public Works Department (CPWD), Land and Development Office (L&DO), DDA, NDMC etc. during 1991 and 1992.

1.11

Having discussed all the relevant issues regarding delineation of Lutyens' Bungalow Area and the norms of development in the Bungalow Area in various inter-departmental meetings, Delhi Development Authority proposed modifications in the Master Plan for Delhi-2001 in terms of delineation of the boundary of the Lutyens' Bungalow Area and development controls in the Area. In order to finalise the issues of boundary delineation and development norms in respect of the Bungalow Area the Ministry of Urban Development has constituted a Committee under the chairmanship of Chief Planner, TCPO with representatives from CPWD, DDA, NDMC, L&DO apart from Shri E.F.N. Rebeiro, Director (Retired) School of Planning and Architecture, New Delhi; with a task of making an independent assessment of the repercussions of the proposed revision in the Lutyens' Bungalow Area and to suggest suitable recommendations for incorporation at the final stage. The composition of the Committee is given below:

1. Shri D.S. Meshram,
Chief Planner,
Town & Country Planning Orgn.,
Government of India.

Chairman

2. Shri E.F.N.Ribeiro,
Director (Retired),
School of Planning
and Architecture,
79-Gulmohar Enclave,
New Delhi.

Member

3. Shri S.C.Gupta,
Director (Planning)
Delhi Development Authority,
New Delhi.

Member

4. Shri V.P. Gupta,
Cheif Architect,
New Delhi Municipal Committee
New Delhi.

Member

5. Shri B.S. Duggal,
Sr. Architect,
Central Public Works Deptt.,
Government of India,
New Delhi.

Member

6. Shri L.D. Ganotra,
Engineer Officer,
Land & Development Office,
Government of India,
M/o Urban Development,
New Delhi.

Member

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2. SCOPE OF WORK OF THE COMMITTEE

2.1 As mentioned earlier, Ministry of Urban Development vide its Office Memorandum of 23rd September, 1992 (Annexure-I) constituted a Committee under the Chairmanship of Chief Planner, TCPO as referred to in para 1.11 above. The notification indicated that an exercise has been taken up by the Ministry of Urban Development in consultation with DDA to redelineate the boundaries of Lutyens' Bungalow Area and also to firm up the development norms. For this, the Committee has been created to make an independent assessment of the repercussion of the proposed revision. The Committee is required to:

- a) ascertain that the boundary of the zone is well defined and does not admit any misinterpretation,
- b) assess the implications of the proposals on Government land including the impending plans of development thereon, and
- c) make suitable recommendations for incorporation at the final stage.

2.2 Notification also stated that Committee may carryout a sample survey of some of the areas for physical verification of the ground realities and submit the report within 45 days.

2.3 In the process of its deleberations, however, representative of DDA on the Committee produced another letter of 11th November, 1992 from the

Ministry of Urban Development (Annexure-II) regarding Lutyens' Bungalow Area stating that the Ministry prima facie does not agree with the proposed boundary of the Lutyens' Bungalow Area and feel that the area be defined as demarcated under the February, 1988 circular. While taking cognisance of the above communication of the Ministry to DDA, the Committee felt to have a clarification of boundary issue from the Ministry of Urban Development, accordingly Chairman of the Committee addressed a letter to the Ministry of Urban Development (Annexure-III).

2.4

Consequently, Ministry of Urban Development vide its letter of 7th December, 1992 clarified the boundary issue (Annexure-IV) stating that the Bungalow Area boundary should refer to the notification of 8th Feb., 1988 (Annexure-V(a)) in all respect except that Yashwant Place area and area of Baba Kharak Singh Marg from Gole Dak Khana upto Park Street area enclosed by Vishamber Das Marg, be excluded.

2.5

Thus, scope of work of the Committee, as included in this report, has been confined to the Bungalow Area boundary as identified by the 1988 circular of the Ministry, refer Annexure-V(a) & V(b), excluding the two areas mentioned in Ministry's letter of 7th December, 1992 (Annexure-IV). The specific tasks of the Committee are as in para 2.1 above.

3. PROCEDURE OF WORK

3.1 The Committee was given free hand to device its own procedure for its functioning and take assistance of any other persons as required from time to time. Keeping in view the terms of reference and scope of work, the Committee had in total eight periodical meetings at TCPO to discuss various issues involved in the work. All the members of the Committee had a joint visit of the Lutyens' Bungalow Area for field verifications of various spots in the Area and to study the existing conditions/ground realities on site. Besides a number of visits were also made by some of the members to verify the conditions on the site from time to time.

3.2 Based on the discussions held in periodical meetings, a format indicating various issues regarding Lutyens' Bungalow Area was designed and circulated to all the members of the Committee for their views/suggestions on all such issues. Among other items data format also included an issue on the implications of Lutyens' Bungalow Area on various plans/proposals of development impending on Government land in CPWD, L&DO, NDMC, DDA etc. In addition, as provided in the terms of reference, Chairman of the Committee also discussed with some of the eminent Architects, Town Planners, Academicians, Developers and Builders having vast experience in planning and developemnt of Delhi to solicit their views and opinion on various issues of the Bungalow Area.

4. DELINEATION OF LUTYENS' BUNGALOW AREA

4.1 In its notification of 23rd Sept., 1992 constituting this Committee, Ministry of Urban Development desired the Committee to assess the proposed boundary of the Bungalow Area as redelineated in consultation with DDA. Subsequently the boundary issue was clarified and the Ministry informed that the Bungalow Area boundary should refer to its notification of 8th Feb., 1988 in all respect excluding 2 pockets i.e. Yashwant Place area and area near Baba Khara Singh Marg. Accordingly, the Committee has examined the delineation of Lutyens' Bungalow Area.

4.2 The original demarcation of the Bungalow Area as per 1988 circular excludes:

- a) the area lying between Baba Khara Singh Marg on the South, Panchkuain Road on the north and the ridge on the west ;
- b) the area between Baba Khara Singh Marg, Ashok Road, Ferozshah Road, Barakhamba Road and the Connaught Place;
- c) Mandi House and
- d) the institutional area where the Supreme Court is situated. (Refer Map)

The circular of 1988, however, included:

- a) Nehru Park
- b) Yashwant Place
- c) the area between Yashwant Place and the

railway line on the south and

- d) the area lying between Nehru Park, Yashwant Place on the west and the Western edge of Safdar Jung Aerodrom and the Race Course.

4.3 The revised boundary of the Lutyens' Bungalow Area as demarcated by DDA vide Resolution No.106 dt. 18.8.1992 on the basis of 1988 guidelines and subsequent discussions held in the meetings on 22.7.1991 and 7.1.1992 of the Ministry of Urban Development under the chairmanship of Secretary (UD), however, included the entire Ridge, institutional area near Supreme Court and Hailey Road area (where 66 % bungalow character still exists, but excluded the Yashwant Place area (Refer Map).

4.4 The Committee, however, as mentioned earlier, examined the 1988 boundary of the Bungalow Area as per the clarifications given by the Ministry in its letter of 7th December, 1992. The comments and recommendations of the Committee on various aspects of delineation as well as inclusion/exclusion of certain pockets in/from the zone are summarised below:

- i) On visiting the area and studying the existing status of development it is noted that Yashwant Place area, mainly a commercial centre, is almost developed and there is not much scope for introducing any change in its urban form and it has a distinct urban character. The

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Yashwant Place area including area between Yashwant Place and the Railway line (State Guest Houses) may, therefore, be kept outside the boundary of the Bungalow Area.

ii) Area enclosed by Baba Kharak Singh Marg, Gole Dak Khana, Park Street and Bishamber Das Marg (all inclusive) is committed for institutional and residential purposes and it may not be possible to have typical bungalow character in the area. All the members of the Committee agreed with the deletion of this area from the Bungalow Area except Shri E.F.N. Ribeiro who was of the opinion that Bungalow Area boundary should run along the main road (Baba Kharag Singh Marg) and also Shri S.C. Gupta felt that boundary in this area should be along the inner service lane because on either side of Dr. Bishamber Das Marg some low rise government bungalows are in existence.

iii) The stipulation of 1988, notification that the demarcation line of the Lutyens' Bungalow Area should not run along the prominent roads, rather it should run along the first inner/outer road or lane from the prominent road through which the demarcation line is shown, has been examined in detail by the Committee. The Committee in general agree with the guidelines that if the boundary run along the prominent

roads the picture may be distorted as there could be bungalows on one side of the road while high rise buildings on the other side, but in practice there are chances of misinterpretation. The Committee, therefore, studied possible options in this regard.

a) Attempts have been made to draw boundary along the inner/outer service lane/road but it is noted that service lane along the prominent roads are not contiguous. With the result it is difficult to draw a firm and regular boundary of the Bungalow Area. Such a situation is particularly notable along the Ashok Road, Lodi Road, Ferozeshah Road etc.

b) Demarcation of boundary line has also been tried by taking one plot depth along the prominent roads. But, similar problems are faced as size and depth of the plots vary from lane to lane thereby making it difficult to draw a regular boundary line, particularly along Ashok Road., Lodi Road, Mathura Road, stretch of Ferozshah Road and Link Road etc.

c) While moving along the boundary of the area it is observed that major stretch of the boundary run along the ridge in the

west, railway line, Lodi Garden and Golf Course in the south and south east parts and along Mathura Road in the east. On the northern side, boundary run partly along the railway line and partly along the prominent roads. All along the boundary, roads are tree studded and difference in height of the buildings, even if it is there in some places, is not clearly discernible. Moreover, while preparing the Sub-Zonal Plans for the areas adjoining the Bungalow Area care may be taken to incorporate general character of the area as envisaged by Lutyens and developed on the basis of his design. Hence, Committee is of the opinion that even a small stretch of the boundary run along the main roads will not have any adverse impact on the general character of the zone.

4.5

Taking the above facts into account and considering the aspects of development and management of Lutyens' Bungalow Area, the committee recommends that the boundary of the area as mentioned in 1988 guidelines excluding Yashwant Place and area near Baba Kharak Singh Marg may be taken as the boundary of the Bungalow area (Refer Map). The boundary so demarcated is firm, does not have any ambiguity and there is no scope for misinterpretation. The

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the Feb., 1988 circular of the Ministry needs to be modified suitably in view of this demarcation of the boundary. The Committee is aware that this boundary along the prominent roads may be advantageous to some properties abutting these roads.

5. PLANNING IMPLICATIONS

5.1 Under the Master Plan for Delhi-2001, the entire Union Territory of Delhi is divided into 15 Zones (divisions), of which 8 Zones are in Urban Delhi, designated as A to H, 6 in Urban Extension and rural areas, J to H and P, and the one Zone is for river and river front area named as 'O'. Each one of these are sub-divided into sub-zones. Lutyens' Bungalow Area as demarcated is part of 'D' Zone. Although D Zone has 21 sub-zones, the Bungalow Zone Area comprises sub-zone Nos. D-3, D-4 (part), D-6, D-8, D-9, D-10, D-11 (part), D-12, D-13 (part) and D-14. The entire Bungalow Area falls within New Delhi Municipal area and is a distinct element of the national capital. Being a core capital area, the Bungalow Area needs to be given special attention. With this in view the Master Plan for Delhi 2001 stipulated that while formulating re-development plans of this area due care should be taken to ensure that its basic character is maintained.

5.2 At present 80 to 85 per cent of the Bungalow Area is government land, used mainly for government bungalows, other housing for employees, Capital Complex, office buildings, institutional and other community purposes. Remaining 15 to 20 per cent of the Bungalow Area is leased to the private owners both individuals and agencies. The government land is mainly under the use/control of the Ministry of Urban Development

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(through L&DO and CPWD) the NDMC, the DDA, Delhi Administration and other Ministries/Governmental Agencies. In view of the 1988 guidelines by and large restriction is imposed on any new construction / additions in the area. As major part of the Bungalow Area belongs to government, there is pressure from governmental agencies for releasing the land for building activities. Implications of all such development proposals particularly on Government lands is required to be seen before suggesting development norms for the Bungalow Area.

- 5.3 Delhi Development Authority has recently adopted a resolution No.106/92 regarding Lutyens' Bungalow Area and also prepared a draft Zonal Development Plan for Zone-'D' which inter-alia included some aspects having implications on the Bungalow Area. The Zonal Development Plan prepared within the broad frame of Master Plan proposals highlighted the maintaining of the character of the Bungalow Area, conservation of ridge area specially the tree cover, and conservation, upgradation/enhancement of visual quality of Central Vista and V.I.P. routes. Most of the bungalows are in colonial style having about 7% of ground coverage with low boundary-wall and with a number of out-houses. Most important aspect of the Bungalow Area is that no bungalow height dominates the tree height. MPD-2001 projected a population of 1.77 Lakh persons by the year 2001 whereas the draft Zonal Development Plan for

Zone 'D' states that Bungalow Area will be able to hold only 1.10 Lakh persons. However as per Bungalow Area policy a bungalow is to be replaced by a bungalow and considering the existing population of about 0.90 Lakh (1991) the increase of the population may not be much. Accordingly, the ZDP indicated that the existing facilities will be sufficient for the proposed population.

- 5.4 Development and redevelopment norms included in the draft ZDP suggest that in the Bungalow Area, the bungalow plot may be used for more than one dwelling unit subject to condition that the bungalow plot is not to be bifurcated/subdivided in any manner. Such provision may cause increase in density of population of the zone as well as total population. The ZDP also suggested to allow in a limited way additional construction in government bungalow/plots subject to the conditions that the existing character/nature of the bungalow is not changed. For area comprising President Estate, North and South Blocks, Parliament House etc. ZDP recommended the taking up of detailed urban form study. In the Safdarjung flying club area, which is mainly a recreational area no further construction is suggested. Large number of barracks existing in a scattered manner on prime land all over the bungalow area may be redeveloped in near future. ZDP suggested to redevelop these areas after having detailed urban form studies.

5.6 In NDMC area, no proposal of developemnt is impending, except, certain proposals for development by the private lease holders on Amrita Sher Gill Marg, Tilak Marg, Aurangzeb Road, M.P Flats on Baba Kharag Singh Marg.

5.6 In all, 23 proposals of development on Government land are impending with CPWD/L&DO (Annexure VI). A piece of land on Race Course area currently having pologround and defence barracks is proposed to be developed for Government Offices and residential accommodation while MPD-2001 has designated the land use of this area as Government, land use undetermined. This may have some implications on the development of the pocket at local level and hence, need to be seen in the overall prespective of the Bungalow Area by maintaining tree studded character of the area. In other development proposals at Maulana Azad Road (Mess plot) a plot on Rafi Marg, Jamnagar House, Jaiselmer House, Zakir Hussain Marg, barracks near North and South Block, Princess Park barracks, Ashoka Road barracks, plot on Willingdon Crescent; the land currently under barracks is proposed to be developed for social and cultural facilities as well as office use. Although the above proposals are more or less in confirmity with MPD-2001 they need to be seen as per Bungalow Area policy so that building activities in these areas fit well in the overall character of the Area. In the remaining development proposals at K.G.

Marg, Pataudi House, Curzon Road, B.K.S. Marg, Kotah House, Moti Lal Nehru Marg, Ferozshah Road, Janpath, plot behind Curzon Road Apartments, the existing barracks and bungalows are proposed to be developed for residential purposes in conformity with the proposals of MPD-2001, which are also required to be seen as per the Bungalow Area policy.

- 5.7 The need for development both on Government land as well as privately leased plots is increasingly being felt, therefore, complete freeze on development may not be advisable. While maintaining the general tree-studded character possibilities may be studied to have extra coverage and FAR in the Area. Besides, the government bungalow or other structures which are very old may required to be demolished for rebuilding. Similarly some expansion may also be required in government colonies. All these likely developments in the Bungalow Area will have implications and, therefore, call for slight relaxation in the existing development norms in the Area.

6. RECOMMENDATIONS

6.1 Considering the development and management aspects of Lutyens' Bungalow Area, the Committee recommends that the boundary of the area as mentioned in 1988 guidelines excluding Yashwant Place and area near Baba Kharag singh Marg may be taken as the boundary of the Bungalow Area(Refer Map).The Committee also recommends that Clause No. 2 (b) (iv) of the Feb.,1988 circular of Ministry be modified suitably in view of this demarcation of the boundary, so as to avoid misinterpretation of the Lutyens' Bungalow Area boundary.

6.2 Development and redevelopment norms suggested in the draft Zonal Plan for Zone-D including Bungalow Area as well as Resolution No.106/92 of D.D.A. regarding the Bungalow Area are mainly based on retaining the area as a low density zone so as to maintain its tree studded character. Basic premise for controlling developmental activities in the zone is,therefore, to reduce the scale of development rather than freezing development. There are certain areas where barracks are existing and also the areas presently used for general pool of government housing have scope for slight increase in density. Building envelope control, as already prevalent, should, however, continue as such control help in reviewing the design of the buildings within the overall Urban form proposal of the area.

6.3 In some pockets of Bungalow Area where redevelopment is to be taken up the Urban Form and three dimensional studies should also be attempted before taking up such redevelopment. Besides vertical developemnt, horizontal developemnt in the area like boundary wall and other features also require to be controlled. The existing average coverage of 7% in plots is on lower side and may be increased reasonably. It may be mentioned that certain computer simulation models prepared by DDA for plots in Sub-Zones D-11 and D-12 showed that existing situation is only 6.5 FAR and 6.5% ground coverage whereas the NDRAC proposed 60 FAR and 25% ground coverage (Earlier the Design cell had suggested 75 FAR and 25% ground coverage). These Organisations did considerable research in the Bungalow Area and recommended relaxation in Developemnt Controls in comparison to existing situation for achieving higher densities for deriving better returns from the under utilised land.

