

DELHI DEVELOPMENT AUTHORITY

MASTER PLAN SECTION

Minutes of the IIIrd Technical Committee meeting of the Authority held on 20.2.2001 at 10.00 am in the Conference Hall, Vikas Minar, 5th floor, I.P.Estate, New Delhi.

Item No. 2/2001

Subject : Draft Zonal Development Plan for Zone L (West Delhi III)

F.4(6)98-MP

The proposal of the draft zonal Plans of zone 'L'(West Delhi III) was discussed in detail and it was decided that the land requirement for the infrastructure physical as well as social should be properly indicated. It was also observed that alignment of the proposed express way shown in the Zonal Plan is still under finalisation by Govt. of Delhi. Hence the exact alignment would be incorporated as and when finalised. Tech. Committee recommended that it would be desirable that the proposed green belt shown in the Zonal Plan be reviewed to follow distinct Natural Physical features / physical boundaries to the extent possible for better understanding and implementation.

tem No. 7/2001

Subject ; Planning / regularisation of existing use in a linear strip of land between Railway line and Slum resettlement colony at Nehru Nagar.

F.20(1)2000/MP

The proposal contained in para 2.3 of the agenda was approved. Any development / redevelopment / utilisation of land will have the clearance from DMRC and agency responsible for redevelopment of Hindustan Prefab land in relation to its over all circulation system. DDA'S concern for the use of this area for facilities does not mean regularisation of school. This has to be done by MCD as per the policy.

Item No. 8/2001

Subject; Permissibility of Light and Service / flatted factories in "extensive industrial plots".

F.3(63)84-MP

The proposal was discussed in detail. It was recommended that Light & Service industries / Flatted Factories may be permitted in extensive industrial area for which provision already exists in the Master plan. However the development control norms i.e. max. FAR, max. ground coverage, ht. restrictions etc. shall remain the same as applicable for extensive industrial use. Premises if used for the flatted factory parking in the basement shall be allowed without counting it towards FAR.

Item no. 9/2001

Subject: Modification in Master Plan for Delhi with regards to revision in Development Control norms for existing big hospitals in Delhi.

F.13(1)96-MP

Tech. Committee considered all the objections / suggestions received in response to the public notice. After detailed deliberation it was recommended that the development control norms for General Hospitals (500 beds) Intermediate hospital category B (200 beds) be revised as follows : There would be no change of residential competent building norms.

Max. ground coverage                      35%

- Max. FAR                                      200

- Max. ht.                                        33 mts

- Other controls: (i) Parking to be provided in the form of basement / multi storey parking lot and should be confined within the envelope line but to be excluded from both coverage and FAR calculations (ii) Area to be used for housing of essential staff is indicated in the norms for health facilities. In such an area the regulations of group housing shall apply (iii) height restrictions shall be further governed by Airport Authority / DUAC (iv) All the built up areas except parking are to be counted in FAR and ground coverage. (v) Permission for enhanced FAR shall be subject to seeking necessary NOC by the hospitals from all concerned municipal and other statutory agencies.

The development control norms for other categories of hospitals shall remain same as given in MPD 2001

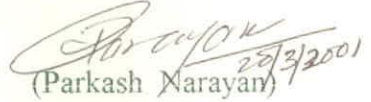
The proposal be put up for consideration of the Authority

Item No. 10/2001

Sub Proposal for allotment of land for Mechanised Dhobi Ghat to Delhi Dhobi Sabha in Shastri Nagar (behind D C Office) adjoining to Masjid near Geeta Colony.

F.3(62)98-MP

Tech. committee agreed with the proposal for allotment of land for the mechanised Dhobi Ghat, on experimental basis.

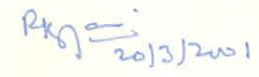
  
(Parkash Narayan)  
OSD (DC&TT)  
Member Secretary

No. F1(2)2000-MP

20.3.2001

Copy to

1. OSD to VC for information of the latter.
2. Engineer Member, DDA
3. Commissioner (Plg.) DDA
4. Commissioner (LD) DDA
5. Commissioner (LM) I & II DDA
6. Chief Architect, DDA
7. Addl. Commr. (AP) DDA
8. Addl. Commr. (MPPR) DDA
9. Addl. Commr. (UDP) DDA
10. OSD (DC&TT) DDA
11. Chief Planner, TCPO
12. Chief Architect, NDMC
13. Town Planner, MCD
14. Secretary DUAC
15. Land & Development Officer (L&B)
16. Sr. Architect, (H&TP) CPWD
17. Dy. Commr. of Police (Traffic) Delhi
18. Chief Engineer (Plg) DVB
19. Director (Land Scape) DDA
20. Secretary to L.G. Delhi
21. Manager Fly over (G - I)
22. Manager Fly over (G - II)

  
(R.K. Jain)  
Jt. Director (MP)



**DELHI DEVELOPMENT AUTHORITY  
MASTER PLAN SECTION**

No.F.1(5)/2001/MP

Dated 20.3.2001

Minutes of the IIIrd Technical Committee meeting held on 20.2.2001 in Conference Hall, 5th floor, Vikas Minar, New Delhi. The following were present:

**DELHI DEVELOPMENT AUTHORITY**

1. Sh.P.K.Hota, Vice-Chairman
2. Sh.Vijay Risbud, Commissioner (Plg.)
3. Sh.N.K.Agrawal, Addl. Commr. (DC&B)
4. Sh.A.K.Jain, Addl. Commr. (UDP)
6. Sh.C.L.Aggarwal, Chief Architect,
7. Smt.Savita Bhandari, Director (LS)

