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ITEM NO. 39/2001

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ITEM NO. 32/2000

- 5 **Permissibility of farm houses in the rural area use zones Agriculture area of village that ceased to be rural under DMC Act. F.3(43)97-MP.**

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ITEM NO. 16/2001

7. **Exchange of land with Defence for implementation of Eastern Approach Road (Munir Road) to Dwarka and other development projects of DDA.**

Technical Committee has agreed with the proposal at 'D' of the agenda

Land on file
Iler, 14/4/01

T.C. 40/251/7/8/2

Draft Agenda for Technical Committee

Sub: Land use clearance in respect of Education Complex at
Village Isapur, Najafgarh, Delhi.

F.No. : F.3(5)2001/MP.

1.0 Proposal in Brief.

A reference has been received from MCD, vide letter no. TP/UT/556/2001 dated 11.2.2001 about the land use clearance of land measuring about 21.97 acres in village Isapur for locating educational complex. Another reference has also been received by applicant vide letter dt. 21.6.2001 regarding issue of NOC for construction of educational complex in the above mentioned site on the adjacent land (site B)

2.0 Examination.

(i) The case was referred to Lands Deptt. of DDA to verify the status of land. Lands deptt vide their note dt. 12.4.2001, recorded that revenue record of village Isapur is not available in DDA

(ii) The applicant vide letter dt. 21.6.2001 submitted location plan of two sites (A) & site (B). Thereafter vide letter dt. 27.7.2001, the applicant submitted a certified copy of location plan of both the sites from Tehsildar Najafgarh, according to which site (A) is located at a distance of 879 mts. while site (B) is located at a distance of 345 Mtr

(iii) The location of two sites as identified by applicant had been superimposed by Planning Department on draft Zonal Plan, as per this site (A) is approximately at a distance of 1.4 Km. while site (B) is about at a distance of 400mtrs. as per revenue khasra numbers and map.

- (iv) During the site inspection, it has been noticed that site (A) and site (B) both are lying vacant. On the further South of site (A) some construction in the form of sheds (4 Nos.) is under progress, which is further South of the site under reference. However this land falls outside the pocket (A) & (B) referred by MCD/applicant to DDA.

(v) The issue regarding the unauthorised construction in the area was raised in the Authority Meeting held on 21.5.2001. The action against unauthorised construction in adjoining land of the proposed site had already been taken by Deputy Commissioner (South West) under Land Reform Act.

(vi) The site report as given above was submitted to Lt. Governor, Delhi, who ordered for appropriate action according to law.

(vi) The land use of both the sites (A) & site (B), as per MPD-2001, is rural.

3.0 Master Plan for Delhi-2001 Provision.

As per provision of Master Plan for Delhi-2001 Public and semi Public Facilities are allowed within 0.5 km distance from the rural settlement (Annexure-I). Public and Semi Public use zone including education facilities as given in the development code of MPD-2001 (Annexure-II). In the Master Plan for Delhi-2001 norms for college and

education facilities have been given. The site 'B' is within 0.5 Km. distance from the immediate rural settlement i.e. village Isapur.

4.0 Authority Resolution.

An agenda about implementation of Mini Master Plan Project for integrated development of rural area was put up for consideration of Authority vide item No.53/96 on 17.6.96, wherein para (2) of the agenda states that 'Public and Semi Public facilities if provided within 0.5 km distance of about will be exempted from processing of change of land use in Growth Centre and Growth point. Isapur is growth point as given in Mini Master Plan of Delhi

5.0 Proposal

- (i) As the Rural area of Delhi is under jurisdiction of MCD, necessary action about the processing of proposal and building plans is to be taken by MCD.
- (ii) Conversion fee/permission fee as and when decided by Competent Authority shall be applicable for land where is considered for allowing education complex in village Isapur to Rila Nand Balved Education Foundation.

Proposal as given above is put up for consideration of Technical Committee.

(Sd/-) [Signature]
22/03/96

(Sd/-) [Signature]
22/03/96

Please give the approved
minutes of Tech Committee
held on 7-8-2001.
for office use

✓ JD (dir) M.P

J. Hahaji
25/05/04

25/5
V-11

item as proposal is only about the land adjustment. The further processing shall be done in consultation with Lands and Finance Deptts. of DDA.