6.4 The Development in the Lutyens' Bunglow Area should be based on the comprehensive Urban Form studies. In the absence of such studies individual plot owners both Government and Private lease holder may face problems. The Committee, therefore, recommends that the three dimensional Urban Form Studies be taken up on priority so that the development proposals on individual plots are regulated/approved accordingly.

6.5 The Committee also feels that the area as delineated is not the entire area which was designed by Lutyens and therefore suggests that the area be called as "The Bungalow Area of New Delhi" and not the Lutyens' Bungalow Area. It may also be mentioned that as per MPD 2001, Zone 'D' is the New Delhi Zone which is comprised of 21 Sub Zones and the Bungalow Area is located within the New Delhi Zone.

6.6 Keeping in view the MPD-2001 proposals, recommendations of the NDRAC, the Design Cell, proposed and existing development policies, trend of discussions in the meetings convened under the chairmanship of Secretary, Urban Development, discussions held in various meetings of the Committee and existing situation, the policy for construction/building activities in the bungalow area is suggested on the following lines.

a) Residential Bungalow Plots, R1:

In residential areas having bungalow plots, addition/alteration or reconstruction to be limited within the existing building envelope to the maximum extent of existing ground coverage, FAR and height etc. Servant quarters will form part of the building envelope. No basement should be allowed in the bungalows. Where the plot is fallen vacant, irrespective of its size, new construction is proposed to be limited to the maximum extent of earlier construction within the parameters as above or

within the parameters/norms of the adjoining / nearby bungalow plot. For addition/alterations/ reconstruction on a bungalow plot the Committee feels that the intentions should not be to freeze the construction but to limit the construction activities. It would ,therefore, be advisable to work out specific norms for the plots where bungalows exist.

For residential group housing the development norms shall be as per the sanctioned schemes or as per the development code of MPD-2001, whichever is lower.

b) Residential Non Bungalow Plot, R2:

In residential areas having non-bungalow plot such as Bengali Market, Golf Link, the development norms shall be as per the approved sub-division plan and/or as per the Development Code of MPD-2001, whichever is lower.

c) Residential Public Housing, R3:

For development/redevelopment of residential pockets/areas other than bungalow plots for public housing, development norms may be based on the Development Code of MPD-2001 subject to the condition that the height of the building does not exceed 14 metres and also subject to conducting Urban Form study of the area with a view to have a low intensity to maintain the existing character of the area.

within the parameters/norms of the adjoining / nearby bungalow plot. For addition/alterations/ reconstruction on a bungalow plot the Committee feels that the intentions should not be to freeze the construction but to limit the construction activities. It would ,therefore, be advisable to work out specific norms for the plots where bungalows exist.

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c) Residential Public Housing, R3:

For development/redevelopment of residential pockets/areas other than bungalow plots for public housing, development norms may be based on the Development Code of MPD-2001 subject to the condition that the height of the building does not exceed 14 metres and also subject to conducting Urban Form study of the area with a view to have a low intensity to maintain the existing character of the area.

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- d) In the Bungalow Area if the bungalow plot having a bungalow is shown in MPD - 2001 or ZDP for any other purpose/use it should revert back and shown for residential (bungalow plot). However, if any such bungalow plot is located and surrounded on either side by other than residential plot (bungalow plot) the land use of such plot may be retained. For instance, plot No.9 on Rafi Marg surrounded by multi storeyed building may be retained for the use shown in the MPD - 2001.
- e) On the properties such as Pataudi House, Jaisalmer House, Kotah House, Dholpur House where the government projects are proposed and the land use is residential in MPD - 2001, it is recommended that comprehensive scheme may be prepared keeping in view the general character of the area and existing old palacial buildings. Norms in these areas may be determined within the parameters of MPD - 2001 subject to the condition that the height of the building does not exceed 14 metres and also subject to the conducting of Urban Form Study of the area with a view to have low intensity to maintain the existing character of the area.
- f) In the Race Course area, land measuring about 100 acres allotted to Defence Ministry for residential and offices should be used mainly

for the residential purpose within the parameters of the Bungalow Area policy. The proposed ground coverage in the above allotted land, however, should not exceed the existing coverage and the height of the building should not be more than 7 metres. The entire area should be developed on the basis of Urban Form studies and the tree studded character of the area be maintained. As also suggested by the Ministry of Environment and Forest the area be kept as green without much construction activities.

- g) For non-residential areas the provision of Development Code of MPD-2001 and Sub-Zonal Development Plan, whichever is lower, should be followed.
- h) Basements in other than residential (bungalow plot) may be allowed maximum to the extent of ground coverage but be included in FAR calculations except where it is used for parking and services.
- i) No trees should be cut without permission from the competent authority. While submitting building plans to the local bodies all the existing trees should be shown in the plan.
- j) Community facilities at Zone level should be provided within the proposed density norms.

However, as the Bungalow Area is self sufficient in terms of community facilities, the deficiency of Community facilities in the adjoining zones/areas should not be made up by providing the additional facilities in the Bungalow Area, neither the backlog of facilities of 'D' Zone be provided in the Bungalow Area so that its basic character is not disturbed.

- k) In case community facilities are provided on Government lands, the private lease hold properties should be charged opportunity cost/deficiency charges proportionately.

Most Immediate

No.K-13011/31/90-DDIB
Government of India
Ministry of Urban Development
(Delhi Division)

New Delhi

Dated 23rd Sept., 1992.

OFFICE MEMORANDUM

Subject:- Lutyen's Bungalow Zone.

1. An exercise to redlineate the boundaries and firm up the development norms in respect of Lutyen's Bungalow Zone has been undertaken by this Ministry in consultation with D.D.A. The details of proposed boundaries and development norms are given in Annexure-A. It has been decided to constitute a Committee consisting of Chief Planner, TCPO, and Representatives of DG, CPWD; VC, DDA; Administrator, NDMC and L&DO apart from Shri E.F.N.Riberio, Director (Retired), School of Planning and Architecture to make an independent assessment of the repercussions of the proposed revision.
2. The Committee will:
 - (a) Carry out a sample survey of some of the areas and physically verify the ground realities with a view to ascertain that the boundary line is well defined and does not admit any misinterpretation;
 - (b) assess the implications of the proposal on Government lands including the impending plans of development thereupon;
 - (c) make suitable recommendations for incorporation at the final stage.
3. DG, CPWD, etc. will nominate suitable officers on the Committee immediately on receipt of this O.M. and, in any case, not later than one week. The particulars of such nominees will be communicated to the Chief Planner, TCPO, and to this Ministry promptly.
4. The Chief Planner, TCPO, will act as the Chairman-cum-Convenor of the Committee. The Committee's Report will be submitted to the Government within 45 days.

5. The Committee may devise its own procedure for its day to day functioning and take the assistance of any other persons as it thinks fit.

Sd/-

(I.L. BANSAL)

Under Secretary to the Govt. of India

To

1. The Chief Planner, TCPO, New Delhi
(Shri D.S.Meshram)
2. DG, CPWD, New Delhi
(Shri O.P. Goel).
3. Vice-Chairman, DDA, New Delhi.
(Shri S.P.Jakhanwal)
4. Administrator, NDMC, New Delhi
(Shri Ramesh Chandra).
5. Land & Development Officer, New Delhi.
(Shri V.Krishna Rao)
6. Shri E.F.N. Ribeiro, Director (Retired)
School of Planning and Architecture
79, Gulmohar Enclave, New Delhi.

Delineation of Lutyen's Bungalow Zone (proposed)

The boundary will run from Dhaulan Kuan along with the Ridge, Link Road, Baba Kharag Singh Marg, Ashok Road (leaving out Zone D-I area), Tolstoy Marg, the Railway Line, Mathura Road, Lodi Road, Aurvindo Marg, the Railway Line again (excluding Yashwant Place and Diplomatic Enclave), Niti Marg, existing Nallah, Sardar Patel Marg and Dhaula Kuan.

Development Control Norms (provisional)

Guidelines contained in Ministry of UD's letter No.K-13011/17/86-DDIA dated 8.2.1988 will form the basis.

For redevelopment of the residential (i.e. bungalow type plots within the zone, there should be only one envelope within each plot. However, single envelope may provide for the inclusion of the separate servant quarters, if any, as per earlier approved plans subject to proviso that no cutting of any existing tree is involved and the height of the existing building is maintained. In this way, the entire ground coverage and FAR of both the main house and the servant quarters should be adjusted within the proposed single envelope.

For other than residential bungalow type construction, the prescribed development norms under MPD-2001 will be applicable subject to clearance by DUAC and based on urban design studies which take into account the essentially low rise character of the Zone.

ANNEXURE-II

Most Immediate

No.K-13011/31/90-DDIB
Government of India
Ministry of Urban Development

Dated the 11th Nov., 1992.

New Delhi

To

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

Subject: Proposed modification in the MPD-2001
Delineation of the zone and development
controls of the Lutyen's Bungalow Zone.

Sir,

I am directed to refer to the DDA letter
No.F.20(5)/92-MP/836 dated 28.9.1992 and F.20(5)/92-
MP/D-74 dated 1.10.1992 enclosing the development
control norms of the Lutyen's Bungalow Zone as
approved by the Authority vide its Resolution No.106
dated 18th August, 1992.

2. The Ministry prima facie does not agree with the
proposed boundary of the Lutyen's Bungalow Zone and
feel that the area be defined as under the February,
1988 circular.
3. The development control norms insofar as non
residential buildings are concerned, are also vague
and this might lead to considerable ambiguities. It
would be in order if the norms for such non-
residential areas and uses be more sharply defined.
4. It would be proper, therefore, if the matter is
resubmitted for the specific approval of the Authority
keeping in mind the Ministry's view points. DDA
should also formulate a public notice for inviting
objections/suggestions to the proposed modifications
in MPD-2001 and the same should be discussed at a
meeting of the Authority. I would request you to
treat this as most urgent.

Yours faithfully,

Sd/-

(R.BANNERJI)
DEPUTY SECRETARY (DD)

APP 'I' TO ITEM NO 60/93

ANNEXURE-III

TOWN AND COUNTRY PLANNING ORGANISATION
GOVERNMENT OF INDIA
MINISTRY OF URBAN DEVELOPMENT

D.S. MESHRAM
CHIEF PLANNER

'E' Block,
Delhi Vikas Bhavan,
Indraprastha Estate,
New Delhi-110002.

D.O.No.4-6/92/TCPO(Coord).

Dated: 23rd Nov., 92.

Dear Shri Bannerji,

This refers to the constitution of the Committee on Lutyens' Bungalow Zone by the Ministry of Urban Development vide O.M. No.13011/31/90-DDIB dated 23.9.1992. CP, TCPO is the Chairman and other members on the Committee are from CPWD, DDA, NDMC, L&DO apart from Shri E.F.N. Ribeiro, Director (Retired) SPA, New Delhi. The Committee has been assigned the task to ascertain that the boundary line is well defined and does not admit any misinterpretation, beside assess the repercussions of the proposed revision in the Lutyens' Bungalow Zone area and suggest suitable recommendations for incorporation at the final stage. Keeping in view the terms of reference along with the latest redelineated boundary of the Zone defined in the Annexure 'A' of the above referred letter, the Committee met four times and also had the site visit of the area and is in the process of finalising the development norms to be applicable in the said area and other issues involved in the matter.

Incidentally in the meeting held on 18.11.1992, the representative of DDA produced letter of 11th November, 1992 of the Ministry (Copy enclosed) addressed to DDA which stated that the Ministry Prima facie does not agree with the proposed boundary of the Lutyens' Bungalow Zone of 1992 and feel that the area be defined as demarcated under the February, 1988 circular. In this context DDA representative has also mentioned that various modifications in the boundary of the Zone were deliberated and agreed in the meetings convened by the then Secretary (UD) held on 22nd July, 1991, 18th Sept., 1991 and 7th January, 1992. Although the Committee has discussed the issue in light of the recent letter of the Ministry, members feel that the boundary issue need to be clarified.

I, therefore, request you to kindly communicate the views of the Ministry as to which boundary of the

APP 'I' TO ITEM NO 60/93

Lutyens' Zone, whether of 1988 or 1992 should be considered by the Committee while finalising its report. As we have to submit our report at an early date, I shall be thankful to have information in this regard at the earliest convenience.

with regards,

Yours Sincerely,
Sd/
(D.S.MESHRAM)

Shri R.Bannerji,
Dy. Secretary (DD),
M/o Urban Development,
Nirman Bhavan,
New Delhi.

R. BANNERJI
DEPUTY SECRETARY (DD) Govt. of India
TELE: 3019280 Ministry of Urban Development
D.O.NO.K-13011/31/91-DDIB
New Delhi

Dated: 7.12.1992

Dear Shri Meshram,

Please refer to your letter No.4-6/92/TCPO/Coord. dated the 23rd November, 1992 and also recall the discussions had in the Chamber of Dr. Sundaram, Jt. Secretary in the Ministry on 2.12.1992 on the subject.

2. The Ministry has clarified to the DDA that the Bungalow Zone boundaries should refer to the notification of 8th Feb., 1988 in all respects except the following:-

i) Yaswant Place area to be deleted; and

ii) area of Baba Kharak Singh Marg from Gole Dak Khana up to Park Street and the area enclosed by Vishamber Das Marg be also excluded.

3. I trust that this clarification meets with your immediate purpose.

I remain.

Yours sincerely,
Sd/-
(R. BANNERJI)

Shri D.S. Meshram,
Chief Planner,
TCPO, IP Estate,
NEW DELHI-110002.

R.L. PARDEEP
JOINT SECRETARY(UD)

Govt. of India
Ministry of Urban Development
D.O.No.K-13011/17/86-DDHA
New Delhi-110011.

Dated : 8.2.1988

Dear Shri Dharum Dutt/Kumar/Chauhan/Majithia,

As you are aware, this Ministry had imposed temporary ban on construction of multi-storeyed buildings in New Delhi, including areas under the DDA and MCD falling in South Delhi, with effect from 17.10.85; till the Master Plan for Delhi-2001 is finalised. This ban was partially lifted in respect of Connaught Place area, subject to certain conditions, vide this Ministry's O.M. No.K-13011/19/85-DDHA dated the 18th July, 1986. Pending finalisation of the Master Plan for Delhi for 2001, it was decided that revised comprehensive guidelines in regard to multi-storeyed buildings in Delhi should be prepared. A Committee under my chairmanship with representatives of other concerned agencies, was accordingly set up in this Ministry. This Committee made certain recommendations to the Government in its report submitted in October, 1980. Thereafter, the DUAC was also consulted and their recommendations made in December, 1987 were also placed before the Government.

2. After consideration of these recommendations, the Government have now decided that high rise constructions in Delhi may continue to be regulated subject to compliance with conditions of detailed urban design clearance, fire fighting requirement and requirements under other provisions like the Master Plan, zoning regulations, Building bye-laws etc., but further subject to the following modifications:-

- a) The space to be constructed should be guided only by per floor coverage and floor area ratio (FAR) norms. These would, in general, influence the height of buildings, leaving at the same time some independence to the builders with regard to height. There is, therefore, no need to impose any specific height restrictions. The maximum per floor coverage should be 25% of the net plot for all zones. This will include the area required for all services except passage to the building. The remaining 75% must include only the passage to the building and the green area around.

- b) Lutyens' Bungalow Zone: In order to maintain

the present character of Lutyens' Delhi which is still dominated by green areas and bungalows, there should be a separate set of norms for this Zone area. This area has been clearly demarcated. It will consist of the entire Lutyens' Delhi excluding (i) the area lying between Baba Kharag Singh Marg on the South, Punchkuain Road on the north and the ridge on the west (ii) the area between Baba Kharag Singh Marg, Ashok Road, Ferozshah Road, Barakhamba Road and the Connaught Place, (iii) Mandi House and (iv) the institutional area where the Supreme Court is situated. It will, however, include the areas presently out of Lutyens' Delhi which consist of (i) Nehru Park (ii) Yashwant Palace (iii) the area between Yashwant Palace and the railway line on the south and (iv) the area lying between Nehru Park-Yashwant Palace on the west and the boundary of Lutyens' Delhi on the western edge of Safdar Jung Aerodrom and the Race Course. There were the following norms for construction in the Lutyens' Bungalow Zone.