**T.C.P.O.**

8. Sh.K.T.Gurumukhi, ACP

**M.C.D.**

9. Sh.Shamsher Singh, Addl. Town Planner (L)

**LAND & DEVELOPMENT OFFICE**

10. Sh.R.L.Singhla, Building Officer

**DELHI POLICE**

11. Sh.Ravinder Suri, Inspector (Traffic)

**SPECIAL INVITEES**

12. Sh.S.C.Karanwal, Addl. Chief Architect, I, DDA
13. Dr. S.P.Bansal, Director (DC/MP), DDA
14. Sh.S.Srivastava, Director (AP) I, DDA
15. Sh.Ashok Kumar, Director (Plg.) Rohini, DDA
16. Sh.K.L.Sabharwal, Director (AP) III, DDA
17. Sh.Prakash Narain, Director (TT), DDA
18. Sh.V.D.Dewan, Addl. Chief Architect, II, DDA
19. Sh.A.K.Gupta, Director (Plg.) Dwarka, DDA
20. Sh.Anil Barai, Director (MPPR) II, DDA
21. Sh.B.K.Jain, Director (MPPR) IDDA
22. Sh.S.C.Anand, Jt. Dir. (AP) I, DDA
23. Sh.Y.P.Sharma, Architect (Slum & JJ), MCD
24. Dr.R.Chander Shekhar, Sr. Architect, DGHS
25. Sh.R.K.Jain, Jt. Dir. (MP), DDA

The proposal be put up for consideration of the Authority

Item No. 10/2001

Sub Proposal for allotment of land for Mechanised Dhobi Ghat to Delhi Dhobi Sabha in Shastri Nagar (behind D C Office) adjoining to Masjid near Geeta Colony.

F.3(62)98-MP

Tech. committee agreed with the proposal for allotment of land for the mechanised Dhobi Ghat, on experimental basis.

21/3/2001

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# DELHI DEVELOPMENT AUTHORITY

## MASTER PLAN SECTION

Draft Minutes of the IIIrd Technical Committee meeting of the Authority held on 20.2.2001 at 10.00 am in the Conference Hall, Vikas Minar, 5th floor, I.P.Estate, New Delhi.

Item No. 2/2001

Subject : Draft Zonal Development Plan for Zone L (West Delhi III)

F.4(6)98-MP

The proposal of the draft zonal Plans of zone 'L'(West Delhi III) was discussed in detail and it was decided that the land requirement for the infrastructure physical as well as social should be properly indicated. It was also observed that alignment of the proposed express way shown in the Zonal Plan is still under finalisation by Govt. of Delhi. Hence the exact alignment would be incorporated as and when finalised. Tech. Committee recommended that it would be desirable that the proposed green belt shown in the Zonal Plan be reviewed to follow distinct Natural Physical features <sup>physical boundaries to the extent possible</sup> for better understanding and implementation. ~~The villlage upgradation plan need to be prepared by MCD / Govt. of Delhi and put up to the Tech. Committee for approval before implementation.~~

Item No. 7/2001

Subject ; Planning / regularisation of existing use in a linear strip of land between Railway line and Slum resettlement colony at Nehru Nagar.

F.20(1)2000/MP

*DM's Concern for the use of this area for facilities does not mean that to be done by MCD as per the policy.*

*approved* *in condition*

~~That any development / redevelopment / utilisation of land will have clearance from DMRC / concerned agency in relation to circulation system / structure / road layout / regularisation policy.~~

~~The proposal given in the para (2) of the agenda was agreed subject to following conditions (a) obtaining necessary clearance from DMRC for future requirement of land (b) Land reservations require for improved circulations / entry for redevelopment of land belonging to Hindustan Prefab Ltd. for which the change of land use has already been notified by the govt. (c) Regularisation of existing structure / uses has to be taken up by MCD as per the approved regularisation policy.~~

*The proposal contained in para 2.3 of the agenda was approved. Any development / redevelopment / utilisation of land will have the clearance from DMRC & agency responsible for redevelopment of Hindustan Prefab land in relation to its overall circulation system.*



Item No. 8/2001

Subj: Permissibility of Light and Service / flatted factories in "extensive industrial plots".

F.3(63)84-MP

The proposal was discussed in detail. It was recommended <sup>that</sup> Light & Service industries / Flatted Factories may be permitted in extensive industrial area for which provision already exists in the Master plan. However the development control norms i.e. max. FAR, max. ground coverage, ht. restrictions etc. shall remain the same as applicable for extensive industrial use. *Basement if used for parking shall not be counted in FAR.*

Item no. 9/2001

Subject: Modification in Master Plan for Delhi with regards to revision in Development Control norms for existing big hospitals in Delhi.

F.13(1)96-MP

Tech. Committee considered all the objections / suggestions received in response to the public notice. After detailed deliberation it was recommended that the development control norms for ~~hospitals exceeding 3.7 hac. (500 bedded hospitals and 200 bedded hospitals)~~ <sup>General Hospital (500 bedded), Intermediate Hospital (200 bedded)</sup> to be revised as follows: *to be revised as follows. There would be no change of resell. component bldg. norms.*

Max. ground coverage 35%

- Max. FAR 200

- Max. ht. 33m.

- Other controls: (i) Parking to be provided in the form of basement / multi storey parking lot and should be confined ~~max.~~ within the envelope line but to be excluded from both coverage and FAR calculations (ii) Area to be used for housing of essential staff is indicated in the norms for health facilities. In such an area the regulations of group housing shall apply (iii) height restrictions shall be further governed by Airport Authority / DUAC (iv) <sup>At</sup> The built up areas except parking are to be counted in FAR and ground coverage. (v) Permission for enhanced FAR shall be subject to seeking necessary NOC by the hospitals from all concerned municipal and other statutory agencies.