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(PRAKASH NARAYAN) 28/9/2001
OSD (DC&TT)

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28/9/2001
(R.K.JAIN)
JT.DIR.(MP)

O/C

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20. N.K.Chakarbarty, Jt. Dir.(Plg.),DDA.
21. A.K.Manna, Jt.Dir.(Plg.),DDA.
22. S.B.Khudankar, Jt.Dir.(Plg.),DDA.
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**DELHI DEVELOPMENT AUTHORITY
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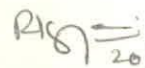
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(R.K. JAIN)
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F 1(2-7) 2001 / MP

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13. Shri S.C. Tayal, Project Manager (DDA).
14. PS to VC for information.

Compared with original
16/8/2001

DELHI DEVELOPMENT AUTHORITY
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F 1(27) 2001 / MP

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Compared with original
16/8/01

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

NO. F.1()2001/MP

DATED :

ACTION TAKEN REPORT ON VARIOUS AGENDA OF TECHNICAL COMMITTEE.

ITEM NO.	SUBJECT	DECISION	FOLLOW UP ACTION
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2/2001	Draft Zonal Development Plan for Zone 'L' (West Delhi III) F.4(6)98-MP	This proposal was deferred in its meeting held on 31.1.2001 However the same was reconsidered by the Tech. Committee held on 20.2.2001 The Tech. Committee agreed with the proposal with the conditions to incorporate the proposed express way and to identify the lands required for public and semi public facilities in this zone.	The Zonal Plan is being further worked out by Dwarka Unit. File stands referred to Dwarka Unit since 19.3.2001 Dwarka Unit is taking action on T.C. decision.
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	Corridor. F20(9)99-MP	scheme is to be implemented only after the processing of the change of land use.	
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	Delhi Dhobi Sabha in Shastri Nagar (behind D C Office) adjoining to Masjid near Geeta Colony F3(62)98-MP		Lands Deptt. on 25.7.2001.
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13/2001	Proposed Corridor improvement plan for a stretch of Ring Road between Mool Chand (fly over existing) and Dhaura Kuan Inter section (Already planned) this includes A) fly over at Benito Marg and Ring Road intersection. F.5(16)2000-MP	The corridor improvement plan was decided to be discussed in detail by a committee consisting the representative of various agencies.	Letter conveying the decision of Tech. Committee has been sent to PWD on 24.4.2001. The corridor improvement plan is being examined by a committee and its 1st meeting took place on 28.5.2001.
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15/2001	Proposed Corridor Improvement Plan of Ring Road from Vikas Marg intersection (fly over existing) to Bhairon Marg Intersection F5(2)2001-MP	The proposal of the PWD was not found feasible However the corridor improvement plan was to be discussed by a committee consisting of members from the various concerned agencies.	The matter has been discussed by the committee in its meeting held on 28.5.2001 and the further meeting are to be organised by TT Unit.

16/2001	Proposed approach road to Dwarka sub city through Cantt. area. F.10(JD)DWK/92/ Vol III F5(13)2000-MP	Tech. committee considered the proposal and it was found that the alignment appears to be in order from the planning point of view but before the final approval observations of the land owning agency and other department may also be obtain	Letter was sent to all the concerned agencies and the Deptt. on 27.4.2001 and item may be put up to Tech. Committee
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22/2001	Regarding Development Control norms for existing Akhara in Rohini F.3(5)2000-MP	The Tech. committee reiterated its decision taken in the meeting of 22.8.2000	Accordingly the Lands Deptt. of the DDA as well as MPPR Section has been informed for consideration to evolve the suitable norms for akhara of international standard. 25.6.2001
23/2001	Policy for development control norms for Sr. Secondary Schools in Delhi. F.9(11)99-MP	The item was discussed in the Tech. Committee meeting held on 25.4.2001 where in it has been decided that a detail note be put up for perusal	Action is being taken by the AP Wing and DC wing together