- (i) The new construction of dwelling on a plot must have the same plinth area as the existing bungalow and must have a height not exceeding the height of the bungalow in place, or if the plot is vacant, the height of the bungalow which is the lowest of those on the adjoining plots.
- ii) In the commercial areas, such as Khan Market, Yashwant Place etc., and in institutional areas within the Lutyens' Bungalow Zone, the norms will be the same as those for these respective areas outside the zone.
- iii) The existing regulations for the Central Vista will continue to be applicable.
- iv) The demarcation line of the Lutyens' Bungalow Zone should not run along prominent roads, because, if it does so, there will be bungalows on the side of the road and the high rise buildings on the other side. It has, therefore, been decided that the demarcation of the Lutyens' Bungalow Zone should run along the first inner/outer road or lane from the prominent road through which the demarcation line is shown in the map. However, the demarcation can run through

the present character of Lutyens' Delhi which is still dominated by green areas and bungalows, there should be a separate set of norms for this Zone area. This area has been clearly demarcated. It will consist of the entire Lutyens' Delhi excluding (i) the area lying between Baba Kharag Singh Marg on the South, Panchkuain Road on the north and the ridge on the west (ii) the area between Baba Kharag Singh Marg, Ashok Road, Ferozshah Road, Barakhamba Road and the Connaught Place, (iii) Mandi House and (iv) the institutional area where the Supreme Court is situated. It will, however, include the areas presently out of Lutyens' Delhi which consist of (i) Nehru Park (ii) Yashwant Palace (iii) the area between Yashwat Palace and the railway line on the south and (iv) the area lying between Nehru Park-Yashwant Palace on the west and the boundary of Lutyens' Delhi on the western edge of Safdar Jung Aerodrom and the Race Course. There were the following norms for construction in the Lutyen's Bungalow Zone.

- (i) The new construction of dwelling on a plot must have the same plinth area as the existing bungalow and must have a height not exceeding the height of the bungalow in place, or if the plot is vacant, the height of the bungalow which is the lowest of those on the adjoining plots.
- ii) In the commercial areas, such as Khan Market, Yashwant Place etc., and in institutional areas within the Lutyens' Bungalow Zone, the norms will be the same as those for these respective areas outside the zone.
- iii) The existing regulations for the Central Vista will continue to be applicable.
- iv) The demarcation line of the Lutyens' Bungalow Zone should not run along prominent roads, because, if it does so, there will be bungalows on the side of the road and the high rise buildings on the other side. It has, therefore, been decided that the demarcation of the Lutyens' Bungalow Zone should run along the first inner/outer road or lane from the prominent road through which the demaraction line is shown in the map. However, the demarcation can run through

the prominent road where there is park, ridge or green area on the other side of the road.

c) As already stated, the maximum per floor coverage of 25% should include the area required for all services except passage to the building. Thus the facility must be included in the 25% and it must be underground. In case of new buildings that come up in the Centre Business District (Connaught Place) and Business Districts. The remaining 75% must include only the passage to the buildings and the green area around.

d) The FAR for the six area listed below will be as indicated against each:-

S.No.	Zone	Maximum permissible FAR
1.	CBD (Central Business District or Connaught Place Area)	250
2.	District Centre	250
3.	Sub-District Centre	100
4.	Community Centre/Local Centre	100
5.	Group Housing (Residential)	250
6.	Institutional	250

There will not be a separate governmental category for FAR specifications. The norms for Government construction will be governed by the norms specified for the Zone where the Government building is to be constructed.

3. While the maximum per floor coverage norms cannot exceed 25% a relaxation in FAR norms could be granted to allow taller constructions in all Zones except in Lutyens' Bungalow Zone as redefined, provided that the builder pays in appropriate mode the additional cost incurred on the infrastructure, such as water and fire fighting services by the Urban Body on account of additional FAR height. The detailed guidelines to determine the (a) the additional cost and (b) the mode of payment will be issued by this Ministry.

4. You, may kindly ensure that the above guidelines are now adhered to while approving plans for multi-storeyed constructions. In view of these revised guidelines the temporary ban on multi-storeyed

constructions imposed by this Ministry's O.M.No.K-13011/19/85-DDHA dated 17th October, 1985 may be treated as withdrawn.

With regards,

Yours sincerely,
Sd/-
(R.L. PARDEEP)

1. SHRI DHARAM DUTT,
Administrator,
NDMC,
New Delhi.
2. SHRI OM KUMAR,
Vice-Chairman,
Delhi Development Authority,
New Delhi
3. SHRI P.P. CHAUHAN,
Commissioner,
Municipal Corporation of Delhi
Town Hall,
Delhi
4. Shri J.J.S. MAJITHIA,
Secretary,
Delhi Urban Art Commission,
Lok Nayak Bhavan,
New Delhi.

Copy forwarded to:-

1. Shri Desh Raj Singh, JS(WL), M/o Urban Development
2. Shri Harish Chandra, Director General of Works,
CPWD, New Delhi
3. Shri E.F.N. Ribeiro, Chief Planner, TCPO, New Delhi
4. Shri R.C. Manchanda, Chief Architect, Design
Group, I.O. Bhavan, New Delhi.
5. Shri Ganga Dass, Secretary, (L&B), Vikas Bhavan,
New Delhi.
6. Shri R.P.S. Pawar, Land & Development Officer,
Nirman Bhavan, New Delhi.
7. Shri S.C. Gupta, Director (DC&B) Delhi
Development Authority, New Delhi.
8. Lands Division, Ministry of Urban Development.

Sd/-
(HARJIT SINGH)
Director (DD)

MOST IMMEDIATE/BY SPECIAL MESSENGER

R.L. PARDEEP
JOINT SECRETARY (UD)

Govt. of India
Ministry of Urban Development
D.O.No.K-13011/17/86-DDHA

Dated: 27-7-1988 New Delhi-110011.

Dear Shri Kumar,

Please refer to my d.o. letter of even number dated the 8th February, 1988 regarding revised guidelines for high rise construction in Delhi.

2. You had made certain observations on these guidelines which were further discussed at two meetings convened by the Secretary, Ministry of Urban Development. On the basis of these discussions and some further suggestions received in this Ministry in regard to these guidelines from professional Architects and certain organisations, the question whether the revised guidelines issued on 8.2.1988 would require any clarification/modification was further examined. It has now been decided to issue the following clarifications/modifications to the revised guidelines communicated in my d.o. letter of 8th February, 1988 refer to above.

- (i) These guidelines are applicable only to high rise construction i.e. to buildings with height above 45 ft. or having more than 4 storeys. Low rise buildings will continue to be governed by the earlier guidelines regarding FAR, floor coverage etc., provided at least 50% of the area of the plot is left green. The parking and passage to the building will have to be accommodated in the other 50%.
- (ii) The underground basement for parking may be permitted to extend beyond the building line upto the envelope line, subject to the condition that the top roof level of the basement beyond the actual building line should be flush with the ground and that it should be properly landscaped to make it green.
- (iii) For Group Housing with FAR of 250, permissible density should be increased from 60 dwelling units per acre to 100 dwelling units per acre (i.e. from 150 units per hect. to 250 units per hectare).
- (iv) Height restriction in sensitive areas having

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their special character and historical heritage
will continue through the application of the
provision of the DUAC Act.

3. Kindly ensure compliance.

With regards,

Yours sincerely,
Sd/-
(R.L. PARDEEP)

SHRI OM KUMAR,
Vice Chairman,
Delhi Development Authority,
Vikas Sadan,
New Delhi.

ANNEXURE-VI

LIST OF PROPOSALS OF CPWD IN BUNGALOW AREA

Sl.No. Plot	Existing	As per MPD 2001	Proposed landuse
1. Race Course Area	Polo Ground Barracks	a) Govt. (Landuse undertermind) b) Recreational	Govt. offices & Residential
2. Maualana Azad Road Mess Plot.	Defence Barracks and Mess	Social/Cultural	Govt. Office
3. UNI plot 9 Rafi Marg.	Bungalow (with UNI)	Govt. Office	Offices
4. Working Woman Hostel K.G. Marg	Barracks (Hostel)	Residential	Residential
5. Pataudi House	Pataudi House and Barracks	Residential	Residential
6. Curzon Road Barracks	Barracks	Residential	Residential
7. MP Flat for Rajya Sabha & Lok Sabha between B.K.S. Marg & Bishamber Das Marg.	Bungalows	Residential	Residential
8. Ketah House	Ketah House and Barracks	Residential	Office / Residential
9. Jamnagar House	Barracks	Social/Cultural	Social/Cultural/ Offices
10. Jaisalmer House	Barracks	Residential	Offices

11. Mess on Zakir Huissain Marg.	Barracks	Social/Cultural	Offices
12. Plot opposite Jamnagar House	Barracks	Social/Cultural	Social/Cultural
13. Vacant plot Moti Lal Nehru Marg Janpath	Vacant	Residential	Residential
14. Barracks North Block	Barracks	Government	Govt. Offices
15. Barracks South Block	Barracks	Government	Govt. Offices
16. Plot No. 30	Barracks	Government	Govt. Offices
17. Plot No. 36	Barracks	Government	Govt. Offices
18. Princess Park Barracks	Barracks	Social/Cultural	Social/Cultural
19. Ashoka Road (Opposite Hyderabad House)	Barracks	Social/Cultural	Social/Cultural
20. Ferozshah Road	Bungalow	Residential	Residential
21. 2. Janpath	Bungalow/Vacant	Residential	Residential
22. Plot on Willingdon Crescent & Park Street occupied by Willingdon Hospital	Barracks CGHS Stores Hospital	Sports Complex	Hospital
23. Plot behind Curzon Road Apartmentst (occupied by Safdarjung Hospital Staff).	Barracks	Residential	Residential

MINISTRY OF
URBAN DEVELOPMENT
GOVERNMENT OF INDIA

APP 'I' TO ITEM NO 60/93

ZONAL DEVELOPMENT PLAN ZONE - "E"



Trans Yamuna Area Planning Unit
DELHI DEVELOPMENT AUTHORITY

March 1993

APP 'I' TO ITEM NO 60/93

ZONAL DEVELOPMENT PLAN ZONE - "E"



Trans Yamuna Area Planning Unit
DELHI DEVELOPMENT AUTHORITY
March 1993

ZONAL DEVELOPMENT PLAN

ZONE - "E"

TRANS YAMUNA AREA PLANNING UNIT
DELHI DEVELOPMENT AUTHORITY
MARCH 1993

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6. Sub-Zonal Boundaries. (To be published)
7. Commercial Centres. (Study sheet)
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- Petrol Pumps & Gas Godowns. (Study sheet)
9. Recreational
- District & Neighbourhood Park. (Study sheet)
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11. Utility
- Water, Power, Sewerage. (Study sheet)
12. Public & Semi-Public Facilities
- Health. (Study sheet)
13. Public & Semi-Public Facilities
- Education (Study sheet)
14. Public & Semi-Public Facilities
- Social Security. (Study sheet)
15. Public & Semi-Public Facilities
- Communication. (Study sheet)

1.0 CHAPTER-I

1. BACKGROUND

Under the Master Plan for Delhi-2001, notified on 1.8.90, the Union Territory of Delhi has been divided into 15 zones (Divisions)-8 in Urban Delhi (A to H), 6 in Urban Extension and Rural Area (J to N and P), and one, the river and the river front area (O):

1.2 STATUTORY PROVISIONS

1.2.1 The Zonal (Divisional) Development Plan of the area is prepared under section '8', to be processed under section '10' of the Delhi Development Act, 1957. Simultaneously, the modifications of land use, wherever proposed, shall be processed under Section 11 (A).

1.2.2 MPD-2001 states that in the absence of Zonal Plan of any area, the development shall be in accordance with the Master Plan.

1.2.3 Section 8 of the Delhi Development Act also defines the contents of the zonal Plan. As per the MPD-2001, a Zonal Development Plan means a Plan for one of the zones (divisions) of the Union Territory of Delhi containing detailed information regarding provision of social infrastructure, parks and open spaces and circulation system. The zonal (divisional) plan, which is a sub-city development plan, details out the policies of the Master Plan.

1.3 MPD-2001 further states that :

- a) Zone could be divided into sub-zones by the Authority.
- b) The Zonal (divisional) plans shall detail out the policies of the Master Plan, and act as link between the layout and the Master Plan.

The development schemes/ layout plans, indicating use premises, shall conform to the Master Plan/Zonal (divisional) plans.

1.4 Earlier Zonal Development Plans

As per MPD-62, the earlier urban trans-yamuna area was divided into 16 Planning Zones (now sub-zones), designating rural area in the North of Wazirabad Road and South of NH-24. Out of these earlier 16 Planning Zones (now sub-zones), Zonal Development Plan of one

1.0 CHAPTER-I

1. BACKGROUND

Under the Master Plan for Delhi-2001, notified on 1.8.90, the Union Territory of Delhi has been divided into 15 zones (Divisions)-8 in Urban Delhi (A to H), 6 in Urban Extension and Rural Area (J to N and P), and one, the river and the river front area (O):

STATUTORY PROVISIONS

1.2

1.2.1

The Zonal (Divisional) Development Plan of the area is prepared under section '8', to be processed under section '10' of the Delhi Development Act, 1957. Simultaneously, the modifications of land use, wherever proposed, shall be processed under Section 11 (A).

1.2.2

MPD-2001 states that in the absence of Zonal Plan of any area, the development shall be in accordance with the Master Plan.

1.2.3

Section 8 of the Delhi Development Act also defines the contents of the zonal Plan. As per the MPD-2001, a Zonal Development Plan means a Plan for one of the zones (divisions) of the Union Territory of Delhi containing detailed information regarding provision of social infrastructure, parks and open spaces and circulation system. The zonal (divisional) plan, which is a sub-city development plan, details out the policies of the Master Plan.

1.3

MPD-2001 further states that :

- a) Zone could be divided into sub-zones by the Authority.
- b) The Zonal (divisional) plans shall detail out the policies of the Master Plan, and act as link between the layout and the Master Plan.

The development schemes/ layout plans, indicating use premises, shall conform to the Master Plan/Zonal (divisional) plans.

1.4

Earlier Zonal Development Plans

As per MPD-62, the earlier urban trans-Yamuna area was divided into 16 Planning Zones (now sub-zones), designating rural area in the North of Wazirabad Road and South of NH-24. Out of these earlier 16 Planning Zones, Zonal Development Plan of one

-: 2 :-

sub-zone, namely, E-7 is approved. Another three draft Zonal Development Plans for sub-zones E-2, 6 & 16 remained at draft stage.

1.5 Zonal Development Plan

Now, MPD-2001 has been approved by the Government. It has added ^{some of the} rural areas ^{of 1962} for Urban Development; and three more Planning sub-zones have been created, giving them Nos. as 19, 20 & 21. Now, the Zonal Development Plan for entire trans-yamuna area i.e. Planning Zone (division) "E" is as given in following chapters.

Zonal Development Plan for Trans-Yamuna Area Zone E has now been prepared with MPD-2001 as basis also taking into consideration realities at site.

MPD-2001 stipulate that already approved sub-zonal development plan (earlier named zonal development plan) in conformity with Master Plan shall continue to be operative. The zonal development plan of Zone "E", as now prepared, after its approval, would supercede earlier approved sub-zonal development plans.

2.0

CHAPTER - II

2.1

SETTING OF TRANS-YAMUNA AREA

Planning Zone (Division) "E", known as Trans-Yamuna Area (TYA) is located in the Eastern portion of the National Capital Territory of Delhi across river Yamuna abutting Loni, Sahibabad and Noida areas of Uttar Pradesh. Total area of Zone "E" is 8797 hectares approx.

2.2

Position upto 1962

Upto 1960 it had very small area like Shahdara which was inhabited. It was connected with other parts of the National Territory by only one road-cum-railway bridge near Red Fort. In addition, one Pantoon bridge used to supplement as additional access except during monsoon season, when it was dismantled, leaving only one link with Trans-Yamuna Area. TYA, being Gateway of Delhi from the Eastern parts of the country, this rail-cum-road bridge used to get choked by all sorts of traffic, including through traffic from/to Uttar Pradesh.

2.3

Position between 1962-1981

At the beginning of the implementation of the Master Plan in 1962, Trans-Yamuna Area remained vacant except for some old developments like Shahdara, Geeta Colony etc. As per MPD-62, this area was planned for a balanced development to contain about 7½ lakh population. During the above period, three more road bridges and one railway bridge was constructed to relieve the pressure on old road-cum-rail bridge. Anticipating the additional linkages to the trans-yamuna area by way of Inderprastha Bridge, Wazirabad Bridge and Nizamuddin Bridge in near future, a large number of unauthorised colonies developed at the entry points of these bridges on the trans-yamuna side due to its proximity to walled city C.B.D., Connaught Place and other central areas. Large areas, which were meant for recreational and other public facilities, were thus unauthorisedly encroached upon. With the result, most of the trans-

-: 4 :-

yamuna area became a Sub-Standard Area. To counteract and improve upon the situation, DDA embarked upon provision of sites for cooperative house building societies on the one hand and construction of DDA housing on the other. The Senario, thus emerged, was that now the planned colonies emerge distinctly within large scale unauthorised colonies.

2.4 Position between 1981-1992

In the course of urban development and expansion during the last decade, the population has reached more than 20 lakhs as per 1991 Census and even the existing bridges became insufficient and two more road bridges were added near ISBT Kashmere Gate and Madanpur Khadar. Though Master Plan for Delhi 1962 had made provisions for large facilities, services and work centres but due to large-scale unauthorised encroachments, these facilities to the extent required could not be provided. To balance off the situation, Master Plan for Delhi-2001 has now evolved the concept of facility centres and service centres to group two or more facilities in available areas for providing required social infrastructure and servicing facilities.

CHAPTER - III

3.0

MPD-2001 PROPOSALS

3.1

On 1st August, 1990, Government of India notified MPD-2001. According to it, Trans-Yamuna area admeasures 8797 hect. (approximately). This urban area is likely to hold about 16.38 lac population by the year 2001.