The development control norms for other categories of hospitals shall remain same as given in MPD 2001

The proposal ~~may~~ be put up for consideration of the Authority

Item No. 10/2001

Sub: Proposal for allotment of land for Mechanised Dhobi Ghat to Delhi Dhobi Sabha in Shastri Nagar (behind D C Office) adjoining to Masjid near Geeta Colony.

F.3(62)98-MP

Tech. committee ~~has~~ agreed with the proposal for allotment of land for the mechanised Dhobi Ghat, on experimental basis.

22/2

  
22/2



DELHI DEVELOPMENT AUTHORITY  
DEVELOPMENT CONTROL & BUILDING

No.F.1(1)2001/MP

Feb.15th, 2001

**MEETING NOTICE**

The 3rd meeting of the Technical Committee of Delhi Development Authority for the year 2001 will be held on **20.2.2001 (Tuesday) at 10.00 a.m.** in the Conference Hall, 5th floor, Vikas Minar, I.P.Estate, New Delhi.

The agenda for the meeting is enclosed. You are requested to kindly make it convenient to attend the meeting.

  
(N. K. AGRAWAL )  
ADDL.COMMR.(AP&DC)

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S.No 1 / ITEM No. 2/2001/TC

Sub:- Draft Zonal Development Plan for Zone-'L'  
(West Delhi-III).

File No.F.4(6)98-MP.

1. INTRODUCTION:

Zone 'L'(West Delhi-III)is predominantly rural zone as per MPD-2001. It covers an area of about 22979 hac. and is bounded by NH-10, the Railway line in the north, Zone 'K' in the east and boundary of NCT Delhi in south and western sides. There are about 46 villages falling in the zone with Najafgarh town as an urban settlement. The population of the zone as per 1991 census is 1,57,561 and the projected population by the year 2001 is 2,35,148 as stipulated in MPD-2001.

1.1 The draft Zonal Development Plan for Zone-'L'(West Delhi-III) was considered by the Technical Committee on 1.9.98 vide item No.54/98/TC. Technical Committee "while conceptually agreeing with the proposal of draft zonal plan desired that it may be circulated to the MCD, Development Commissioner GNCTD, Deptt.of Rural Development, GNCTD, NCR Planning Board, Commissioner (Industries),Engineer-in-chief, PWD and other concerned deptts. for their observations before it is processed further".

1.2 The draft Zonal Development Plan accordingly was circulated to T&CPO, MCD and various deptts of GNCTD for observations & comments:

1.3 A meeting was held under the chairmanship of Addl.Coammr.(UDP), DDA on 2.8.2000 and the observations/comments received were discussed with the officers representing these departments. The observations of the concerned Deptt.alongwith the comments of Planning Deptt., DDA were discussed and given hereunder. The summary of observations of various deptts. and comments thereon are annexed for reference.

1.3.1 CHIEF PLANNER, TCPO.

- i) Approved policy on farm houses be incorporated in the ZDP. Chief Planner, TCPO has requested that approved policy on farm houses be incorporated in the Zonal Development Plan. It was clarified that policy within the overall framework of MPD-2001 are applicable to the ZDP also.
- ii) Industries to be permitted as per Annexure III/G of MPD-2001. It was informed that necessary corrections have already been incorporated in the Draft Report.

contd.../-



- iii) Sh.B.K.Arora, TCP, TCPO had expressed his opinion that approval of NCRPB should be sought for the proposal of Urban Extension. It was clarified that Zone-L is not a part of Urban Extension and Zonal Development Plan has been prepared within the framework of MPD-2001.

1.3.2 TOWN PLANNER, MCD:

- i) This zone is located near Najafgarh and it may influence unauthorised encroachment. Presently existing unauthorised colonies within the zone are under consideration of regularisation as per policy of Govt.of India which may effect the rural character envisaged in the plan.  
It was deliberated that proposal contained in the ZDP are as per the provisions laid down in MPD-2001 and regularisation of unauthorised colonies as per Govt.of India policies shall be dealt accordingly.
- ii) To extend urban limit as per new Master Plan:  
It was clarified that the preparation and processing of Zonal Development Plan is being done under the provisions of MPD-2001 and Delhi Development Act. The exercise to extend urban limits, if any, is being separately examined as a part of MPD-2021.
- iii) To extend the MRTS route to all Growth Centres and Growth points in rural areas:  
It was deliberated that it may not be a feasible proposition taking into consideration the character of the zone which is predominantly a rural.

1.3.3 PROJECT DIRECTOR(RD)GNCTD:

It was deliberated in the meeting that facilities are to be provided in the Growth Centres/Growth Points within the overall framework of Mini Master Plan for rural area.

1.3.4 DIRECTOR(HIGHER EDUCATION) GNCTD:

- i) It was requested by GNCTD that Pre-University colleges be shown on the plan as per their respective locations. These have already been marked on the Zonal Development Plan of 'L'(WEST DELHI-III).
- ii) Acquisition of land for Indraprastha University in Chhawla:  
It was informed that Indraprastha University has been allotted land in the nearby suburb Dwarka and there is no proposal for setting up of Indraprastha University in Chhawla.

1.3.5 DELHI VIDYUT BOARD:

The representatives of DVB was requested to send the total power requirement alongwith its location of ESS site in the

contd.../-

zone. They were also asked to submit the proposed transmission route alignment in the zone for the consideration of DDA.