	Modification in layout F3(01)96-Dir/SP/P t.II		necessary action as per the decision of the Tech. Committee in AP Wing.
29/2001	Permission to allow an orphanage centre in Alipur Village on temporary basis for Mogadevi Minda Charitable Trust F.3(50)2000-MP	The Tech. Committee agreed for allowing temporarily use as orphanage which is to be integrated subsequently in the planned scheme	A letter containing decision of the Tech. committee has been conveyed to the applicant. The copy of the letter has also been endorsed to Lands Deptt. of the DDA.
30/2001	Modification in the layout plan of Saimi CHBS Ltd. Shahdara for carving out one residential plot in lieu of earlier plots no. 101 from part of Nursery school plot F23(13)72-Bldg.	Tech. Committee did not agree for allotment of alternative plot. In view of the feasibility of having number of other plots of the similar size in the society and it was advised that this may be conveyed to the Hon'ble Court.	Further action is to be taken by the Building Deptt. In this regard a note has been sent to Bldg. Deptt. vide note On 27-7-2001
31/2001	Construction of grade separator at Lala Lajpat Rai Marg Josip Marg Tito Marg Intersection. F.5(18)89-MP	Tech. committee agreed with the proposed fly over with certain conditions	Letter is being sent conveyed to the concerned agencies on 27.7.2001. A letter has been sent to Project Manager fly over DDA conveying therein the decision of the Tech. committee for further necessary action.
32/2001	Fly over proposal at the intersection of outer Ring Road Anand Mai Marg (Part of Corridor Development Plan of Outer Ring Road F.5(5)2000-MP	Tech. committee agreed with the proposed fly over subject to certain conditions	A letter has been issued to the concerned agency on 27.7.2001
33/2001	Request for declaration of spot zones the four cold storage i.e. Delhi Cold Storage (P) Ltd. 5078 Roshanara Road Khesla Cold Storage, 6 Bhamra Sha marg Narbada Cold Storage Old Subzi Mandi & Prag Distilled Water and Ice Factory Old Subzi Mandi F.17(6)99-MP	The Tech. committee agreed to allow compatible industry in the area in view of the provisions of Master Plan and the policy is to be further discussed in house with the concerned depts. and thereafter the matter is to be brought again before the Tech. committee.	This is being processed in AP / DC Wing. The meeting is fixed for 3.8.2001 to discuss the matter inviting participation from Industry Deptt. of GNCTD MCD Legal Deptt. of the DDA.

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24/2001	Corridor Improvement plan or stretch of Ring Road between Mayapuri ROB to Punjabi Bagh ROB F5(4)2001-MP	Tech. committee agreed with the fly over at Modi nagar subject to certain conditions	Decision of the Tech. Committee has been conveyed to the PWD vide letter dt. 26.6.2001 for taking necessary action. Corridor improvement plan is being considered separately by committee for which meeting are being convened by TT Unit.
(b)	Grade Separator at Club Road T junction	The Tech. committee did not agree with the proposed corridor improvement plan however the corridor improvement for stretch of Ring Road between Mayapuri ROB to Punjabi Bagh ROB be discussed by sub committee constituted by Tech. Committee in its meeting held on 15.3.2001	The 1st meeting of the sub committee took place on 28.5.2001. and further meeting
25/2001	Change of land use and property development of Khyber Pass depot in implementation of metro corridor vishwavidalaya central Secretariat of MRTS Ph I F3(38)99-MP	Tech. committee has agreed for the change of land use of an area measuring 15 hac. the ratio of 1/3 of the land for gross commercial about 10 hac. of land gross residential subject to certain conditions.	Decision has been conveyed to the DMRC on 26.6.2001. On receipt of information from DMRC further action about change of land use shall be taken up
26/2001	Change of land use for property development at Shastri Park for implementation of Shahdara Tis Hazari Elevated Section of MRTS Ph I F.20(2)99-MP	The DMRC has been advised to obtain no objection for property development from Central Water Commission and NEERI. At the first instance this proposal was earlier discussed by the planning committee of NCRPB also wherein it was rejected because no active urban uses should be permitted in such Eco Sensitive area.	Letter has been issued on 26.6.2001 to DMRC for submission of NOC.
27/2001	Grade separator at the intersection of outer Ring Road and Khel Gaon Marg. F5(1)2000-MP	The proposal was agreed with some consideration by the Tech. Committee subject to approval of DUAC/ Authority.	Letter and decision of the Tech. Committee has been conveyed to the PWD vide letter dated 28.6.2001
28/2001	Development of Ghazipur Freight Complex	Tech. Committee agreed with the modified lay out	Further action is being taken as per the discussion in the AP Wing. A note has been sent to take

34/2001	Sanction of Building plan for D 42 B Raj Nagar Part II. DD/Bldg./MW/DD A/2000/pt	The Tech. Committee decided that in view of the discussion already held with MCD A detail note be put up for consideration of the L.G.	Action is to be taken by the Building Deptt. Copy of the decision of the Tech. committee has been sent vide this office letter no. JD/Plg/MP/2001 on 24.7.2001.

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

Draft minutes of the Technical Committee held on 7-8-2001

8th meeting of the Tech. Committee held on 7-8-2001. The list of the participants of meeting is annexed.