3.2

Population

As per 1981 census, the population of Trans-Yamuna Area was 10,28,794 persons. While computing the projections, the MPD-2001 proposed a population of 16,38,080 by the turn of the Century. In addition to this, a holding capacity of the urabn area was computed at 17,89,300 persons.

3.2.1

The population envisaged, in South of NH-24 upto Noida boundarv, in the population studies of MPD-2001 is approximately two lacs, whereas now it is planned to accommodate approximately six lacs by the year 2001 to be accommodated in Zone E-19, 20 & 21.

3.3

Employment

The population studies conducted during the preparation of MPD-2001 based on 1981 data has worked out a participation rate of 32%, thus calculated a Work force of 1,95,000 for the trans-yamuna area. The studies for the horizon year 2001 has anticipated/projected a population of 16.38 lacs for trans-yamuna area with an employment potential of 5,00,000.

3.3.1

The 1991 Census data have indicated that the population of TYA has grown to 21.55 lacs and is expected to grow to 27 lacs by the end of the century. Based on the population participation rate of 32%, the work force is expected to grow to 8.64 lacs.

3.4

Facility Centre and Service Centre

The lower level additional facilities like higher secondary schools, primary schools, dispensaries, shall be provided in the layout plan,

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but the higher level facilities like college, hospital, police station, etc. are required to be provided at the plan level. As it may not be possible to provide individual location for these facilities, the concept of facility centres have ~~have~~ been evolved to group two or more units in available areas within DUA-R1. Out of 61 Facility Centres, identified on landuse plan, 19 are proposed in TYA, covering an area of 183.4 hectares. Similarly, to accommodate additional repair shops, service shops, gas godowns, 9 Service Centres covering an area of 31.4 hec. have been proposed. The proposed 19 Facility Centres would accommodate the following community facilities :

Facility	Nos.
Education :	
University Campus	1
College	10
Technical Education Centre 'A'	1
Technical Education Centre 'B'/I.T.I	1
Health :	
Intermediate Hospital 'A'	16
Intermediate Hospital 'B'	18
General Hospital	3
Nursing Home	27
Others :	
Telegraph Office	3
Telephone Exchange	2
Head Post Office	6
Police Station	10
Fire Station	7

consist of wholesale markets, warehousing, road (trucks), ^{transport terminals} so as to curtail the movement of heavy vehicles within the city. The freight complexes are located in a place where they intercept the maximum possible regional goods traffic entering Delhi.

3.6 Trade and Commerce

To accommodate the required shopping, commercial offices and other related activities, one sub central business district, five district centres and 14 community centres at the Master Plan level and local shopping centres and convenient shopping centres at the local level have been proposed. In addition to these, ^{three} ~~two~~ wholesale markets have been proposed to serve the proposed 2001 population. A breakup of proposed sub CBD and District Centres is given below :

	Nos.	Area in hec.
Sub C.B.D.	1	48.00
District Centres		
i) Laxmi Nagar	1	12.95
ii) Dilshad Garden	1	11.00
iii) Eastern Yamuna Canal	1	12.00
iv) Shahdara	1	9.00
v) Mayur Vihar	1	16.00

-: 8 :-

3.8 Other Major Developments

- a) To cope up with the fast urban development in Noida area, another bridge ~~is being pro-~~
~~posed~~ near Maharani Bagh in extension of Ring Road to connect South Delhi with Trans-Yamuna/Noida area is presently under consideration.
- b) Though majority of the sub-zones bearing no^s E-17 & E-18 have been shown as "Rural" as per MPD-2001, the major part of this area upto Delhi boundary has been unauthorisedly constructed. Any development in the area would be as per policy of unauthorised colonies.

4.0

CHAPTER - IV

ZONAL DEVELOPMENT PLAN PROPOSALS

4.1

Location, Boundaries & Area

Planning Zone E comprises of an area of 8797 hec. It is surrounded on the three sides by the State of Uttar Pradesh and on the fourth side by river Yamuna. Therefore, compared to rest of the urbanisable area of Delhi, TYA is approx. 1/9th (11%) in area, but 1/6th (16%) approx. in population which is very high.

4.2

Population

4.2.1

Population assigned in MPD-62 (Projected for 1981)	- 7.50 Lacs
Population as per 1981 Census	- 10.28 Lacs
Population assigned in MPD-2001	- 16.38 Lacs
Population as per 1991 Census	- 21.55 Lacs
Population envisaged in the year 2001	- 27.00 Lacs

Existing & Predicted Population

Zone	Census 1991	Holding Capacity	Population by 2001
E-1	2,47,893	2,20,000	2,50,000
E-2	2,53,304	2,52,000*	2,59,000
E-3	1,43,790	1,35,000	1,40,980
E-4	84,493	71,050	88,840
E-5	50,075	52,000	50,600
E-6	1,14,832	87,450	1,12,560
E-7	33,234	43,650	42,920
E-8	1,02,458	2,45,200**	1,26,300
E-9	41,720	1,54,500***	1,27,600
E-10	1,01,122		1,24,460
E-11	25,155		66,640
E-12	1,28,492	87,050	84,640
E-13	88,972		1,20,000
E-14	1,18,912	82,200	1,20,000
E-15	68,382	93,800	85,000
E-16	96,259	1,80,000	1,00,000
E-17	1,68,421	30,000	1,80,000
E-18	24,291	2,21,800	30,000
E-19	94,118	1,35,000	1,72,000
E-20	88,097	2,28,350	1,50,000
E-21	80,885		2,00,000
Total	21,54,875	23,19,050	27,31,540

Note : * This is combined holding capacity of Zone E-2 & 14

** This is combined holding capacity of Zone E-8 & 12.
 *** This is combined holding capacity of Zone E-9, 10
 and 11.

For all practical purposes, calculations for physical,
 social, economic and ecological infrastructure have
 been made for 27 lakh population.

City and Sub-City Aspect

The Master Plan for Delhi 1962 had recommended to
 develop the trans-Yamuna area predominantly as residen-
 tial-cum-industrial area with adequate provision of
 organized commercial spaces, Govt. Offices, facilities
 and services.

In order to improve the living environment and quality
 of life in the trans-Yamuna area, MPD-2001 has recommen-
 ded to develop planning Zone 'W' as predominantly resi-
 dential area, with adequate provision of organized
 commercial spaces, facility centres, service centres,
 recreational areas, wholesale markets and freight
 complex.

4.4

Important projects
 Trans Yamuna Area is full of residential developments.
 It has been tried to list out about 40
 projects of sub-standard areas and entry about 20% planned
 development. It has been tried to list out social and
 large size projects mainly concerning to social and
 economic infrastructure. If these projects are imple-
 mented by the end of the century then there would be
 substantial improvement in quality of life of the
 people living there. Names of 13 important projects
 are given under :-

1. Metropolitan Passenger Railway Terminal - 73 hecta;
2. Inter State Bus Terminus - 15 hecta.
3. Metropolitan Bus Terminus - 27.58 hecta.
4. Inter State Bus Complex - 48 hecta.
5. Yamuna Sports Complex - 16 hecta.
6. Sub Central District Centre - hardly 5 hecta.
7. Mayapuri District Centre - hardly 5 hecta.
8. Disha Garden District Centre - 13 hecta.
9. Laxmi Nagar District Complex and Wholesale Market
10. Integrated Freight Complex and Wholesale Market
11. Integrated Transit System.
12. Mass Rapid Transit System.
13. Facility Centre at the crossing of Lodi Road and

-: 11 :-

- Wazirabad Road - 16 hect.
11. Facility Centre-cum-Community Shopping Centre at Patparganj - 12 hect.
 12. Facility Centre-cum-Commercial Centre Geeta Colony - 42 hect.
 13. Delhi (East) University Campus.

4.5 Residential

Following are the types of residential developments :

- i) Old build up areas, including rehabilitation colony & villages.
- ii) Unauthorized regularised colonies.
- iii) Resettlement colonies.
- iv) JJ Clusters/Settlements
- v) Unauthorized colonies.
- vi) Planned residential schemes.

4.5.1 Old Build up areas, including rehabilitation colony & villages

Old Shahdara town, Gandhi Nagar, Bhola Nath Nagar, Jawala Nagar, Vishwas Nagar, Krishna Nagar, Geeta Colony are some of the colonies developed even prior to MPD-62, they mainly form part of sub-zones E-1, 4, 8 and 10. These sub-zones do not have adequate physical and social infrastructure and there is no large space available today in these areas for provision of required infrastructure. Therefore, the standards of facilities proposed in MPD-2001 cannot be adhered to here and urban renewal plan for this area need to be prepared. Since MCD has jurisdiction in this area, the MCD should prepare an urban renewal/layout plan for this area. The population of about 5.8 lacs is expected in the year 2001 in this area. There are 41 villages in T.Y.A.

4.5.2 Unauthorized Regularised Colonies

262 Unauthorized regularised colonies are mainly located in sub-zones E-2, 3, 5, part of 12, part of 13, major part of 14 and part of 15, with a population of approximately 6.85 lacs. Regularisation Plans of these colonies have already been prepared and approved. Therefore, the same have been incorporated in the Zonal Development Plan.

4.5.3 Resettlement Colonies
7 large resettlement colonies are mainly located in sub-zones E-2, 3, 6, 16, 19 & 20, with a population of 3.8 lacs. These colonies have been totally built up and further encroachments of facility areas and roads in these colonies had taken place making it a quite congested area. Government had approved Policy for provision of additional facilities, utilities and services in these colonies being implemented by the J.J. Department of MCD.

4.5.4 J.J. Clusters/Settlements
A survey was conducted by Slum Deptt. in 1991. As per this survey, there are about 123 jhuggi clusters in different parts of trans-yamuna area with about 41,958 jhuggies. Thus, there are about 2,10,000 persons in such jhuggi clusters. These are to be dealt as per Policy of the Government. Details of these jhuggi clusters are given in Annexure-I.

Slum Department is taking action as per the Govt. Policy .

A three-pronged strategy namely, (i) development of plots of sites and services for shifting of jhuggi clusters from project sites (ii) insitu development i.e. planned relocation of jhuggi population at the same/very site itself and (iii) environmental improvement in jhuggi clusters, has been envisaged.

4.5.5 Unauthorised Colonies
The exact number of population living in the unauthorised colonies (not regularised) is not known but it is estimated that approximately 50,000 persons are living in such colonies. In addition, there will be 2.1 lacs population in sub zone E-17, E-18. These area are to be dealt as per policy of unauthorised colonies.

4.5.6

Planned Residential Schemes

Following are the complexes developed by DDA or by Cooperative Societies or other Govt. Deptt. on the basis of ^{overall} planning and peripheral developments by the DDA

1. Vivek Vihar & Yamuna Vihar (105+80 = 185 Hect.)
2. 44 Cooperative House Building Societies (434 Hects.)
3. General Housing by D.D.A. (52,834 DUs)
4. 217 Cooperative Group Housing Societies.
5. Institutional Housing
6. Dilshad Garden Extn. by D.L.F.

These schemes are envisaged to accommodate 5.8 lacs population.

It would be seen from the above, that about 27.0 lacs population will be residing in the Planning Zone "E" i.e. Trans-Yamuna Area by the year 2001.

4.6

WORK CENTRES

4.6.1

Industry

a) As per MPD-2001, three industrial areas have been shown, namely, (i) 45 hect. of land for light industries in Jhilmil area which have been already developed and disposed of (ii) 100 hect. of land have been allotted to Delhi Admn. for plotted industrial development on road no.56 (iii) about 80 hect. was proposed in Kondli-Gharoli area. However, due to the recent Policy of Delhi Admn./Govt. as not to develop any more new industrial estates, it is, now, proposed to change the use of this land from "Industrial" to "Integrated Freight Complex".

b) A list of polluting industries has been prepared by the Industries Department, Delhi Administration (Annexure-II). These units exclusive of any other polluting industry

-: 14 :-

located in Manufacturing Use shown, should improve the performance to bring it to the acceptable standards or alternatively should be closed down.

- c) An industrial area has been shown on the North & South of G.T. Road in Dilshad Garden area where industries are existing. Following guidelines are provided for the re-development of this industrial area :

- i) Light & service industrial units, as per MPD-2001 shall be permitted;
- ii) No road shall be less than 18 mtr. right of way.
- iii) Facilities to be provided as per requirement.

4.6.2 Trade & Commerce
MPD-2001 has proposed one Sub-Central Business District, five District Centres and 14 Community Centres, as shown in the Landuse Plan. But, land for three Distt. Centres is available, out of which Laxmi Nagar Distt. Centre is already under development and the other two are in Planning stage.

	Area in Hects.
Distt. Centres	48 Hects.
Sub-CBD	12.95 Hects.
Laxmi Nagar	9 Hects.
Shahdara/Shastri Park	16 Hects.
Mayur Vihar	11 Hects.
Dilshad Garden	

Community and Local Shopping Centre - See Annexure-III

In addition, ~~two~~ ^{three} wholesale markets have been shown to serve the proposed 2001 population. However, one of the sites of wholesale markets at Nazirabad-Loni Road Crossing is not available, therefore, the wholesale market has been proposed to be located in the South of NH-24 near Gazipur Dairy Farm, where land for whole-sale fish & egg market and wholesale fruit & vegetable market is being developed by DAMB. In addition whole-sale market area on the North of NH-24 is proposed for

Garment Market, Auto Parts Market etc.

For a population of 27.0 lacs by the year 2001, 180 local shopping centres are required. This facility is being provided either in the form of organised local shopping centres or in the form of local commercial areas/streets.

4.6.2.1

Mixed Landuse

Based on the provisions of the Master Plan and on the basis of local commercial streets ~~approved~~ already approved by DDA and now identified by MCD, following area/streets have been indicated for Mixed Landuse as shown in the Zonal Development Plan ;

- a) Location in which trades have been permitted in local commercial area/streets under special appeal by the DDA :-

<u>S.No.</u>	<u>Name of the Street/Area</u>
1.	Shopping Centre Krishna Nagar
2.	Chotta Bazar, Shahdara
3.	Main Gandhi Nagar Bazar
4.	Bara Bazar, Shahdara
5.	Anaz Mandi, Shahdara
6.	Shopping area of Vishwas Nagar
7.	Shopping area of Seelampur/Salimpur
8.	Farash Bazar, Shahdara
9.	Railway Road, Shahdara

- b) 1) List of roads, identified by MCD, having width 18 mtr. and above with commercialization more than 50 per cent.
- ii) On the streets identified below properties upto one plot depth can have commercial activity on the full permissible ground floor subject to payment of betterment charges to be decided by the Authority.

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<u>S.No.</u>	<u>Name of Road/Street</u>	<u>Stretch identified</u>
1.	Main Road Gandhi Nagar	From Marginal Bund to Jheel Bus Terminal.
2.	Main Vikas Marg	From Marginal Bund to Patparganj Road
3.	Vijay Chowk Road (Laxmi Nagar Main Road)	From Vikas Marg to Patparganj Road
4.	Patparganj Road	From Jheel Bus Terminal to Madhuban Railway Crossing, excluding the CHBS & Rehabilitation Colonies.
5.	Road No.57	From GT Railwayline to Parvana Road excluding CGHS and facility centres.
6.	Bhola Nath Nagar Road	From Road No.57 to Babu Ram School.
7.	Mandir Marg Road	From Raghunath Mandir to Road No.57.
8.	Road No.35-A	From Vikas Marg to Mother Dairy excluding bridge area and Mother Dairy Plant.
9.	Road 60ft. wide Road	From Teliwara to Babu Ram School.
10.	Proposed Master Plan Road No.67 in Maujpur area	From Road No.66 to Ghonda Chowk
11.	Loni Road	From GT Road to Road No.68
12.	G.T. Road	From Radhu Cinema to Loni Road.
13.	Road No.66	From GT Road to Road No. 68 on Western side only.
14.	Brahampuri Main Road	From Ghonda Chowk to New Seelampur Market Road.
15.	Yamuna Vihar Road	From Ghonda Chowk to DTC Depot.
16.	60 ft. wide Road Balbir Nagar (Babar Pur Road)	From Eastern Yamuna Canal to G.T.Road.
17.	100 ft. Road No.68	From Eastern Yamuna Canal upto Railway level crossing.
18.	Wazirabad Road	From Marginal Bund upto Yamuna Vihar Scheme (on South side only).

- 4.6.3 Guest Houses :
There are Guest Houses running in the residential premises. These should be discontinued at the present location. There is a proposal to develop facility centres and commercial centres, the Guest Houses would be provided in these centres besides the existing commercial areas.

4.7.0 PUBLIC AND SEMI-PUBLIC FACILITIES
(See Annexure No.IV & V for Existing and Proposed Facility Centres/Service Centres)

4.7.1 Educational

- 4.7.1.1 University Centre
Since Delhi University is across the River Yamuna, to group higher level educational facilities, a university centre has been proposed in Facility Centre No.13 near Surajmal Park. This will act as East Delhi Campus and will provide specialised higher level educational facilities. For this purpose 8 hect. of area has been identified.

- 4.7.1.2 College
Presently there are only two general colleges - one for boys and another for girls, in addition to a medical college-cum-hospital. Land has been allotted for two colleges. For a population of 27.0 lacs by the year 2001, as per MPD-2001, 22 colleges in total will be needed. In the Zonal Development Plan, additional 7 colleges could only be proposed. After these are developed, the situation could be reviewed.