1.3.6 CHIEF ENGINEER, PWD:

A request from this department was received to widen the Najafgarh Mitraon-Dhansa road to 60 mtrs. instead of 45 mtrs. with 15mt. green buffer on either side of R/W. It was informed that we have already considered the proposal and shall be incorporated subsequent to the approval of TC.

ii) It was suggested by PWD that alignment plan of the proposed expressway connection NH-10, NH-8 has been finalised and may be incorporated in ZDP. Dy. Dir. (TT) DDA informed that the proposed alignment plan of expressway prepared by PWD was considered by TC with certain observations which are yet to be submitted by PWD.

iii) Regarding Passenger Terminal as suggested by PWD alongwith Expressway was not found feasible and it was deliberated that expressway may be taken up as per approved alignment plan.

2. The proposal contained in the draft Zonal Development Plan was agreeable to all concerned Deptts. and it was decided to process it further. DVB was requested to send the total power requirement alongwith the location and route alignment of transmission lines which is still awaited.

3. Draft Zonal Development Plan is submitted for consideration of Technical Committee for further processing as per Delhi Development Act.

Klpate  
1-XII-2K.  
JD (P/eng) DWK.

Dr (DWK)

SUMMARY OF THE OBSERVATIONS AND COMMENTS THEREON RECEIVED  
FROM VARIOUS DEPARTMENTS.

Annexure

Item No.	Name of the Deptt.	Observations	Comments.
1.	Chief Planner, TCPO	<p>i) Approved policy on farm houses be incorporated in the ZDP.</p> <p>ii) Industries are to be permitted as per Annexure-III G of the MPD-2001.</p>	<p>Approved policies within the framework of MPD-2001 is applicable for the ZDP also.</p> <p>Necessary corrections have been made in ZDP-'L' (West Delhi-III).</p>
2.	Town Planner, MCD	<p>i) This zone is located adjoining Dwarka subcity, Najafgarh Town &amp; NH-10. Its immediate surroundings will influence and will give rise to unauthorised encroachment.</p> <p>About 400 unauthorised colonies are located in this area which would affect the rural character envisaged in the plan. Since these are under consideration for approval/ finalisation for regularisation as per the policy of Govt. of India.</p> <p>ii) The urbanisable limit is likely to get extended in the New Master Plan of Delhi and Zone 'L' may be included in the extended urban limits.</p> <p>iii, a) MRTs corridor will increase the pace of urbanisation in the area and proposed development of Growth Centre, Growth points and Basic villages are an appropriate planning strategy.</p> <p>b) MRTS route should include other Growth Centres also such as Ujjwa, Daryapur khurd, Guman hera, Daulat pur etc. These public transport system should be able to cater the demand of transportation of all major areas in the Zone.</p>	<p>The proposals contained in the ZDP are within the framework of MPD-2001 and provisions spelt out in the Mini Master Plan. Further it is felt that land development in rural area will help desist the unauthorised development/encroachment. As and when the unauthorised colonies are regularised as per the policy/directives of Govt. of India, same shall be dealt with accordingly.</p> <p>The recommendations and stipulation of MPD-2001 shall be made applicable for Zone 'L'.</p> <p>a) &amp; b) It may not be feasible to extend MRTS route to the proposed Growth Centres, Growth points and basic villages at this stage.</p>



Item No.	Name of the Deptt.	Observations	Comments
3.	Project Director(RD) GNCTD.	<p>c) Few more bus terminals may be proposed to peripheral area adjacent to Haryana like Jharoda Kalan, Mundhela Kalan, Dhansa.</p> <p>d) Interconnection of sub zone with wide road network be provided without disturbing the ecology of the area.</p> <p>Provision of development of Growth Centres, Growth points and basic villages under the scheme of Mini Master Plan and the provision of development of infrastructure facilities like roads, cremation ground, parks, protection of Gaon Sabha land be included while making provisions of development activities in future planning of the rural areas in the NCT of Delhi.</p>	<p>Jharoda Kalan &amp; Dhansa are the proposed Growth centres. The provisions of bus terminals in the Growth Centres will be made at the time of preparation of development plan of these centres.</p> <p>All the Growth Centres are adequately interconnected by road network. The major Growth centres viz Najafgarh-Mintaraon-Dhansa are proposed to have dedicated bus route.</p>
4.	Directorate of Higher Education, Govt. of GNCTD	<p>i) The Draft ZDP has shown 7 number of existing pre university colleges. They have asked for the location of these colleges.</p> <p>ii) Acquisition of land in Chhawala for Indraprastha University be included in the draft plan.</p>	<p>Facilities are to be provided in the growth centres and growth points as per the approved plan within overall framework of mini master plan for Rural Delhi at the time of preparation of development plans.</p> <p>area wise location has been marked on the plan.</p> <p>There is no proposal for setting up of Indraprastha University in Chhawala. Land to this university has been allotted in nearby subcity of Dwarka.</p>
5.	Executive Engineer Delhi Vidhyut Board.	<p>It has been found that the requirement of No. of sub-stations of various capacities viz. 220 KV, 66 KV &amp; 33KV is required to be worked out on the basis of area requirement based on population, growth infrastructure proposed in the ZDP. The power requirement and the requirement of sub station shall be intimated in due course</p>	<p>The power requirements in terms of No. of electric sub-stations will be incorporated in the ZDP/development plans of growth centres, growth points and basic villages as and when the details are received from DVB.</p>

Contd/-

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Item No.	Name of the Deptt.	Observations	Comments.
6.	Chief Engineer-III PWD.	<p>i) R/w of Master Plan road linking Najafgarh-Mitraon-Dhansa be kept as 60 mtr. 15 Mtr. green buffer on either side of R/w be provided in order to ensure that ribbon development is kept at adequate distance from right of way of the road.</p> <p>ii) Alignment plan of the proposed expressway connecting NH-10 near Tikri Border and NH-8 &amp; NH-2 has been finalised, which may be incorporated in the Zonal Development Plan including the proposal for Metropolitan Terminals.</p>	<p>The proposal shall be incorporated after the approval of the Technical Committee.</p> <p>Approved alignment plan shall be incorporated in the ZDP.</p>