1. Confirmation of minutes of the Technical Committee held on 4.7.2001.

On the draft minutes of the Technical Committee held on 4.7.2001 were circulated vide -20.7.2001 to all concerned for their observations and comments if any. No observation/comments have been received. The minutes of the Tech. Committee dt. 4.7.2000 were confirmed

2. Action Taken Report on various agenda of Technical Committee.

The action taken report on the Technical Committee decision of the last meetings in compliance to the decision of Tech. committee in its meeting held on 22.5.2001 were circulated as part of the agenda. These could not be discussed.

ITEM NO. 9/2001

3. Modification in Master Plan for Delhi-2001 with regard to revision in Development Control Norms for existing big hospitals in Delhi. F.13(1)96-MP.

The proposal has been discussed in detail

1. Tech. committee desired that to appreciate the feasibility of proposed increase in FAR and Ground Coverage for hospitals it will be desirable to have a three dimensional study of (a) Existing hospital i.e. Escorts Heart Institute (b) Hospital being planned i.e. Gitanjali. This can be done by respective hospitals and submitted to DDA.

2. It has also been clarified by Tech. Committee that the revised norms of FAR, coverage etc. shall be applicable only to the part of the plot area meant for hospital building, excluding the part of plot area earmarked for residential use which shall be developed as per the norms applicable to residential use zone.

3. With these illustrative studies (two dimensional i.e. plan and three dimensional i.e. model) the item be placed again in Tech. Committee.

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

No.F.1(27)2001-MP

2-8-2001

MEETING NOTICE

The 8th meeting of the Technical Committee of Delhi Development Authority for the year 2001 shall now be held on 7.8.2001 at 10.00 a.m. at Conference Hall, 5th floor, Vikas Minar. Copy of the agenda has already been circulated on 30.7.2001.

You are requested to make it convenient to attend the meeting.


(PARKASH NARAYAN)

OSD (DC&TT)

OFFICE PHONE NO. 3379149

COPY TO:

1. Vice Chairman, DDA
2. Engineer Member DDA
3. Commissioner (Plg) DDA
4. Commissioner (LD) DDA
5. Commissioner (LM) DDA
6. Chief Architect, DDA
7. Chief Planner TCPO
8. Chief Architect, NDMC
9. Chief Town Planner MCD
10. Secretary DUAC
11. Chief Engineer (Plg.) DVB
12. Chief Engineer (Elect) DDA
13. Addl. Commr. (MPPR) DDA
14. Addl. Commr. (UDP) DDA
15. Addl. Commr. (AP) DDA
16. Land & Development Officer, MOUA&E
17. Dy. Commr. of Police Traffic Delhi.
18. Sr. Architect (H&TP) CPWD
19. Director (Land Scape) DDA
20. OSD (DC&TT)

CHAIRMAN

SPECIAL INVITEES

1. Manager (FOP) Group I DDA
2. Manager (FOP) Group II DDA
3. Director (DC) DDA
4. Director (MPPR) I DDA
5. Dy. C.L.A. DDA

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1.		Confirmation of minutes of the Technical Committee held on 4.7.2001.	
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4.	49 39/2001	Change of land use in respect to Tele Communication Deptt. (BSNL) land measuring about 7 acres at Netaji Nagar from Public and semi public to Residential for staff quarters. F20(5)2001-MP	(16)
5.	32/2000	Permissibility of farm houses in the rural area use zones Agricultural area of villages that ceased to be rural under DMC Act. F.3(43)97-MP	(17 - 21)

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

NO. F.1()2001/MP

DATED :

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ITEM NO. 39/2001

4. **Change of land use in respect of Tele Communication Deptt.(BSNL) land measuring about 7 acres at Netaji Nagar from Public and semi-public to Residential for staff quarters. F.20(5)2001-MP**

Technical Committee agreed for the change of land use as given in the para 3 above subject to no objection from L&DO i.e Land Owning agency

ITEM NO. 32/2000

- 5 **Permissibility of farm houses in the rural area use zones Agriculture area of village that ceased to be rural under DMC Act. F.3(43)97-MP.**

Tech Committee decided that MCD may be informed that change of land use from rural to other uses has been done for the area falling within the development area nos. 171 and 172 The area falling outside Development areas 171 and 172 remains rural use zone. Further actions if any may be taken by MCD

ITEM NO. 40/2001

6. **Land use clearance in respect of Education Complex at village Isapur, Najafgarh, Delhi. F 3 (5) 2001**

The Technical Committee has agreed with the part proposal as given in para-5 in view of the site (B) falling within the distance of 0.5 Km. from the Rural Settlements of Village Isapur. Necessary conversion fee as decided by the DDA shall be applicable and shall be paid by the society to the DDA.