- 4.7.1.3 Technical Education Centre
As per MPD-2001, one Technical Education Centre 'A' and one Technical Centre 'B' each are to be provided for a population of 10 lacs. Therefore, for a population of 27.0 lacs, 5 Technical Centres will be required. Accordingly, 5 Technical Education Centres have been provided in the Zonal Development Plan.

4.7.1.4 Senior Secondary Schools
According to the standards given in the Master Plan, 360 Senior Secondary Schools are required for a population of 27.0 lacs by the year 2001. 340 Sr. Sec./Sec./Middle Schools (Annexure-VI) are existing. The Zonal Development Plan indicates 159 Sr. Sec./Sec./Middle Schools sites. Out of these approx. 15 sites are available and unallotted.

4.7.2 Health :

4.7.2.1 Major Hospitals :
As per Master Plan, 11 major hospitals are required for a population of 27.0 lacs by the year 2001. Already there are existing major hospitals such as, Shahdara General Hospital, Guru Teg Bahadur Hospital, Shahdara Mental Hospital, Leprosy Hospital. Some of these hospitals are of specialized nature. Therefore, 7 new General Hospital sites are required to be earmarked in Planning Zone 'O'.

4.7.2.2 Small/Intermediate Hospitals :
54 Intermediate Hospitals are required for a population of 27.0 lacs by the year 2001. It is possible to provide 24 intermediate hospital sites. The remaining sites will be required to be earmarked in Planning Zone 'O'.

4.7.2.3 Nursing Home/Poly-Clinic :
For a population of 27.0 lacs by the year 2001, 81 Poly Clinics/Nursing Homes are needed. These would be provided in local shopping centres, community centres, other commercial centres and facility centres.

4.8.0 SOCIAL SECURITY
4.8.1 Police Lines, Police Headquarter & Police Stations :

4.8.1.1 Police Lines :

As per MPD-2001, one Police line is proposed for East Delhi (TYA). Based on the demand, 5 police-lines have been shown in T.Y.A. They are as follows :

- a) Two for CRPF (i) between two marginal bunds in the North of Wazirabad Road which is already existing in Planning Zone "p" and (ii) for the other land has been allotted in Kondli Gharoli area where it has just started functioning.
- b) Similarly, one location has been shown for Delhi Armed Constabulary Line between the two marginal bunds in the North of Wazirabad road in Planning Zone "p", which is also existing.
- c) Apart from above, two sites have been identified in consultation with Police - one in Ghondli area (old built up area) in Sub-Zone-E-1 and another in North of Wazirabad road near village Mandoli in Sub-Zone E-18.

4.8.1.2 Police Headquarters :

As per Delhi Police, they have two Police Districts in East Delhi - North East District and South East District. The Police Headquarter in South East District is already existing in Sub-Zone E-4 (old built up area) and which has thus been shown in the Zonal Development Plan. For the newly created North East District, Police Headquarter has been proposed in Facility Centre No.8 in Sub-Zone E-15.

4.8.1.3 Police Stations :

As per MPD-2001, a Police Station has been proposed for a population of 90,000 with an area of 1.2 hect. including accommodation for civil defence and home guards also. For a population of 27.0 lacs, 30 Police Stations are required whereas 25 Police Station sites have been shown which include existing, approved as well as pro-

-: 20 :-

posed sites. These Police Station sites have been distributed for effective functioning.

4.8.2

Jail :

As per MPD-2001, one District Jail has been proposed for a population of 10 lacs. The population of Zone "E" would be 27.0 lacs. A site has already been indicated for Jail proposes in the North of Wazirabad road in Sub-Zone E-18 measuring about 40 Ha.

4.8.3

Fire Station :

As per MPD-2001, a fire station is required for a population of 2 lacs. Thus, for a population of 27.0 lacs, 13 fire stations will be required with an area of one hect. each. Two fire stations are already existing, therefore, another 11 sites for fire stations have been shown (including commercial centres) in the Zonal Development Plan.

4.9.0

COMMUNICATION :
Telephone Exchanges & Remote Line Units (R.L.U)

4.9.1

Telephone Exchange :

4.9.1.1

As per MPD-2001, a Telephone Exchange with a capacity of 40,000 lines is to be provided for 4 lacs population. Thus, by the year 2001, 7 telephone exchange would be required for a population of 27.0 lacs. Out of them, two telephone exchanges are already functioning. Sites for another 8 telephone exchanges have been identified (as details given below), because some of the existing/proposed Exchanges may not have capacity of 40,000 lines.

- a) Facility Centre in the North of Wazirabad Road and West of Marginal Bund Road.
- b) Facility Centre near Jail.
- c) F.C.8.
- d) F.C.13.
- e) Geeta Colony Facility Centre.
- f) Facility Centre-cum-Community Centre near Chand Cinema.
- g) Mayur Vihar District Centre.
- h) Facility Centre No.26.

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4.9.1.2 Remote Line Units :

In the MPD-2001, no norms have been given for Remote Line Units. This is a latest method by which Telephone Department augments the supply by providing Remote Line Units. This could be provided in the facility areas as per requirement from the Telephone Deptt. 5 such sites have already been provided.

4.9.2 Head Post Office :

Nine Head Post Offices have been shown in T.Y.A.

4.10.0 Distributive Services :

Petrol Pumps :

4.10.1

As per MPD-2001, one petrol pump with service facility is required for a population of 5 lacs persons and two petrol pumps without service facilities for a population of one lac. Thus, 60 petrol pumps are required for a population of 27.0 lacs. At the same time, a large number of regional traffic passes through TYA on national Highway Bypass and arterial roads. To serve this traffic also, a few more petrol pumps will be required. Further, there are a few objectionable petrol pump sites, which need to be shifted. Considering all these aspects, 62 petrol pump sites have been suggested, including those in Sub-CBD, District Centres, Community Centres and Wholesale Markets.

4.10.2

Gas Godowns

Taking two Gas Godowns for a population of one lac., 54 Godowns are required for a population of 27.0 lacs. Presently 53 Gas Godown sites have been proposed in the Zonal Development Plan.

4.11.0

Other Community Facilities

In addition to the facilities shown in the Master Plan and Zonal Development Plan, lower level facilities like primary school, nursery school,

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community hall, religious sites, milk booth, convenient shopping sites, local parks, dispensary, library, 11 KV ESS site, three-wheeler and Taxi Stand etc. to be indicated in the layout plans. Therefore, they have not been shown in the Zonal Development Plan.

4.12.0

To meet deficiency in Public and Semi-Public Facilities and recreational areas, the required number of facilities will be provided in Planning Zone 'O' and 'P'.

4.13

UTILITY :

For ultimate population

of 27.0 lacs by the end of the century, in Trans-Yamuna Area, requirements of physical infrastructure would be as under :-

- a) Water @ 80 gallons per day per capita - 216 mgd.
- b) Sewage disposal @ 64 gallons per day per capita - 172.8 mgd.
- c) Power @ 30 MW per lakh population - 810 MW.
- d) Storm Water drainage - as per site conditions.
- e) Gas supply @ 5 kg. per head per month - 1,62,000 ton per year.
- f) Telephones @ one connection per 10 persons - 2,70,000 lines.
- g) Scavenging & sanitation (garbage disposal) @ 600 gms. per day per head 5,91,300 tonnes per year.

4.13.1

Water Treatment Plant :

Already a Water Treatment Plant is existing in the North of Wazirabad Road in Sub-Zone E-17, the same have been shown in the Zonal Development Plan. In addition, to augment further water supply in trans-yamuna area, site for another water treatment plant has been allotted again on the North of Wazirabad Road in nearby Planning Zone "O". This water treatment plant, in addition to meet the water requirements of the trans-

yamuna area, will also supply water to other parts of Delhi.

4.13.2

Sewage Treatment Plant :

In the MPD-2001, the Sewage Treatment Plant has been shown in the South of Hindon Canal. Here the actual land allotted to MCD for this Sewage Treatment Plant has been shown in the Zonal Development Plan. Further, to make the flow of sewage smooth, sewage pumping station sites have been identified in consultation with Sewage Disposal Undertaking and the same have been proposed in the Zonal Development Plan. Similarly, trunk and peripheral sewerlines have also been identified.

4.13.3

Drainage :

As mentioned above, due to low gradient available in trans-yamuna area, the surface drainage system has been worked out in the form of wide drains, in addition to the existing storm water drains. There are following main trunk drains :-

Drain No.1 - Starting from North of Wazirabad Road and along Eastern Yamuna Canal and then to Road No.57 and ultimately discharging water in Drain No.2.

Drain No.2 - Starts from GI Shahdara Road, then along Road No.56 upto NH-24 and then it becomes along Road No.56 upto NH-24 and then it becomes Gazipur Drain, which ultimately links with Shahdara Drain and then discharges the water in river Yamuna.

Shahdara Link Drain - It starts from the South of Nizamuddin Railway Line and is aligned parallel to marginal Bund upto Noida boundary and then discharges water in river Yamuna through Noida area.

4.13.4

Electricity :

400 KV ESS located in U.P. will be connected to three 220 KV ESS in Trans-Yamuna Area, out of which one is existing and sites for other two

-: 24 :-

have been indicated. These three 220 KV ESS sites are - (i) one at the junction of Wazirabad Road and Marginal Bund Road, (ii) existing 220 KV ESS near Mother Dairy and the (iii) site is South of Gazipur Dairy Farm. From these 220 KV ESS, 66 KV lines grid is being formed with the provision of twenty-five 33/66 KV ESS sites. All these ESS sites have been shown in the Zonal Development Plan.

4.14.0

Recreational :

Trans-Yamuna Area with a projected population of 27.0 lacs in 88 sq.km. is deficient in recreational area. As per MPD-2001, 15-20% of the total city area should be for recreational use. In this case, there should have been minimum 15% of 88 Sq. Km. i.e. 1320 hect. but this Zone has 5.3% of the total area as recreational ~~area~~ area. It is recommended that 785~~34~~4 hect. would be earmarked, planned, developed as recreational in river Yamuna bed. This area could be earmarked between eastern water coast of river Yamuna and left marginal bund, at two places, one between Indraprastha barrage and Nizammuddin bridge and the second in the North of old road-cum-railway bridge.

4.14.1

At City Level :

Yamuna Sports Complex with an area of 27.58 ha. and Sanjay Lake area are the two major Recreational areas in Planning Zone "E". They will not only cater to the population of trans-yamuna area but would serve the entire population of this Sub-Region of the NCR. It is also suggested that Sanjay Lake area may be developed as a major Boating/Recreational-cum-Cultural Complex. Therefore, these two areas have been specifically shown separately in the Zonal Development Plan.

4.14.2

At Divisional Level - City Forest & Historical Monuments, Sports Centre & Shahdara Lake Area and District Parks :

4.14.2.1 City Forest & Historical Monuments :

As per the copy of the Notification from Secretary, Development (Delhi Administration) Annexure-VII, under the category of "Reserved Forests" there is only one area i.e. District Park Gokulpuri. Therefore, the same has been shown at the crossing of Wazirabad Road and SS Light Railway to Loni, on its North East side having an area of 3.0 ha.

4.14.2.2 Sports Centre & Shahdara Lake Area :

In addition to Yamuna Sports Complex at Divisional City Level, a Sports Centre has been indicated in Dilshad Garden Area and a lake in the North of G.T. Road near Road No.65.

4.14.2.3 District Parks :

Besides the above mentioned major recreational areas, a number of district parks have been shown in the MPD-2001. Due to changed site conditions some of them area not feasible. To compensate the same, the district park area at the boundary of Delhi-Noida (U.P.) in Kondli Gharoli Area, has been increased. It will also act as a buffer between the two States. In addition to above, additional district park sites have been shown in Dilshad Garden, Anand Vihar, Mandavali Fazalpur, Mayur Vihar Phase-I & II DDA Housing and Dallupura Society Area. The district park between Sub-CBD and Facility Centre No.13/University Centre can play an active role in providing much needed recreational facilities for these two major complexes.

4.14.2.4 At Neighbourhood Level - Neighbourhood Parks & Playgrounds :

Besides the recreational area at Master Plan level, neighbourhood parks and playgrounds have been shown at zonal level.

4.15

TRANSPORTATION :

Transportation Network mainly consists of Railways Roadways, supplemented by proposed electrified tracks.

-: 26 :-

The major rail and road transport network has to carry regional traffic in addition to local traffic. To somewhat ease the situation, maximum possible regional goods traffic entering Delhi is being proposed to be intercepted at the entry point by locating the Integrated Freight Complex in the South of NH-24 By-pass. In addition, an integrated Passenger Terminal has been proposed to curtail the through passenger rail traffic. Regional road passenger traffic is also proposed to be regulated via ^{and R.G.T. near Anand Park} ~~Wazirabad Road~~ and N.H.24 Bypass. This will relieve the other major roads of trans-Yamuna area for intracity and local movement.

- 4.15.2 Supplementing the Master Plan road network, the Zonal Development Plan, has identified road network of 24M & 18M R/W. They have been provided in a manner to collect and disburse the traffic from and to Master Plan roads in the residential areas. Efforts have been made to avoid through traffic on zonal roads so as to prevent unwanted traffic in the residential area. These roads have been indicated in the Zonal Development Plan.

- 4.15.3 Bus Terminal/Depot :
In trans-Yamuna area, Bus Terminals are also functioning at the Bus Depot sites. In addition a few Bus Terminal sites have been proposed separately, including those in commercial centres and facility centres. There are 23 Bus Terminal/Depot sites identified in the Zonal Development Plan.

- 4.15.4 Segregated Cycle Tracks :
To meet the demand of the cycle traffic and to provide a safe environment, fully segregated cycle tracks are proposed to be provided by adjusting existing road sections and making use of nallahs. Out of four major cycle tracks

-: 27 :-

proposed in the Master Plan-2001, three are in the Trans-Yamuna area :

- a) From GT Road (Shahdara) to Vikas Marg, (along the Eastern Marginal bund) - length of track 5 kms. approx.
- b) From Preet Vihar to Connaught Place along Vikas Marg (ITO) - Length of Track 10 Kms. approx.
- c) Shahdara to Chandni Chowk (along G.T. Road and Yamuna Bridge) - Length of track 5 kms. approx.

Other Proposals :

- a) Goods vehicle parking have been mainly proposed in the integrated freight complex, in addition to Light Commercial Vehicle parking in Sub-CBD and District Centres.
- b) Names of projects which should be taken over: These have been divided into - (i) bridge over river Yamuna; (ii) completion of ring road of Trans-Yamuna Area; (iii) Grade separators on Ring Road of Trans-Yamuna Area; (iv) other important roads and grade separators.

i) Bridges over River Yamuna .

- a) Parallel bridge near Wazirabad.
- b) Bridge to I.P. Barrage.
- c) Parallel bridge near Nizammuddin .
- d) Two Additional rail lines bridge on river Yamuna to implement the project of Mass Rapid Transit System (MRTS) under contemplation.
- e) One road bridge to connect Noida under contemplation.

ii) Completion of ring road of Trans-Yamuna Area :

- a) Widening and improvement of Wazirabad Road.
- b) Construction of Road No.62 near U.P. border.

4.15.8

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- c) Construction of Road No.70 near Seemapuri/
U.P. Border.
- d) Widening and strengthening of bund road from
NH-24 to Wazirabad Road.
- iii) Grade separators on Ring Road :
 - a) At the crossing of bund road and Wazirabad
Road.
 - b) At the crossing of Road No.66 (along drain no.1)
and Wazirabad Road.
 - c) With the railway line from Delhi to Saharanpur.
 - d) At the crossing of Road No.62 and Wazirabad
Road.
 - e) At the crossing of G.T. Shahdara Road with
Road No.70 and Road No.56.
 - f) At the crossing of Road No.56 and NH.24.
 - g) At the crossing of bund road and NH.24.
 - h) At the crossing with Vikas Marg.
- iv) Other important roads and grade separators.
 - a) Widening of Loni Road.
 - b) Grade separator with Road No.58 and 64 with
G.T. Shahdara Road.
 - c) Grade separator at Vikas Marg, disused canal
and road from Patparganj industrial area to
Bhola Nath Nagar.
 - d) Construction of 45 mt. wide road from CRPF
establishment in Kondli Gharoli to NH-24 and
flyover with NH-24 and to join Mohan Nagar
Road.
 - e) 45 mtr. wide road along hindon cut.
 - f) A small bridge on river hindon cut and Gazi pur
drain connecting Vasundhara Enclave with Trilok-
puri.
 - g) Grade separators with Road No.56 near proposed
ISBT/Delhi U.P. Border.
 - h) Under bridge near Madhuban.
 - i) Under bridge near Vivek Vihar.

1: 29 :1

500 CHAPTER - V

LANDUSE

A) Existing Landuse

This has been prepared based on ground realities, primary and secondary surveys.

Landuse of the Zone (Existing) 1992
- at Master Plan Level.

S.No. Landuse	Area in Hect.	%age
1. Residential	5880.00	66.93
2. Commercial	185.00	2.10
3. Industrial	176.00	2.00
4. Public & Semi-Public	594.00	6.76
5. Utilities	220.00	2.50
6. Circulation/Transport	680.00	7.74
7. Recreational	357.00	4.06
8. Vacant Pockets	695.00	7.91
Total	8797.00	100.00

Landuse of Sub Zones at Master Plan level has been calculated and given in the Annexure-VIII.