- 177 S. No. 2 / ITEM No. 7 / TC / 2001

**Subject : Planning/regularisation of existing use in a linear strip of land  
between railway line and Slum Re-settlement Colony at Nehru Nagar**

**File No. F20(1)2000-MP**

## **1.0 BACKGROUND**

- 1.1 For the last couple of years, the Slum and JJ Deptt. of MCD has been making repeated representation regarding utilisation of a strip of land along site the railway track in Nehru Nagar Slum Re-settlement Colony (Annexure-A). In this linear strip of about 2.31 Acres of land belongs to the Slum & JJ Deptt. As stated in their representation, there exist a cement store, banglows and staff flats of Delhi Jal Board. It is also stated in the representation that there was some more vacant land in this linear strip of land which has been encroached and unauthorised development/ buildings have come up. The Slum Deptt. has not been able to clear the encroachment in the form of a pakka and regular school building which has due recognition by Delhi Govt. and CBSE.
- 1.2 The request of the Slum Deptt. is to regularise the school and plan the vacant areas which has been retrieved after removal of encroachments for public facilities.

## **2.0 EXAMINATION**

- 2.1 The land use of this linear strip of land along the railway line as well as the Slum Re-settlement Colony of Nehru Nagar was residential as per Master Plan for Delhi-1962 and the approved Zonal Development Plan for Zone-D17, D-18, D-19, D-20 and F-2&3, the land use was residential. The land use of this piece/land as per Master Plan of Delhi-2001 and Zonal Development Plan for Zone-D is manufacturing (light and service industries).
- 2.2 Right across the railway line was the Hindustan Pre-Fab Ltd. covering the large area under the land use category of 'manufacturing' as per Master Plan-1962 and Master Plan-2001. Since part of this land belongs to Slum Deptt. there may not have been a conscious efforts to convert this small linear belt for industrial use. The operations of Hindustan Pre-Fab Ltd. has already been closed down. The process of change of land use for the land occupied by Hindustan Pre-Fab Ltd. ~~has been notified~~ **finally notified**. This linear strip of land on the other side of the railway line is therefore, not required for any planned industrial development. The site was also inspected by officers of the Planning Deptt. and it was observed that most of the uses whether planned by Slum Deptt. or taking place unauthorisely relate to residential land use.
- 2.3 In view of the above examination it may be observed that request of the Slum Deptt. could be agreed to with the proviso that necessary modification would be taken up in the plan preparation exercise of MPD-2021.

## **3.0 POINTS FOR CONSIDERATION**

- 3.1 The suggestion/analysis as contained in para 2 above is placed before the Technical Committee for its consideration.

 Stanand.  
22.1.2001





**JARNAIL SINGH**  
DIRECTOR (TOWN PLANNING)

D.O.No. Dir.(T.P.)/S&JJ/99/  
S. No. L-178/1999  
Dated 28.12.1999

This is regarding utilisation of a strip of land alongside the railway track in Nehru Nagar Slum Re-habilitation Colony as per prescribed land use in the Zonal Development Plan. Slum & JJ Department is having about 2.311 Acres of land on the periphery of Nehru Nagar alongside the railway track. Adjoining to this pocket there exist a cement store, bungalows and staff quarters of Delhi Jal Board in an area of 1.3 Hec. Initially the land use of this pocket, as per Zonal Development Plan D-19, was residential. Accordingly, in 1983 Slum & JJ Department developed a dhobi ghat and a shopping centre on the part of this pocket of land. Rest of the land was vacant which was subsequently got encroached upon by an unauthorised tent house, a public school, a club & a factory. Recently the department has cleared some of the encroachments and retrieved an area of about 1200 Sqm. The other encroachments are also being cleared. We have not been able to clear the school encroachment because of the fact that the school has got a three storeyed pucca building and is recognised by the Delhi Govt. & CBSE. There are about 600 students studying in the school from Standard I to 10th.. The department has recovered the damages amounting to Rs. 16 lacs from the school authorities. The Management of Oxford Public School has approached the department for regularisation/allotment of the land under existing school. While

D778 (AF-J) on fire

discussed with OSD (AP)  
J.D. (MP) may please open  
M.P. file. Slavant.  
5.1.2000

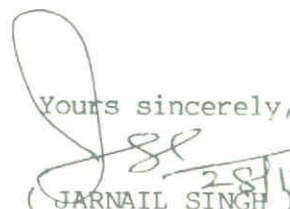
examining their representation it is observed that the school site, in question, falls outside the boundaries of the approved residential lay out plan of Nehru Nagar. The Zonal Development Plan D-19, wherein the site under reference was part of residential use, has also been revised. Now as per Draft Zonal Development Plan for Zone-D, the said school site falls in the Use Zone M-1 earmarked for light & service industry. The entire matter has been considered in the 52nd Meeting of Planning & Works Board of Slum & JJ Department, held on 18.11.99. This meeting was also attended by Addl. Commissioner (Plg.), DDA & other officials of MCD. It was noted that as per Master Plan 2001, the school is not permitted in Use Zone M-1. Accordingly, it was decided to refer the matter to Technical Committee, DDA for change of land use of the area as the facilities permitted in the residential zone have already come up at site.

In view of the fact that the school is well established and it may not be pragmatic to remove the school at this belated stage, there is no choice except to consider the request of the school management for regularisation of the school site after charging the cost of land as per Govt. of India Rules. Slum & JJ Department would be in a position to allot the said land to school and utilise the other vacant pocket for public facilities once the land use of the said strip is changed from light & industry to residential use. The provisions of light & service industry use, in this pocket, is really hypothetical in nature as compared to prevailing conditions at site.