Site 'A' which is beyond the distance of 0.5 k.m. from rural settlement and village Isapur was not agreed.

ITEM NO. 16/2001

7. **Exchange of land with Defence for implementation of Eastern Approach Road (Moude Road) to Dwarka and other development projects of DDA.**

Technical Committee has agreed with the proposal at 'D' of the agenda item as proposal is only about the land adjustment. The further processing shall be done in consultation with Lands and Finance Deptts. of DDA.

21/8/2001

List of the Participants of the 8th meeting of the Technical Committee held on
7.8.2001.

S/Shri.

1. P.K.Hota., Vice-Chairman,DDA.
2. R.K.Bhandari, Engineer Member.
3. Vijay Risbud, Commissioner (Plg.)
4. A.K.Jain, Addl.Commr.(Plg.)
5. N.K.Aggarwal, Addl.Commissioner (Plg.)
6. C.L.Aggarwal, Chief Architect.
7. S.C. Karanwal, Addl.Chief Arch.
8. V.D.Dewan, Addl.Chief Arch.II.
9. Prakash Narayan, OSD (DC & TT).

T.C.P.O.

10. B.K.Arora, TCP.

M.C.D.

11. Shamsheer Singh, Sr. TCP.

Delhi Police (Traffic) .

12. Ravinder Suri.

SPECIAL INVITEES.

13. S.Sen Gupta, Architect (L).
14. B.L.Khurana, Chief Engineer (Elect.)
15. S.K.Malhotra, Chief Engineer (Flyover),DDA
16. B.K.Jain, Director (Plg.),DDA
17. S.P. Bansal, Director (Plg.),DDA.
18. K.P. Sharma, Dy. CLA,DDA.
19. O.P. Verma., EE/FOP/DDA.
20. N.K.Chakarbarty, Jt. Dir.(Plg.),DDA.
21. A.K.Manna, Jt.Dir.(Plg.),DDA.
22. S.B.Khudankar, Jt.Dir.(Plg.),DDA.
23. R.K.Jain, Jt.Dir.(Plg.), DDA.

TC- 9/2001 / 2-E-2001

-1-

DRAFT AGENDA FOR TECHNICAL COMMITTEE.

.....

SUB: Modification in Master Plan for Delhi 2001 with regard to revision in Development Control Norms for existing big hospitals in Delhi.

No: F.13(1)/96-

1. BACKGROUND:

The proposal regarding introduction of new category of hospital i.e. "Super Speciality Hospital" and recommendation of suitable development control norms for the same in the Master Plan was under consideration for some time. After being discussed in different forums, the proposed development control norms in respect of FAR, ground coverage and height for Super Speciality Hospital were discussed in the Authority in the second stage (after processing of objections /suggestions) held on 21-5-2001 wherein different suggestions were made by the members. In the meeting, Vice-Chairman assured that a fresh agenda item would be put up before the Authority keeping in view all the suggestions made by the members. Meanwhile Sh. Puran Chand Yogi, Member DDA requested L.G. to extend these norms for all categories of hospitals. L.G. has forwarded Sh. Yogi's letter to V.C., DDA for appropriate action. On this representation, it was desired that the matter may be discussed again in the Technical Committee with all related facts.

2. DETAILED EXAMINATION:

2.1 The proposal was discussed in the Authority meeting held on 28-3-2000. The salient features of the recommendations of the Authority are as under: (Refer annexure-I)

- i. Instead of reviewing the increase of FAR for Super Speciality Hospitals, it would be better to relate the review of FAR to a specific category of hospital based on number of beds. Specially because the definition of Super Speciality in specific terms is difficult and also will be shifting rapidly.

- 2 -
- ii. For 500 bedded hospital, the FAR has been increased from 100 to 200 and ground coverage has been increased from 25% to 35% as well as for 200 bedded hospital FAR has been increased from 100 to 150 and ground coverage has been increased from 25% to 35%.
 - iii. If the parking is provided in the form of multi storey parking lot, the same will be excluded from both coverage and FAR calculations.
 - iv. The revised norms shall also be applicable to all the existing such hospitals having minimum area of 3.7 acres.