B) Comparison of Landuse at Master Plan Level

Landuse	Percentage As given in MPD	Actual in 1992
Residential	45-55	66.93
Commercial	3-4	2.1
Industrial	6-7	2.0
Recreational	15-20	4.06
Circulation	10-12	7.74
Semi-Public	8-10	6.76
	-	2.5

-: 30 :-

In the proposed landuse at city level by 2001, it has been added 7.9% i.e. 694.96 hect. of vacant land in social and economic infrastructure and another 1070 hect. from river Yamuna bed in social and ecological infrastructure. The first is proposed to be added out of vacant pockets available in Trans-Yamuna Area and the second from river Yamuna bed. Percentage of different landuses of the total area of $8797 + 1070 = 9867$ hect. would be as under :-

C) Proposed Landuse

Landuse	%age	Area in hect.
Residential	57.5	5670
Commercial	3.5	345
Industrial	1.8	170
Recreational	15.0	1478
Circulation	10.0	986
Public & Semi-Public	10.0	986
Utilities	2.2	220
Total	100.00	9867

Out of 7 above main uses, serious efforts have to be paid for provisions/improvements of recreational, circulation, public & semi-public uses which at present are 18.56% and have to be increased to 35%. Other uses namely; residential, and industrial have to be reduced.

5.1.0 LANDUSE MODIFICATIONS AND ADJUSTMENTS :

5.1.1 Landuse Adjustments :
(See Annexure No.IX)

5.1.1.1 Service Centre No.3 :
The site proposed for Service Centre No.3 in MPD-2001 is attached upon. Therefore, Service Centre has been

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proposed in the area bounded by Eastern Yamuna Canal, Village Gokulpur and Wazirabad Road, the detail scheme of which has already been considered in various Meetings. It is, therefore, proposed to exchange the use by providing Service Centre in place of Recreational near Village Gokulpur and the earlier service centre site is proposed to be shown as Recreational.

1.1.2

Facility Centre No. 8 & District Park :

The design of Facility Centre No. 8 has been awarded to Consulting Architects. They are planning the entire area consisting of Facility Centre No. 8 as well as nearby District Park. In their design, they have re-adjusted the location of the District Park and facilities in an integrated manner. Thus, though the area of Facility Centre No. 8 will remain the same but its boundaries will change and to that extent there will be a Exchange of Landuses between Facility Centre No. 8 and the District Park, excluding the area being proposed for Burial Ground.

1.1.3

Facility Centre No. 10, Service Centre No. 5, District Park and Community Shopping Centre :

Due to construction of houses by DDA, the location of Facility Centre No.10, Service Centre No. 5, District Park and Community Shopping Centre have been changed and new four 30 mtr. wide roads have been introduced. Thus, though the area of all these uses will practically remain the same their locations have been changed in the Zonal Development Plan.

5.1.1.4

Facility Centre No. 14 & Residential Uses :

Due to site condition, location of Facility Centre No. 14 has been interchanged with residential area.

5.1.1.5

Facility Centre Geeta Colony

Due to construction of flats by the Cooperative Group Societies in Geeta Colony area and allotment of Police Station and Lalita Park Girls Higher

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Secondary School in Laxmi Nagar Complex, the site of Facility Centre No. 20 & 21 and Community Shopping Centre in Laxmi Nagar Complex have been exchanged as shown in the Zonal Development Plan. This change will bring the major facilities like hospitals, colleges and police station etc. on main Marginal Bund Road, thus, facilitating their proper approach.

1.1.6

Mayur Vihar District Centre & District Park :

Due to the existence of an orchard in the Mayur Vihar District Centre site, the location of District Park has been changed and shown on the place of the orchard.

2.0

Change of Landuses :
(See Annexure No. X)

2.1.

Facility-cum-Service Centre in the North of Wazirabad Road and West of Marginal Bund Road :

Due to non-availability of the majority of the facility centre sites shown in the MPD-2001 on the one hand and the need for facilities & services in Karawal Nagar area on the other, a facility-cum-service centre site has been shown in the North of Wazirabad Road and West of Marginal Bund Road and abutting it, as approved by Technical Committee in the Planning Zone "P". Therefore, while preparing the Zonal Development Plan for Planning Zone "P", this change of landuse should be processed and incorporated. The area of this site is 9.09 hect. and the change of landuse would be from "Agricultural and Water Body" to "Public & Semi-Public".

2.2

Facility Centre near village Mandoli (Near Jail):

Jail boundary has not been correctly shown in the MPD-2001. In the Zonal Development Plan the boundary, as available at site has been shown. Part of this area, though proposed for jail, has not been handed over to the Jail Authorities. The much needed facilities of Telephone Exchange and Bus Terminal have been shown in the part with an area of 6.12 hect. Therefore, it will be a change of landuse from "Semi-Public" to "Public & Semi-Public".

5.2.3

Wholesale market at the inter-section of Wazirabad Road & Loni Road on its South East Side :

DDA housing has been constructed at the inter-section of Wazirabad Road and Loni Road on its South East side where wholesale Market has been shown as per MPD-2001. Since DDA housing has already been constructed on the one hand and on the other there is an objection of Hindon Air Force Authorities for development of wholesale markets in and around Air Funnel of the Hindon Airport, the wholesale Market proposed in MPD-2001, here is not feasible. Therefore, this wholesale market site is being relocated in the South of NH-24 and East of Gazipur Dairy Farm. Therefore, the landuse of the above mentioned site at the crossing of Wazirabad Road and Loni Road is proposed to be changed from "Commercial" to "Residential". The area of this site is approximately 27.50 hec.

5.2.4

District Park Strip along Wazirabad Road (Nand Nagri Extn./Sunder Nagri Resettlement Colony)

The Wazirabad Road, towards East of S.S. Light Railway at site, does not follow the alignment shown in the MPD-2001. This road upto Nand Nagri community centre (Gagan Cinema) follows the old road constructed by Delhi PWD and thereafter makes an oblique "S" turn to meet the road in UP area; with the result major part of the district park strip shown in MPD-2001 has shifted towards North of Wazirabad Road and in the remaining part Nand Nagri Extension/Sunder Nagri Resettlement Colony has been developed. Therefore, land use of this part needs to be changed from "Re-creational" to "Residential". Area of this portion is approx. 2.15 hec.

5.2.5

Burial Ground near Facility Centre No. 8 :

As all the nearby burial grounds have been used to their saturation point, the Muslim population residing in nearby sub-zone E-2, 3 & 14 started burial of the in Ziauddin Wala Bagh area near Facility Centre No. 8. It has, therefore, been recommended

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by Technical Committee to curve out the burial ground site where there are comparatively less trees. Therefore, it is proposed to change the landuse of this area i.e. 0.9881 hec. approx. from "Recreational" to "Public & Semi-Public Facilities" (Burial Ground).

5.2.6

District Centre & District Park in the East of Yamuna Canal and North of Road No. 65 :

Zaffarabad Residential Scheme has already been developed and plots allotted in the area shown for District Centre & District Park purposes in the MPD-2001. Since this Residential Scheme has been approved by DDA and residential plots have already been allotted, it is proposed to change the landuse of this site from "District Centre & District Park" to "Residential". The area of the pocket is 12.0 hec. and 8.6 hec. approx. respectively.

5.2.7

Police Line near Ghondli Village in Sub-Zone E-1 (F.C.12) :

As per MPD-2001, Facility Centre No. 12 and District Park has been shown in Sub-Zone E-1. However, practically the entire area, under FC-12 and District Park, has been allotted for Police Lines purposes. It is, therefore, proposed to change the landuse of approx. 16.28 hec. area from "District Park" to "public & semi-public (Police Lines)". Facility Centre No. 12 being one of the items in the "Public & Semi-Public Use", as is the Police Lines; therefore, Police Lines can form part of the Facility Centre and there is no change of landuse involve as far as FC-12 is concerned.

5.2.8

Part of Facility Centre No. 13 where DDA housing is under construction :

In the portion of Facility Centre No. 13 at the inter-section of road No. 58 & 71 on its North-side, DDA housing is under construction. This site cannot now be utilized for other purposes. As such, it is proposed to change the landuse of this site, measuring about 1.5 hec. from "Public" (part of Facility Centre No. 13) to "Public & Semi-Public".

lity Centre No.13)" to "Residential".

5.2.9

Facility Centre No.16 in Anand Vihar Area :
In part of the Facility Centre No.16, Railway Employees Housing has been approved and in other part thick trees have been planted. Therefore, this Facility Centre is not now feasible. As such, it is proposed to change the landuse of this Facility Centre from "public & Semi Public" to partly "Recreational" and partly "Residential", with an area of about 2.75 hec.

5.2.10

Service Centre No.8 and adjoining Recreational Landuse near Village Karkardooma :
The Community Shopping Centre has been approved in the site earmarked for Service Centre No.8 and Cooperative Group Housing Societies' Plans have been approved in the site shown for "Recreational" purposes in MPD-2001 (both near Village Karkardooma). Therefore, now, here neither Service Centre nor Recreational use are possible. As such, it is proposed to change the landuse of these sites from "Service Centre & Recreational" to "Commercial & Residential" respectively. The area of relevant portion of the recreational use and Service Centre No.8 is 3.925 hec. and 2.50 hec. respectively.

5.2.11

J.J. Resettlement Site :

In the South of Automobile Workshop Centre and East of Village Gazipur, land has been allotted for resettlement of jhuggi clusters to JJ Department. The landuse of this site has been shown for Commercial (wholesale & warehousing) in the MPD-2001. Therefore, it is proposed to change the landuse of this site from "Commercial" to "Residential". The area of this site is about 10 hec.

5.2.12

Community Shopping Centre, Facility Centre and Freight Complex :
The site conditions and various other factors, the Community Shopping Centre and Freight Complex has an area of about 25.24 hec. has of Freight Complex in Mandavali

-: 36 :-

Fazalpur and the Freight Complex has been brought at the site shown for Industrial Uses in Kondli Gharoli Area. Therefore, change of landuse has been proposed for these uses.

5.2.13

Strip between Mother Dairy Site & NH-24 :
As per MPD-2001, landuse of the site bounded by Mother Dairy, 30Mtr. wide Road No. 35 and NH-24 has been shown for manufacturing purposes. However, part of this area has been allotted to Group Housing Societies as per the Layout Plan of Mandavali Fazalpur CGHS Scheme. Therefore, landuse of this part of the pocket with an area of about 0.70 hect. is proposed to be changed from "Manufacturing" to "Residential".

5.2.14

The wholesale Fish & Egg Market and Fruit & Vegetable Market in the East of Gazipur Dairy Farm :

DDA has approved a Layout Plan for wholesale markets in the East of Gazipur Dairy Farm and allotted land to Delhi Agricultural Marketing Board for "wholesale fish & egg market" and "wholesale fruit & vegetable market" because Hindon Airport Authorities have not agreed for giving permission for wholesale market sites in and around Air Funnel of the Airport in the North Trans-Yamuna Area. DAMB has further demanded land for wholesale foodgrain market and wholesale fodder market. Therefore, it is proposed to change the landuse of the site in the East of Gazipur Dairy Farm and bounded by NH-24, Delhi-UP Boundary and Hindon Canal from "Recreational", "Dairy Farm" and "Bus Depot" to "Commercial (wholesale and warehousing)", having an area of 42.0 hect. approx.

5.2.15

Socio-Religious Complex in the triangular site between Mayur Vihar Phase-I DDA Housing and Transmission Centre :
Triangular pocket, having an area of about 2.30 hect., bounded by Mayur Vihar DDA Housing Phase-I, 30 Mtr. wide and Transmission Centre site in Trilokpuri Area developed as a Socio-Religious Complex and allotted to various religious institutions. The site as per MPD-2001 is "Recreational".

It is, therefore, proposed to change the landuse of the site from "Recreational" to "Public & Semi-Public (Socio-Religious Complex)".

5.2.16

Kondli Gharoli Industrial Use Area :
In the MPD-2001, an "Extensive Industrial" use has been shown in the South of Hindon Canal near Delhi-UP Boundary, in the East of Kondli Gharoli Residential Complex. As per the latest policy of the Government of India, no new Industrial Estate is to be developed in Delhi on the one hand, and due to the need for sufficient area for Integrated Freight Complex on the other, it is proposed to change the landuse of this site from "Manufacturing (Extensive Industry)" to "Transportation (Integrated Freight Complex) and Commercial", with an area of about 60.00 hec. & 12.00 hec. respectively.

5.2.17

Kondli Gharoli Resettlement Scheme Phase-II :
In the area bounded by Kondli Sewage Treatment Plant Village Roads, 30 Mtrs. & 45 Mtrs. wide Master Plan Roads, Kondli Resettlement Scheme Phase-II with an area of about 25.45 hec. was earlier planned and now DDA EWS Housing is being developed. The landuse of this site has been shown as Utility (Sewage Treatment Plant) in the MPD-2001. It is, therefore, proposed to change the use of this site from "Utility (Sewage Treatment Plant)" to "Residential".

5.2.18

CRPF Lines in Kondli Gharoli Area :
Due to Law & Order requirements, CRPF has requested and so has been allotted a site in the South of 45 Mtr. wide Master Plan Road upto Delhi-Noida Boundary in Kondli Gharoli Area. The Landuse of this site is "Recreational" as per MPD-2001. Technical Committee has already recommended for such a landuse change. It is, therefore, proposed to change the landuse of this site, having an area of about 4.0 hec. from "Recreational" to "Semi-Public (CRPF Lines)".

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5.2.19 Green buffer between Kondli Gharoli SFS
Housing and Delhi-Noida Boundary :

Due to the reduction of Recreational area in general in trans-yamuna area and non-availability of Service Centre sites on the one hand and the need for having a greater buffer between Kondli Gharoli Housing Complex and Noida, the green buffer has been increased. The landuse of this additional buffer is "Residential" as per MPD-2001. It is, therefore, proposed to change the landuse of this strip having an area of 19.7 hect. approx. from "Residential" to "Recreational & Service Centre".

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EV

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29

LIST OF POLLUTING INDUSTRIAL UNITS IN PLANNING ZONE- "B"				
List Supplied by Dy. Director (MP) vide No.F.20(12)/92/MP/867 dt.13.10.92				
(2) Name & Address of Units	(3) Item of Manufacturing	Pollution		
		Air (4)	Water (5)	
M/S Kay Cee Electricals, B-7, Jhilmil Indl. Area, G.T. Road, Shahdara	rolling of copper bar into rods	Yes	No	
M/S Vimla rolling mills P.Ltd.	Rolling of copper bars into rods & coils	Yes	Yes	
	Sodium	Yes	No	
	Tyre & Tubes	Yes	No	
M/s Bharat Filtrate Works B-38 Jhilmil Indl.Area	Metal casting	Yes	Nil	
M/s Sahnai Rubber Inds. B 1&2 Jhilmil Indl.Area G.T. Road Shahdara.	Processing on ankars of Aluminium	Yes	No	
M/s M.R.Metals B-6/5, Jhilmil Indl.Area Shahdara	Utencils, Pans	Yes	Nil	
M/s India Metals B-7 Jhilmil Indl.Area G.T.Road, Shahdara	Copper wire drawing	Yes	No	
M/s Republic Enterprises, B-3, Jhilmil Indl.Area, Shahdara	Paints	Yes	Nil	
M/s K.D.Metal Industries	Plastic moulded parts	No	No	
M/s Champion Paints, Chemicals & Varnish Co. A-5/1&2 Jhilmil Indl.Area, Shahdara	Paints	Yes	Nil	
M/s Industrial Plastic Moulders, A-5/16 Jhilmil Indl.Area, Shahdara.	Metal casting & Gen. fabrication	Yes	No	
M/s MBSE Paints & Mfrs. A-5/3, Jhilmil Indl.Area, Shahdara.	Soap	Yes	Great pollution	
M/s Janta Sun bules, A-10/1, Jhilmil Indl.Area	Metal casting & Alloy	Yes	No	
M/s Gobind General Corpn. A-5 Jhilmil Indl.Area	Soap Mfg.	Yes	No Yes	
M/s Jenson, A-10/2, Jhilmil Indl.Area	Varnish	Yes	No	
M/s Nagpal Soaps, A-7/6, Jhilmil Indl.Area	Paint Mfg. Co.	Yes	No	
M/s Cham Varnish, Indl.Area	Saw mill			