It is requested that the matter may please be placed before the Technical Committee of DDA for consideration of the request of S&JJ Department for change of land use of the pocket from light & industry to residential use. A copy of the site survey, showing the existing facilities as site & lay out plan of Nehru Nagar, are enclosed for kind perusal.

With regards,

Yours sincerely,

  
(JARNAIL SINGH) 28/12/99

Shri Vijay Risbud,  
Commissioner (Planning),  
Delhi Development Authority



**Sub: Permissibility of Light & Service and Flatted Factories in Extensive Industrial Plot.**

1.0 In DDA few requests have been received for utilisation of the extensive industrial plot for the purpose of the Light & Service Industry and the flatted factory. In the instant case the plot owner of plot no. 69/1-A located on Najafgarh Road (extensive industrial area) wants to utilise his plot for Light & Service industry / flatted factory with higher height and the basement for the purpose of the parking.

Seperately, Hon'ble Supreme Court has directed closure of hazardous and noxious industries so that a better living environment can be made available to the capital city.

**2.0 Provision of MPD 2001 :**

(i) As per provisions of Master Plan for Delhi 2001, in the use zone, "Extensive Industry" (M 2) Light and Service industry (M 1) uses are permitted as modification in the lay out plan or as a case of special permission from the Authority.

(ii) Comparison of development controls as per MPD 2001 for Extensive Industry Light Industry and Flatted group Industry is given in Annexure I. Following may be noted:

(a) In the Extensive Industry plot the permissible height of the building is 9 mt., while for light industry, the permissible ht. of the building is 12 mt. and in case of flatted group industries it is 15 mt.

(b) In the case of Extensive Industry plot the basement is allowed and is to be counted in FAR while in the Light & Service Industry (Flatted group of industry) basement is allowed and if used for the parking it shall not be counted in the FAR.

**3.0 Proposal :**

a) In the extensive industrial plot Light and Service industry /Flatted group industry may be permitted in accordance with the provision of the Master Plan for Delhi 2001. Subject to the following condition:

i) The FAR on such plot may be permitted equivalent to the FAR admissible for the Extensive industry plot. This will not cause any significant extra burden on existing infrastructure, except little increase in density of workers and the owner will seek necessary clearance from all concerned municipal agencies about the availability of services.

ii) Max. permissible height of the building on Extensive Industry plot, if used for Light & Service Industry or Flatted group of industries shall be 12 mt. & 15 mtrs. respectively.

iii) Basement may be permitted and if used for parking it shall not be counted towards FAR.

iv) Ground coverage shall remain same as admissible for Extensive Industry plot. There shall be no change in ground coverage.

**4.0 Recommendations:**

The proposal as given in para 3.0 above is put up for consideration of the Tech. Committee

22/8/2011

(Signature)



1.0 PROVISIONS OF MPD-2001: In the Master Plan for Delhi industries have been categories based on the scale of the operations of the industry max. no. of the workers allowed. The power load and the plot size etc. as per Annexure III of the Master Plan industries have been classified in group A B C D E F G H. Group of industries falling in group A B C D are permitted in light industries use zone flatted industries use zone and extensive industry use zone. The industries classified in group F including industries of group A B C D E have been allowed in Extensive Industrial Use Zone. It is further specified that max. no. of workers in light industries flatted industries would be 50 and the power load would 30 kilo watt. MPD-2001 defines the flatted group industry, light industry, and extensive industry plot as under:

Flatted Group Industry: A premises having a group of small industrial units as given in annexure III having upto 50 workers with non hazardous performance. These units may be located in multi storeyed buildings.

Industrial Plot - Light Industry: A premises for industrial unit as per the list given in annexure III having upto 50 workers with non hazardous performance.

Industrial Plot - Extensive Industry: A premises for industrial unit as per the list given in the annexure III having upto 50 workers in case of new extensive industrial units and 500 workers for existing units.

Keeping in view the increasing air and water pollution in Delhi Hon'ble Supreme Court of India has already passed orders for closures of industries falling in group H (a) and H (b) and the existing pressure of such industries to be utilised as per the land use provisions of Master Plan. Further regarding the extensive industries Master Plan suggest not to allow new extensive industries except which ever are existing.

Master Plan for Delhi 2001 also provides permissibility of Light and Service Industries and flatted group industries in M-2 (extensive industries use zone) the other uses which are permitted as part of the modification in the approved lay out plan or as a permission from the Authority are Storage godown and ware housing, Cold Storage Ice Factory, Cinema, Industrial plot Light and Service industry, Night Shelter, Motor Garrage, Work shop, Flatted group industries, Vocational training institute, Research and Development Centre.

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2.0 Development control norms for Extensive Industry / plot .

Sl.no.	Plot size (sqm)	Max. ground coverage	Max. FAR	Max. Height (in M)
1	400 to 4000	50%	100	9
2	Above 4000 and upto 12,000	45%	90	9
3	Above 12,000 and upto 28,000	40%	80	9
4	Above 28,000	30%	60	9

Other controls.

i) Single storey building with basement is allowed. Basement shall be below the ground floor and the maximum extent of ground coverage shall be counted in FAR.

ii) Mezzanine floor shall not be allowed.

iii) In case of roof trusses height of buildings could be adjusted / relaxed.

Development control norms for the Light and service industries are as under.

Sl No	Plot size (sqm)	Max Ground coverage	Max FAR	Max height (in mt)
1	100 to 400	60%	125	12
2	Above 400 and upto 4000	50%	125	12
3	Above 4000 and upto 12000	45%	125	12
4	Above 12000	40%	100	12

Other Controls:

i) Maximum floors allowed shall be basement, ground floor and first floor. Basement should be below ground floor and to the maximum extent of ground coverage shall be counted in FAR. In case the basement is not constructed the permissible FAR can be achieved on the second floor.

ii) Mezzanine shall not be allowed, where already constructed shall be included in FAR.

iii) In case of roof trusses height of buildings should be adjusted & relaxed.

Development control for flatted group industries

Minimum plot size	2000 sqm
Maximum ground coverage	30%
Maximum floor area ratio	120
Maximum height	15 m

Other controls:

Basement upto the building envelope line to the maximum extent of 50% of plot area shall be allowed and if used for parking and services should not be counted in FAR.

Modification in lay out plan : As a policy matter modification in the lay out plan is a similar process for which power of modification in the lay out plan raised with the Commr. (Plg.) VC DDA in case the subject area is under jurisdiction of DDA where ever the area is under jurisdiction of MCD Modification in the lay out plan may be carried out with the approval of the Standing Committee of the MCD



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S.No. 4 / ITEM No. 9/2001/TC

SUB: Modification in Master Plan for Delhi 2001 with regards to revision in Development Control Norms for existing big hospitals in Delhi  
NO.F.13(1)96-MP

### 1.0 Proposal in Brief:

The proposal is regarding the review of the development control norms for the existing big hospitals in Delhi. After the approval of the Ministry of Urban Development to invite objections / suggestions, the proposed amendments are to be processed further under section 11 A of DD Act.

### 2.0 Background:

The modifications in development control norms for the big hospitals were discussed in the meeting of the Authority vide item no. 36/2000 on 28.3.2000. The Authority recommended the proposal for carrying out modification in FAR and other development control norms. The proposal was referred to the Ministry of Urban Development vide this office letter of 12.7.2000 for approval to issue public notice inviting objections / suggestions.

Ministry of Urban Development Govt. of India accorded its approval vide office letter dt. 24.8.2000 (copy Annexed). The public notice was issued on 7.11.2000 inviting objections / suggestions giving 30 days time. The notice was also published in the leading daily newspapers.

### 3.0 Objections Suggestions:

In response to the public notice 7 objections / suggestions were received. The gist of the objections / suggestions and the observations against each are as given below:

8/10/01

S No	Date of Receipt	Objections / Suggestions	Observations
1	7.12.2000	<u>Lala Munni Lal Mange Ram Charitable Trust</u> The enhancement of the FAR and coverage is only for 200 / 500 bedded hospitals. In this process hospitals of smaller categories has been ignored. It is suggested that the additional FAR be allowed to all categories of hospitals.	The review of the FAR & coverage is limited to existing big hospitals of 200 & 500 bedded categories. Review of other categories of hospitals shall be taken up as part of MPD 2021 under preparation.
2	7.12.2000	<u>Delhi Voluntary Hospitals Forum</u> : Increase in FAR & Coverage of 200 & 500 bedded hospitals will push back of hospitals of intermediate category B into difficult situation. Such hospitals will not be in a position to provide even basic facilities. It is suggested to amend FAR / ground coverage for all categories of hospitals.  (ii) Rectify the printing mistakes with respect to the plot size of 6000 sq mt and 3700 sq mt by 60000 sq mt and 37000 sq mt.	Same as in (1) above.  (ii) Agreed. The area of hospitals may be recorded as 60,000 sq mt and 37,000 sq mt respectively in the proposed amendment.

3	8.12.2000	<p><u>Devki Devi Hospitals Limited</u>            Under the heading 'other controls', following has been suggested            i). All the built up area above and including Ground Floor except those used for parking may be counted in FAR. Service Floor with a ceiling height not exceeding 7 ft. (being inhabitable) should not be counted in FAR.            ii). Basement below the Ground Floor up to a maximum extent of 50% may be allowed instead of 25% and other essential Services measures (such as Fire fighting arrangements Water Pumps Incinerators, Boilers, Autoclaves, Air Conditioning etc. may be counted in FAR.</p>	<p>(i) There are chances of mis-use of service floor. Therefore service floor where ever constructed shall be counted in FAR. This aspect was adequately discussed by the Group during its meetings and it was recommended to enhance the over all FAR and ground coverage instead of permitting service floor free from FAR.</p> <p>ii) Basement equivalent to the ground coverage is proposed to avoid its mis use. However, if used for parking basement is proposed to be exclude from both FAR and ground coverage.</p>
4	7.12.2000	<p><u>Rajiv Gandhi Cancer Institute &amp; Research Centre</u>            (i) Instead of 150 FAR for 200 bedded hospital it should be 200 as has been suggested for 500 bedded hospital.            (ii) Printing / typeographical error of plot size be rectified.</p>	<p>(i) This aspect could be examined comprehensively as part of MPD 2021.</p> <p>(ii) Agreed</p>
5	7.12.2000	<p><u>Escorts Heart Institute and Research Centre</u>            i). Typeographical /printing error be corrected             ii) . Other Controls            a) Areas to be excluded from the FAR</p>	<p>(i) Agreed</p>