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	(2)	(3)	(4)	(5)
1)		New Batteries	Nil	Yes
2)	M/s Spaxtan Battery	C.I. Casting	Yes	No
3)	M/s Delhi Founders & Engineers	Metal & Alloy casting	smoke nuisance	No
4)	M/s Kay Brass Metal Industry B-11/6, Jhilmil Indl. Area	Auto Tyres, tubes	Yes	No
5)	M/s Dhawan Engg. Works B-14/1, Jhilmil Indl. Area	Sniff & Zarda	Yes	No
6)	M/s Jarhim Dass Behari Lal B-6 & B-29, Jhilmil Indl. Area	Wood saw	Yes	No
7)	M/s Summit Wood traders	Hot steel forging industry, Metal Alloy	Yes	Yes
8)	M/s Ashoka Steel Dying Inds. 39, DSIDC shed	Copper wire drawing	Yes	Yes
9)	M/s Shiv Sen Metal Inds. 184-A Dilshad Garden, Shahdara	Chemical	Yes	No
10)	M/s Krishna Chemical 247-D, Dilshad Garden, Shahdara	Aluminium & Magnese sulphate	Yes	No
11)	M/s Sagar Chemicals D-247 Dilshad Garden.	Zinc Sulphate & Aluminium	Yes	Nil
12)	M/s Neeraj Narayan Udyog, Gali No.6 Friends Colony G.T. Road, Shahdara	Sodium Silicate	Yes	Nil
13)	M/s N.K. Chemicals Gali No.6 Friends Colony G.T. Road, Shahdara	-do-	Yes	No
14)	M/s N.J. Chemicals Gali No.6 Friends Colony G.T. Road	-do-	Yes	No
15)	M/s R.K. Industry 251, Dilshad Garden, Gopal Friends Colony, G.T. Road	-do-	Yes	No
16)	M/s Hari Chand Shiv Gopal Friends Colony, G.T. Road	-do-	Yes	No
17)	M/s Amco Inds. Gali No.6 Friends Colony, G.T. Road, Shahdara	C.I. casting	Yes	No
18)	M/s Rajen silicates	Metal casting	Yes	No
19)	M/s Raksh Metal Foundry K-1666 Delhi-32.	-do-	Yes	Yes
20)	M/s Seema Foundry K-1566, Mandoli Extension	Alum. board	Yes	Nil
21)	M/s Surinder Singh, Delhi. Mandoli Extension, Delhi.	Sparker	Yes	Yes
22)	M/s Gurnam Singh & Sons K-12, Mandole, Delhi-93	Hinges	Yes	Yes
23)		Textile printing	Yes	Yes
24)		Colours		

(1)	(2)	(3)	(4)	(5)
		C.I. casting	Minor	Yes
		Glass wool	Minor	Yes
43.	M/s Pawan Techno Casting, K-104, Karawal Nagar	Corrugated Sheet	Yes	Nil
44.	M/s Vishal Rockwools, K-232, V.K.Karawal Nagar	Mfg.	Yes	No
45.	M/s Consution Equipment Corpn. 326, V.K.Karawal Nagar	Bash bufling	Yes	Nil
46.	M/s Nato Inds. K-292, V. Karawal Nagar.	Cycle parts & accessories	Yes	No
47.	M/s A. Jasvindra Electric V. Karawal Nagar.	Polythene granules	Yes	-
48.	M/s Durga Industry, Vill. Johripur, Delhi-32	Printing Ink	Yes	-
49.	M/s Soni Plastic, K-99, Vill. Johripur	Rosin	-	-
50.	M/s Ajanta Printing Ink. K-30, V. Johripur.	Engg. works Tractor Auto parts	Yes	Nil
51.	M/s Pragti Sales K-289, V.Karawal Nagar.	Pesticides	Yes	Nil
52.	M/s Raj Kamal Engg.Works, K-268, V. Karawal Nagar.	Rubber retread- ing materials	Yes	Nil
53.	M/s Pesto Chem (India), K-320, Karawal Nagar.	tyres	Yes	Nil
54.	M/s Hindustan Rubber Inds. K-244, V. Karawal Nagar.	Alum. utencils school bags	Yes	Nil
55.	M/s Vishnu Mfg. Co. K-299, V. Karawal Nagar.	Elastic conduit	Yes	Nil
56.	M/s Maxwell Plastics, K-104, V. Karawal Nagar.	Pipe	Yes	Nil
57.	M/s Associated Paints K-289, V. Karawal Nagar.	Wet paints	Yes	Nil
58.	M/s B.S.T. Rubber Mills V. Karawal Nagar.	V. Belt & Patta	Yes	Nil
59.	M/s Maltino 10/9, Gali 2 Friends Colony G.I.Road, Shahdara.	Malting of copper into strips.	Yes	Nil
60.	M/s Alloy Inds. Sh.Parkash Kumar Aggarwal, Plot 13, Gali 2, Friends Colony, G.I.Road, Shahdara.	Glass wool	Yes	No
61.	M/s Kwaliti Metal & Goods, 1/422, Friends Colony.	Alloy of copper & Zinc.	Yes	Yes
62.	M/s Lucknow Metal Industry 48 Friends Colony.	Copper refinery	Yes	Yes
63.	M/s Hindustan Silicate & Chem. Friends Colony.	Sodium silicate	Yes	No
		Sodium silicate	Yes	No

		:- 42 :-		(3)	(4)	(5)
(1)	(2)			Aluminium sheet	Yes	Nil
				Calcium chloride	Yes	Nil
66.	M/s Sun Aluminium S.N. Compound, G.T.Road, Shahdara.				Yes	Nil
67.	M/s Ravi Industries, Gali 8, Friends Colony.			Foundry of ompla	No	Yes
68.	M/s Ravindra Chemical, 458-466, S.N. Compound Gali No.8, Friends Colony, G.T.Road, Shahdara.			Sodium Silicate	Yes	No
69.	M/s Wall Auto system(P)Ltd. S.N.Compound, Gali No.8, Friends Colony.			Cable Inds.	Yes	No
70.	M/s Ashoka Silicate, 425, Gali No.8, Friends Colony.			Chloronated wax	Yes	No
71.	M/s Filora Inds. 340, G.T.Road, Shahdara.			Silver refinery	Minor	No
72.	M/s Vinspar Inds. Gali No.8, Friends Colony, G.T.Road, Shahdara.			Conduit fittings	Yes	No
73.	M/s Ambica Vikas Udyog, G.T.Road, Shahdara.			Aluminium ware	Yes	Nil
74.	M/s National Foundry & Workshop 26, Friends Colony, G.T.Road, Shahdara.			Steel rolling mills	Yes	Nil
75.	M/s Cfix Electrical Inds. 26, Friends Colony, G.T.Road, Shahdara.			-do-	No	Minor
76.	M/s Star Electronics, Gali No.8, Friends Colony.			Refining of silver	Yes	Yes
77.	M/s Gopa sons(P)Ltd.			Castimeter	Yes	No
78.	M/s Mahalakshmi Steel Rolling Mills			Chemicals	Yes	Yes
79.	M/s Shadara Steel Rolling Mills 520-A, 22 G.T.Road, Shahdara.			-do-	Yes	-
80.	M/s Delhi Metal Refinery & Co. 45, G.T.Road, Friends Colony.			Lea springs	Yes	-
81.	M/s United Dyeing 241-B, Gali 6, Friends Colony.			-do-	Yes	-
82.	M/s Raj Chemical Gali 6, Friends Colony.			Anodizing	Yes	Environmental hazard
83.	M/s Hind Chemical Industry 355-A/1, Friends Colony.			Electroplating	Yes	Environmental hazard
84.	M/s Madan Spring Industry C 1/137, South Kailash Ngr.Delhi.					
85.	M/s Royal Foundry works N.ark, Manipur.					

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(1)	(2)	(3)	(4)	(5)
88.	M/S Bharat Dyes & Chemicals, A-16 Radhey Puri Extn.	Chemicals	Yes	-
89.	M/s Kusum Metal Works 621/19, Vishwas Nagar, Delhi	Copper strips	Yes	Yes
90.	M/s Vishal Metal Udyog 621/1-A, Vishwas Ngr.	Casting of non-ferrous metal	Yes	Yes
91.	M/s M.L. Engrg. Works, 654-Gali Yuchiathir	Galvanisation & Fabrication	Yes	Yes
92.	M/s Jallie Subsiduary Inds. Co. (India) P. Ltd, Shashuri Gali Vishwas Nagar, Delhi.	Varnish & casedrants	Yes	Yes
93.	M/S Sehgal Electroplators, 7/205, Geeta Colony, Delhi.	electroplating	Yes	Nil
94.	M/s Jeewan Rosins B-14 Jhilmil Indl. Area	Synthetics	Minor	Minor
95.	M/s Superking Mfg. (P) Ltd. B-14/3 Jhilmil Indl. Area.	AV Tubes	Nil	Nil
96.	M/s Rang Rachna B-28, Jhilmil Indl. Area	Printing of Sarees	Yes	Nil
97.	M/s Jai Hind Metal B- Jhilmil Indl. Area, Delhi	Aluminium utensils	Yes	Nil
98.	M/S Sadar Alum, B-17	Aluminium articles & utensils	Yes	No
99.	M/s Bharat Inds. B-23, Jhilmil Indl. Area Shandara.	Sanitary goods	Yes	Nil
100.	M/s Vee Kay Gen. Inds. B-46, Jhilmil Indl. Area	Aluminium wire	Yes	Nil
101.	M/s National Packers Jawahar Ngr. Loni Road	drawing Pencils	Yes	Yes
102.	M/s Bulajee Aluminium works Jawahar Ngr. Delhi.	Aluminium circle	Yes	Yes
103.	M/s Avdhoot Swami Metal Works Jawahar Nagar, Johripur	-do-	Yes	-
104.	M/s Padam fertichem, G-50, Loni road, Shandara	Alum. & Magnese sulphate mayne-sium carbonate	Yes	-
105.	M/s Universal Colour Inds. Jawahar Nagar, Loni Road.	Paint Mfg.	Yes	-
106.	M/s Orient Udyog (India) Jawahar Nagar, Loni Road	Rubber sheet	Yes	Yes
107.	M/s Millan Water Proof Mfg. Jawahar Ngr.	Gum tape	Yes	Yes
108.	M/s Millan International Jawahar Nagar	-do-	Yes	Yes
109.	M/s Millan International Jawahar Nagar	Sodium silicate	Yes	Yes
110.	M/s Millan International Jawahar Nagar	refrigeration & air conditioning equipment	Yes	Yes

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(1)	(2)	(3)	(4)	(5)
113.	M/s Chawla Brass Alumn. Factory, 1/600, Moti Ram Rd., Shahdara	Cycles & utencils Mfg.	Yes	-
114.	M/s Sudhershnan Steel Rolling Mills, 601, Moti Ram Road, Shahdara.	Re-rolling Mills	Yes	Yes
115.	M/s K.L. Nathi Steel Inds Loni Road, Shahdara.	Re-rolling of steel	Yes	Yes
116.	M/s Govardhan Dass Nathi Steels Pvt. Ltd., Loni Road, Shahdara	Re-rolling of steels & casting	Yes	Yes
117.	M/s Delhi Steel Re-rolling Mill Loni Road, Shahdara.	Rolling Mill	Yes	Yes
118.	M/s Mahavir Steel rolling Mill Kabool Nagar, Shahdara	-do-	Yes	Yes
119.	M/s Tax Lyes Inds. Gali No.6 Friends Colony, G.T. Rd. Shahdara.	Lyes & Chemicals	Yes	Yes
120.	M/s Ajanta Iron & Steel Co. Pvt. Ltd., 1439-40, Loni Road, Shahdara	Re-rolling & casting		

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LIST OF ZONAL LEVEL COMMERCIAL CENTRES PLANNED,
DEVELOPED/CONSTRUCTED IN TRANS YAMUNA AREA.

COMMUNITY SHOPPING CENTRES

1. Preet Nagar (CHBS) Shahdara.
2. Yamuna Vihar.
3. Karkardooma.
4. Nand Nagri.
5. Community Shopping Centre-Cum-Facility Centre near Chand Cinema.
6. Trilekpur, Mayur Vihar, Ph-II.
7. Retail Business Distt. Centre Vivek Vihar.
8. Anant Vihar.
9. Mandawali Fazalpur (encroached)
10. Kendi Ghareli.
11. Chilla Dallupura.

LOCAL SHOPPING CENTRES

12. Nand Nagri.
13. Preet Nagar CHBS, B1.A.
14. Rashtriya CHBS.
15. West Trilek Puri, Pkt.I.
16. Trilek Puri.
17. Patparganj, Mayur Vihar.
18. Shrestha Vihar CHBS.
19. Trilek Puri Pkt. III.
20. Saini CHBS.
21. Dilshad Garden. Pkt.D&P.
22. Mandawali Fazalpur B-13.

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24. Dilshad Garden Pkt 'B' (partly encroached).
25. Ghonda El. B-5.
26. Rishab Jain CHBS.
27. New Rajdhani Enclave.
28. Guru Angad Nagar (Near Laxmi Nagar).
29. Mandawali Fazalpur LSC1.
30. Chilla Dallupura LSI.
31. Yamuna Vihar, Block B-3.
32. Yamuna Vihar, Block B-5.
33. Dilshad Garden.
34. Jhilmil (2Nos.)
35. Pkt. B&E, Dilshad Garden.
36. Mayur Vihar, Phase-I Pkt.-I.
37. Block-C, Yamuna Vihar.
38. Mayur Vihar Phase-I CHBS.
39. NDMC Sukh Vihar.
40. Mayur Vihar Pkt.-B
41. Delhi Union Teachers Society.
42. LSC-III Mandawali Fazalpur.
43. Jagriti Enclave.
44. Lahiri Colony.
45. Mandawali Fazalpur Extn.
46. Kondli Sector - 4.
47. LSC-II, Chilla Dallupura.

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ANNEXURE - III

EXISTING FACILITIES CENTRES/SERVICE CENTRES

Name of Facility Centre/ Service Centre	Area in Hect.	Name of Facilities
F.C.8 at the crossing of Muzirabad Rd. & Loni Rd.	42	One fire station, one police station, one head post office, one telephone exchange, one poly-clinic, 4 nursing homes, electric sub-station, socio-culture centre, Planitarium, gyanasium, magitation centre, swimming pool, bus terminal, two petrol pumps, three temples, intermediate hospital category 'A', intermediate hospital category 'B', degree college, large green areas, a small shopping centre.
F.C. at Geeta Colony.	40	3 women hostels, one man hostel, one college, one hotel, guest houses, commercial offices, informal eating places, cultural centre, recreational centre, magitation/spiritual centre, one 300 bedded hospital, one 200 bedded hospital, nursing homes, poly-clinic, bus terminal, police post, telephone exchange, sub-station, petrol pump.
Facility Centre-Cum-Commercial Centre in Patpar Ganj near Chand Cinema.	13	One college, one poly-clinic, two nursing homes, two dispensaries, one telephone exchange, one head post office, one fire station, one police station, two guest houses, maintenance office of the M.C.D., petrol pumps, electric sub-station, public conveniences, technical training centre, women hostel, music dance and drama centre, weekly market, open air theatre, exhibition hall & display of local products, small magitation centre, community hall, barat ghar & library, cultural theatre with auditorium, shops of different categories, commercial office & Ram Lila Ground.
		One women hostel, one fire station, one police station, cultural centre, one complex, one technical post, one telegraph post, one biological lab, one tal cate-

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Shastri Park Facility Centre
Facility Centre in the North of CBD Shahdara

F.C. in the West of CBD Shahdara

F.C. near Mother Dairy

F.C. in Mandawali Fazalpur

F.C. in Dilshad Garden

Facility-Cum-Service Centre in the North of NH-24. 1.66

Facility-cum-Shopping Centre Vasundra Enclave. 11.2

NOTE :-

In addition to above, facilities earmarked in the approved Plans, have also been shown in the Zonal Development Plan.

- 48 :- This is being planned by Chief Architect.
- 12 One university centre, one socio-cultural complex, one telephone exchange, one DIC terminal and one Surajmal Park.
- 21.7 One fire station, one police station, one hospital, few shops, some commercial offices, one MCD building, one DDA office building & electric sub-station.
- 6 One senior secondary school, two middle schools, one post office, one public library, one health centre, one community hall, one police station & one large size hospital.
- 6.34 One small hospital, one post office, one primary school, one convenient shopping centre, one dispensary, one community hall, one electric sub-station & one local shopping centre.
- 3.5 One senior secondary school, two primary schools, one bus terminal, one police station and one RWU (small telephone exchange).
- 3.15 2 petrol pumps, one nursing home, few shops and offices, car/scooter garages etc. and other repair shops.
- Plans have yet to be started.

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PROPOSED FACILITIES CENTRES/SERVICE CENTRES

Facility Centre/Service Centre	Area in Hect.	Name of Facilities	ESS 220 KV	ES 66 KV
Facility Centre Police Centre Cavalry Centre Fazalpur	19.8	Two senior secondary schools, 5 primary schools, one small hospital, one police station, one plot for DDA DSIDC office, one plot for Delhi Admn. office, one large community shopping centre with facilities of shops, commercial offices, electric sub-station, milk booth, public conveniences, community hall, library etc.	-	-
Facilities/Service Centre North of "Azirabad West of Bund rd.	9	One fire station, few workshops, one police station, one electric sub-station, few gas godowns/SKO/LDO, one telephone exchange, one plot for other community facilities, shops for spare parts and one petrol pump.	-	1
Facility Centre in Village Mandoli near Jail Hospital.	6.1	One police line, one telephone exchange, one DTC terminal and one dispensary.	-	2
Facility Centre near Jail Hospital. G.T.B.	3.3	One small hospital, one poly-clinic, one nursing home, one dispensary, one bus terminal, one post office, one petrol pump, one police post and one electric sub-station.	-	1
Educational F.C. near Lal College	2.92	One senior secondary school, three primary schools, one electric sub-station, one community hall, one dispensary and plot for other community facilities.	-	2
Facility Centre at Brahmampuri	2.8	One community hall-cum-library, one small shopping centre, one pumping station, one electric sub-station, one post office, one police post, one middle school, one primary school, one dispensary and one religious building.	1	3
Service Centre at Brahampuri	2.4	One police post, 4 gas godowns, one electric sub-station, one primary school and one service centre for different types of repair shops.	3	25
Service Centre at Brahampuri		Two petrol pumps, 3 motor garages, two shops of materials, one electric post office, one large DTC terminal and one	6	54
			3	29

Location of Facility Centre/ Service Centre	Area in Hect.	Name of Facilities
C.C. at Kondli Gharoli	1.0	4 gas godowns, one kero- sene oil depot and one petrol pump.
Service Centre in the East of Road No.56	0.88	Plans were approved from Screening Committee.
Facility Centre in the South of Kondli-Gharoli colony.	4.0	Plans have yet to be started.

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POSITION OF SCHOOLS ADMINISTERED BY DELHI ADMINISTRATION
IN DIFFERENT SECTORS OF EAST DELHI IN 1991-92.

Directorate of Education has divided the entire East Delhi into 5 Sectors namely: Sector No.7; Sector No.8; Sector No.9; Sector No.10; & Sector No.11. Position of senior secondary schools, secondary schools and middle schools for boys and girls aided/unaided and total have been given in the following tables. These 5 Sectors have following colonies/locations:-

SECTOR NO.7

Brahmapuri, Zaffarabad, Yamuna Vihar, Gokalpuri, Ghonda, Karawal Nagar, Babarpur, Bhajanpura, Sadat Pur etc.

SECTOR NO.8

G.T. Shahdara Road, Bhola Nath Nagar, Trilokpuri, Kalyan-
Shahdara, Dayanand Vihar, Karkardooma, Anand Vihar, Old
Nara, Jhilmil Colony etc.

SECTOR NO.9

Geeta Colony, Shakarpur, Laxmi Nagar, Mandavali Fazalpur, Patparganj,
Puri, Khichripur, Mayur Vihar, New Ashok Nagar etc.

SECTOR NO.10

Seelampur, Kailash Nagar, Gandhi Nagar, Krishana Nagar,
Jheel Khuranja, Shankar Nagar, Rajgarh, Shastri Park, Shivpuri,
Jagatpuri etc.

SECTOR NO.11

Mansarovar Park, Dilshad Garden, Nand Nagri, Seemapuri,
Loni Road, Jyoti Colony, Balbir Nagar etc.

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DISTRICT-EAST
TOTAL POSITION

DISTRICT-EAST															
TOTAL POSITION															
Govt.	B	G	Aided				Unaided				Total		B	G	Total
			B	G	B	G	B	G	B	G					
53	5	5	7	4	-	-	20	-	-	-	75	47	5	5	132
8	2	2	4	-	1	-	18	-	2	-	40	8	5	2	55
11	3	-	4	2	-	-	87	-	19	-	118	13	22	-	153
62	10	7	15	6	1	-	125	-	21	-	233	68	32	7	340

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DISTRICT-EAST
Senior Secondary School

DISTRICT-EAST Senior Secondary School															G.Total
Govt.	B	G	Aided				Unaided				Total		B	G	
			B	G	B	G	B	G	B	G	B	G			
9	1	1	1	-	-	-	3	-	-	-	13	9	1	1	24
6	1	1	1	-	-	-	3	-	-	-	14	7	1	1	23
11	1	1	1	1	-	-	5	-	-	-	17	11	2	2	32
11	2	2	1	1	-	-	5	-	-	-	18	13	-	-	31
6	-	2	-	-	-	-	5	-	-	-	18	13	-	-	23
53	1	-	4	2	-	-	3	-	-	-	14	7	1	1	133
5	5	1	1	1	-	-	5	-	-	-	76	47	5	5	133
		5	7	4	-	-	21	-	-	-					

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DISTRICT-EAST
Secondary School

DISTRICT-EAST Secondary School															G.Total	
Govt.	B	G	Aided				B	G	Unaided		Total		B	G		
			B	G	B	G			B	G	B	G				
1	1	1	1	-	1	-	3	-	2	-	5	1	5	2	13	
1	1	1	1	-	1	-	3	-	-	-	8	-	-	-	8	
2	1	1	1	-	1	-	3	-	-	-	13	4	-	-	17	
1	1	1	1	-	-	-	3	-	-	-	6	-	-	-	6	
1	1	1	1	-	-	-	6	-	-	-	6	-	-	-	11	
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DISTRICT-EAST
MIDDLE SCHOOL

S	Govt.		G	Aided		B	Unaided		B	Total		G.Total
	G	B		G	B		G	B		G	B	
1	-	2	-	2	-	-	23	-	16	26	18	44
7	3	-	-	-	-	-	15	-	-	22	3	25
3	-	-	-	-	-	-	17	-	-	20	4	24
11	1	-	-	-	-	-	15	-	-	27	8	35
6	-	-	-	1	2	-	17	-	-	23	2	25
5	2	-	-	1	-	-	-	-	-	-	-	-
27	11	3	-	4	2	-	87	-	19	118	13	131

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Name of Protected Forests declared by L.G., Delhi vide Notification
No.F.500.32(C)/Noti-80-81/6974-81 dt. 10.8.1980, in exercise of the
powers conferred by Section-30 & 32 of the Indian Forest Act, 1927,
read with the Government of India, Ministry of Home, Notification
No.104-J & 146-J dated 24.8.50 & 6.12.50 SUPPLIED by Landscape
Architect/HUPW vide No.SLA/HUPW/92/2466 dt. 18.8.92.

Distt.	Tehsil	Location	Area	Boundary
Delhi	Delhi	Gokulpuri & Mandoli	7.5 Acres	North: Bound ... Village Gokulpuri. South: ... Road from ... East: Bound ... West: ...

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ANNEXURE - VII

Existing Landuse of the Zone/Sub-Zones at Master Plan level - 1992.

Total Area	Residential	Commercial	Industries	Green/Vacant	Transport/Circu.	Utility	Public Semi-Public
310					15	3	15
460	262	-	-	15	25	5	15
320	354	-	-	61	15	3	10
255	260	5	-	22	50	4	5
150	171	5	10	10	10	3	5
325	125	3	-	4	15	5	10
225	230	10	15	40	15	3	20
175	127	-	45	15	15	2	10
130	114	3	-	10	10	5	5
385	30	-	-	68	15	8	15
415	340	-	-	20	45	3	10
475	294	8	-	45	25	15	20
765	395	20	-	22	80	5	15
315	436	21	78	115	15	8	15
240	254	8	-	18	15	5	80
385	157	3	-	42	20	65	182
1735	212	8	20	60	105	10	15
440	1193	5	-	165	25	15	80
550	195	65	8	130	45	50	20
730	336	16	-	50	120		
8797	395	5	-	140			594
				1052	680	220	6.76
				176	7.74	2.5	
				1.97			

1. The first part of the text is a list of names.

Area	Description
Centre Gokalpuri, East of Eastern Canal and at the end of Road No.66 to Hazirabad Road. Recreational" to Public Centre"	North-west - Eastern Yamuna Canal North-East - Gokalpur Village South - Hazirabad Road South-East - Petrol Pump.
Centre No.3 to East of Loni Road Housing. Service Centre" to West of Facility Centre Hazirabad Road and Loni Road. Recreational" to "Public Facilities"	North - Hazirabad Road. East - Ashok Nagar South - Ashok Nagar. West - Loni Road DDA Housing.
North-East of Guru Teg Bahadur Hospital including F.C. Commercial" to Public Centre"	North - Wazirabad Road. East - F.C.8/Picnic Hut. South - Recreational/ Grave Yard (Zia- uddin wala Bagh)/ Oxidation Pond. North-West - Eastern Yamuna Canal/Road No.66.
Commercial" to Public Centre"	North-West - Road No.68/Nand Nagri JJ Scheme North-East - Nand Nagri DDA Housing. South-East - Nand Nagri DDA Housing. South-West - 30M Road/Guru Teg Bahadur Hospital.
Commercial" to Public Centre"	North-East - Road No.69/Weaver

"Residential" to
"Service Centre"

"Service Centre" to
"Public & Semi-Public
Facilities"

"Recreational and
Semi-Public
Facilities" to "Residen-

Centre No.14

"Public & Semi-
Facilities" to
"Residential"

"Residential" to
"Public & Semi-Public
Facilities"

South of F.C.19 Geeta

"Residential" to
"Public & Semi-Public
Facilities"

1.71 North-west - F.C.19, Geeta
North-East - Jangipur Village.
North-East - Jangipur Village.
South-west - F.C.10.

1.90 North-west - F.C.10.
North-East - Jangipur Village.
South-East - Road No.64.
South-west - F.C.10.

18.52 North-west - Commercial, Nand
North-East - Nand DDA Housing.
South-East - F.C.10.
South-west - Road No.64.
South-east - 30M Road/Guru Teg
Bahadur Hospital.

2.10 North - Jhilmil Colony.
East - E.S.I. Hospital.
South - 30M Road No.71/
Yamuna Sports Com-
plex.
West - Police Station/
DDA Housing.

3.0 North - Jhilmil Colony.
East - Vivekanand Mahila
College Vivek Vihar
South - 30M Road No.71/
Yamuna Sports Com-
plex.
West - DDA Housing.

24.25 North - F.C.19.
East - Geeta Colony.
South - Disused Channel/
30 M Road.
West - Recreation

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From "Recreational"
to "Commercial"

From "Commercial" to
"Recreational"

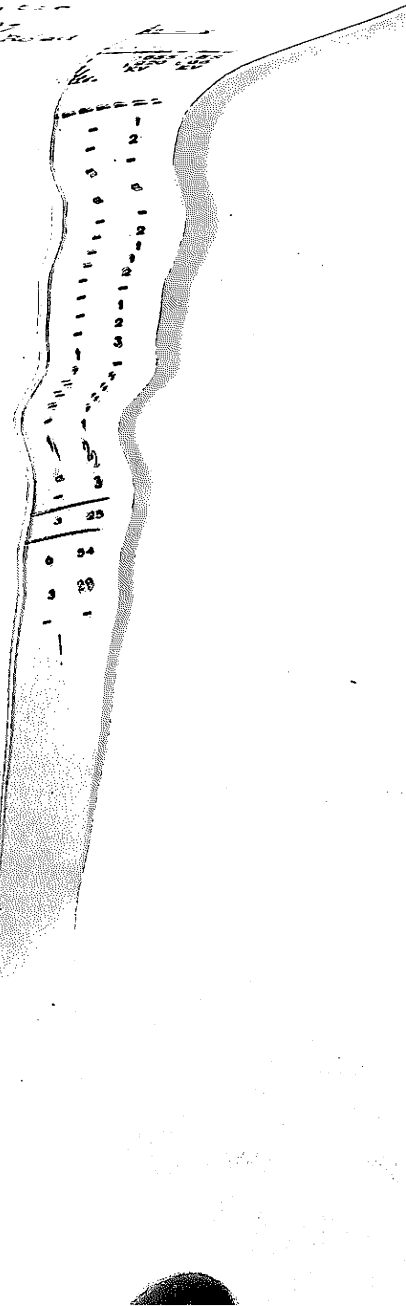
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North
South-east
South-west

North
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West

- District Centre
- Mayur Vihar
- District Centre
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- District Centre
- Mayur Vihar.
- District Centre
- Mayur Vihar.



CHANGE OF LANDUSE

No. Pocket	Area in Hects.	Discription	SS 20 IV	ES 66 KV
1. <u>Facilities/Service Centre in the North of Wazirabad Road and West of Marginal Bund Road.</u>	9.09	North - C.R.P F. Camp East - Marginal Bund Road & Existing High Tension Line. West - Prop. 66 KV High Tension Line. South - L.P.G. Bottling Plant/Wazirabad Road.	1 2	1 2
From "Agricultural and Water Body" to "Public & Semi-Public"				
2. <u>Facility Centre near Village Mandoli.</u>	6.12	North - Village Mandoli Extn./Unauthorised constn. East - Jail Boundary. West - Wazirabad Road along Green Belt/Jail Boundary. South -	1 2 1 2	1 2 1 2
From "Rural" to "Public & Semi-Public"				
3. <u>Wholesale Market at the intersection of Wazirabad Road & Loni Road on its South East side.</u>	27.50	North - Wazirabad Road. East - Ashok Nagar/Saharanpur Railway Line. West - Loni Road. South - East Jyoti Nagar CHBS.	1 2 3	1 2 3
From "Commercial" to "Residential"				
4. <u>Nand Nagri Extn./Sunder Nagari Resettlement Colony.</u>	2.15	North - Wazirabad Road. East - Road 60M R/W/Delhi U.P. Boundary. South - Sunder Nagari Resettlement Colony. & West -	1 2 3	1 2 3
From "Recreational" to "Residential".				
5. <u>Burial Ground Near Facility Centre No.8.</u>	0.9881 Sqmt. or 0.9881 Hect.	North - F.C.8. East - F.C.8. West - Eastern Yamuna Canal/Road No.66. South - Oxidation Pond/Sewerage Treatment Plant.	25 54 29	25 54 29
From "Recreational" to "Public & Semi-Public" (Burial Ground).				
6. <u>District Centre & District Park in the East of Eastern Yamuna Canal and North of Road No.65.</u>	8.60 12.0	North - Babar Pur Village. East - Gorakh Park/Shivaji Park. West - Eastern Yamuna Canal. South - Road No.65.		
From "Recreational" to "Residential" & From "Commercial" to "Residential"				
7. <u>Police Line near Facility Centre No.12.</u>	16.28	North - Eastern Yamuna Canal/Udan Pur. East - Facility Centre-12. West - Village Seelampur. South - Azad Nagar.		
From "Recreational" to "Public & Semi-Public"				
8. <u>Part of Facility Centre No.13.</u>	5.00	North - Vishwas Nagar. East - Road No.58/Jhilmil Colony. West - Vishwas Nagar. South - Road 30 M. R/W, Drain & F.C.13.		
From "Public & Semi-Public" to "Residential"				

9. Part of Facility Centre No.16 in Anand Vihar Area.

From "Public & Semi-Public" to "Residential".

10. Recreational Area near Karkarduma Village.

From "Recreational" to "Residential"

11. Service Centre No.8 near Karkarduma Village.

From "Service Centre" to "Commercial"

12. Part of Wholesale and Warehousing near Gazipur Village.

From "Commercial" to "Residential"

13. Mandavali Fazal C.G.H.S. Complex.

From "Transportation" to "Public/Semi-Public/Commercial/Recreational"

14. Mandavali Fazalpur CGHS Scheme near Mother Dairy.

From "Manufacturing" to "Residential"

15. Wholesale Food Market near Gazipur Dairy Farm.

From "Recreational/Transportation/Rural" (Dairy Farm) to "Commercial"

16. Socio-Religious Complex near Mayur Vihar Phase-I DDA Housing Complex.

From "Recreational" to "Public & Semi-Public"

17. Kondli Gharoli Industrial Area.

From "Manufacturing" to "Transportation"
From "Manufacturing" to "Commercial"

-- 60 :-
2.75

North - Sreshtha Vihar.
East - Drain/Road No.56.
West - C.S.I.R. CHS Society.
South - Anand Vihar/Railway Line.

3.925

North - Shanti Vihar.
East - Karkarduma Village.
West - 30M Road/Hargobind Enclave.
South - Community Shopping Centre.

2.50

North - Handicapped School/Residential.
East - Karkarduma Village.
West - 30M Road/Hargobind Enclave.
South - Road No.75-B.

10.0

North - Gaushala/Gazipur Automobile Centre.
East - 30M Road/Delhi-UP Boundary.
West - Gazipur Village.
South - Wholesale Market.

19.84
5%40
25.24

North - Recreational strip/Mandavali Fazalpur C.G.H.S.
East - Drain/Road No.56.
West - 45M Road/Mandavali Fazalpur C.G.H.S.
South - National Bypass-24.

0.70

North - 30M Road/Mother Dairy.
East - Nav Nirman C.G.H. Society.
West - Ice Factory.
South - National Bypass-24.

42.0

North - Mayur Vihar Phase-I Pocket-3 DDA Housing.
East - Trilokpur Wireless Station.
West - 30M Road/Wireless Station.
South - Wireless Station.

2.30

North West - 45M Wide Road/Hindon Canal.
North East - 45M R/W Road/U.P. Boundary.
South West - Recreational Strip/Kondli Gharoli School.
South East - 45M Road/Noida Boundary.

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18. Kondli Gharoli Resettle-
ment Scheme Phase-II.

From "Utility" to
"Residential"

--: 61 :-
25.45

North - Road 30M/Kondli
Dairy Farm.
East - Kondli Gharoli Scheme
/ Community Shopping
Centre.
West - Sewerage Treatment
Plant.
South - Road 45M/Kondli
Resettlement Phase-I

North - Recreational/U.P.
Boundary.
East - Delhi U.P. Boundary
West - 45M Road/Kondli
Gharoli Residential
Scheme.
South - Recreational/U.P.
Boundary.

North - C.R.P.F.
East - Recreational/Delhi
UP Boundary.
West - S.F. Scheme.
South - 30M Road/Kondli
Resettlement Scheme
Phase-I.

4.0

19.7

19. CRPF Lines near Kondli
Gharoli Complex.

From "Recreational" to
"Public & Semi-Public"

20. Green buffer between
Kondli Gharoli Complex
and Noida Boundary.

From "Residential" to
"Recreational & Service
Centre"

EXURE - x

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