		<p>* "Inhabitable" areas because of very low heights of ( up to 2 meters ) such as "Service Floor".</p> <p>* Basement if used for services / pollution control measures</p> <p>b) Basement for parking should be allowed up to the envelope line of the plot. Multi tier basements be permitted for car parking since multi storeyed parking lot above ground shall consume the openness of the environment.</p>	<p>(a) Same as 3 (i) &amp; (ii) above</p> <p>(b) Multi tier parking is already permitted in the proposal</p>
6	8.12.2000	<p><u>Kothari Associates Pvt. Ltd.</u></p> <p>i) Entrance / lobby area in the hospital should be counted in Ground Coverage but should be exempted from the FAR from the calculations of the FAR.</p> <p>ii) Service floor should not be counted in FAR</p> <p>iii) The number of basement for parking may be increased to two / three</p> <p>iv) The FAR of 200 beeded hospital be also increased to 200</p>	<p>i) Entrance lobby being part of the building can not be exempted from the FAR</p> <p>ii) Same as 3 (i)</p> <p>iii) Same as 5 (ii) (b)</p> <p>iv) Same as 4 (i)</p>
7	7.12.2000	<p>Dellhi Regional Chapter</p> <p>(i) It would be desirable that the proposed amendment in the ground coverage and FAR is done in a comprehensive manner looking into the likely impact on the surrounding, road network and the load on physical infrastructure specially in terms of water, power, drainage, waste disposal aspects.</p>	<p>i) Increase in FAR would have an impact on existing infrastructure. Permitting enhanced FAR may be subject to seeking necessary NOC by the hospital from the concerned municipal agencies</p> <p>ii) Urban Design of an individual buildings is to be regulated as per the policy of</p>

		<p>ii) From Urban design point of view there is no rationale to increase the maximum permissible ground coverage as well as FAR for existing hospitals even higher than the Central Business District</p> <p>iii) It is understood that Master Plan for Delhi is being extensively revised with a perspective of 2021. Any review of the development control norms should preferably be processed as part of this document, rather than on case to case basis</p>	<p>DUAC. As per MPD 2001 the FAR for Central Business District is 150 which is applicable on much larger areas of the CBD. This aspect however could further be examined as part of MPD 2021</p> <p>iii) MPD-2001 is being revised with the perspective upto 2021. The review / enhancement of FAR of existing big hospitals 200 bedded and 500 bedded is taken up to accommodate specialised facilities that are required to be provided in such hospitals</p>
8	Delhi Urban Arts Commission	<p>The Commission observed that the height should not be left ambiguous and the max height should be prescribed</p>	<p>In order to provide flexibility in the design of the hospital buildings the height has not been prescribed. However the aspect could be examined by the Commissioner at the time of examining the building plans of individual hospital depending upon its location and the surrounding developments</p>

#### 4.0 Proposal :

Based on the objections suggestions received and the observations given against each objections / suggestions, the proposed modification in the development control norms as amendment to the Master Plan are given as under :

Now a six tier system (including the super speciality hospital category ) has been recommended as given below

ii) On page 163 of Gazette Notification (RHS column) under the heading "hospital (072)" the following text be added

Hospital	(500 bedded Super Speciality)
Maximum plot size	60000 sqm ( 6 ha )
Max ground coverage	35%
Max Floor Area Ratio	200

Other control :

i) Area to be used for housing of essential staff is indicated in the norms for health facilities, in such an area the regulations of group housing shall apply

ii) All the built up areas except 'parking' are to be counted in FAR

iii) Basement below the ground floor and to the max extent of the ground coverage shall be allowed.

iv) Height restrictions shall be governed by the Airport Authority / DUAC

v) If the parking is provided in the form of multi storeyed parking lot, the same will be excluded from both, coverage and FAR calculations

vi) Permission for enhanced FAR shall be subject to seeking necessary NOC by the hospital from concerned municipal and other statutory agencies

Intermediate Hospital	(200 bedded Super Speciality)
Maximum plot area	37000 sqm ( 3.7 ha )
Maximum Gr Coverage	35%
Max Floor Area Ratio	150

Other controls :

i) Area to be used for housing of essential staff is indicated in the norms for health facilities, in such an area the regulations of group housing shall apply

ii) All the built up area except parking are to be counted in FAR

iii) Basement below the ground floor and to the maximum extent of the ground coverage shall be allowed

iv) Height restrictions shall be governed by the Airport Authority / DUAC

v) If the parking is provided in the form of multi storeyed parking lot, the same will be excluded from both, coverage and FAR calculations.



S.No.5 / ITEM NO. 10/2001/TC

Subject: Proposal for allotment of land for Mechanised  
Dhobi Ghat to Delhi Dhobi Sabha in Shastri  
Nagar( behind D.C.Office) adjoining to Masjid)  
near Geeta Colony.

....

File No.F.3(62)98-MP

1.0: BACKGROUND:

A request has been received from Delhi Dhobi Sabha for allotment of land for Dhobi Ghat in Shastri Nagar area near Geeta Colony. The request has also been forwarded by the office of Hon'ble L.G., Delhi vide letter dated 28.4.2000 along with letter of the Councillor and also by the Hon'ble Minister for Health and Urban Development.

2.0: EXAMINATION:

The proposal has been examined. The suggested site is located adjoining to Masjid and it is lying vacant with boundary wall constructed. It forms the part of gross Residential landuse. Dhobi Ghat comes in the category of 'Public Utility Premises(065)' and, therefore, can be permissible in all Use Zones as per the Master Plan.

3.0: PROPOSAL:

A P.T.Survey of the site in question has been got conducted and it is observed that the total area of the land comes up to 365.82 sq.mtr. Accordingly, a site plan has been prepared for Mechanised Dhobi Ghat based on the P.T.Survey laid on table.

4.0: RECOMMENDATIONS:

The proposal as suggested in para-3 above is put up to the Technical Committee for consideration.

  
(P.M. PARATE )  
Jt. Dir. I (AP) II

  
( Y.P. BATHLA )  
ASSTT. DIR. (AP) II  
18.1.2001

  
( D.K. SALUJA )  
Director (AP) II