2.2 However, the Ministry of Urban Development while giving concurrence for inviting objections / suggestions has asked DDA to publish the revised development control norms for Super Speciality Hospitals. Accordingly a public notice with above referred norms was issued by DDA on 7-11-2000 for inviting objections / suggestions on the proposed amendment for Super Speciality Hospitals (refer annexure II).

In response to the public notice, 7 objections / suggestions were received and processed. The major issues raised are related to FAR for smaller hospitals. The Technical Committee, in its meeting held on 20-2-2001, after detailed deliberation, has recommended a uniform increase of FAR of 200, ground coverage of 35% and maximum height of 33 mtr. for general hospital (500 bedded) as well as Inter Mediate Hospital - Category A (200 bedded) and for putting up the matter for consideration of the Authority at the second stage (refer annexure III).

2.3 The proposal was placed before the Authority (second stage) in its meeting held on 21-5-2001 and issue was raised as to juxtaposition of "Super Speciality" hospitals with various categories of hospitals as given in the Master Plan. The other issues related to allowing these benefits / revised norms to all categories of hospitals as well as Govt. hospitals. The maximum permissible height, should also be specified. The issue regarding enormous parking problem also came up for discussion. L.G. also pointed out that all institutions are run by charitable societies and, therefore, such relaxation could be considered for being extended.

2.4 Mr. Puran Chand Jogi, Member, DDA vide his letter dt. 4-6-2001 has requested the L.G. to extend these development control norms for all categories of hospitals. Sh. Puran Chand Jogi and Sh. Mahabal Mishra have raised these issues in the above mentioned Authority's meeting also.

- 3 -

3. PROPOSAL:

In view of the above, after re-examination the following modifications in the development control norms in respect of hospitals are proposed:

On page 163 of Gazette Notification (RHS) under the heading "Hospital" (072) the following text to be replaced as :

Minimum plot area	6000 sqm.
Maximum ground coverage	35%
Maximum floor area ratio	200
Maximum height	33 mtr.

OTHER CONTROLS:

- i. Parking to be provided in the form of basement and / or multi storey parking lot and should be confined within the envelope line but to be excluded from coverage and FAR calculations.
- ii. Residential area component within the hospital should be governed by Group Housing norms.
- iii. Height restriction shall be further subject to clearance from all concerned agencies..
- iv. In case of existing hospitals, applicability of revised development control norms would be subject to clearance / NOC from concerned local body and land owning agency.

4. RECOMMENDATIONS:

The proposal as given in para 3 is put up before the Technical Committee for its consideration.



ITEM NO.

36/2000

- 28 - 03 - 2000

Sub: Modifications in MPD-2001 with regard to revision in development control norms for existing big hospitals in Delhi.
File No: F.13(1)/96-MP/Part-I

P R E C I S

1.

PROPOSAL IN BRIEF:

i) The proposal of revision of development control norms for super speciality hospitals was discussed earlier in the meeting of Authority held on 2-7-99 under item no. 33/99. The Authority desired that a fresh proposal be brought after consultation with all concerned, giving the relevant information etc. The resolution enshrining the decision of the Authority (in both the proposals of revision of norms for hotels and specialised hospitals) is produced below:

- a. That the preamble and the terms of reference of the sub-committee set up by the Ministry were limited in scope.
- b. that the constitution of the sub-committee should have been more broad based to have the benefit of advice from other related departments.
- c. that the proposed increase in FAR do not stand the scrutiny of any logic & necessity.
- d. that the proposal in para 3(iii) regarding allowing "certain hotel infrastructure activity free from FAR" need to be explained in detail for due consideration of the appropriate authority.
- e. that the use of basements has to be strictly as per the provisions of the Master Plan.

Keeping in above facts in view, it was decided to drop the matter. If need be a fresh proposal be brought after broad consultation with all concerned, giving all the relevant information and necessary background to the need and necessity."

ii) As a sequence to this, a number of meetings with various experts including Town Planners were held. The present proposal contains the revised suggestions on this item.

iii) The proposed amendments in MPD-2001 norms require consent of the Authority to call for objections / suggestions from the public, under section 11 (A) of Delhi Development Act, 1957. Incidentally the Ministry of Urban Development did agree to the suggestions, which were earlier presented to the Authority.

2. BACKGROUND:

In view of increasing land cost, scarcity of urban land and the growing demand of various specialised health care facilities in Delhi, Ministry of Urban Affairs & Employment vide letter dt. 9-4-99 constituted a committee under Commissioner (Plan) DDA to review the prevalent building norms in respect of hospitals in Delhi. The committee consisted of hospital experts from Govt. as well as private e.g. Dr. S.P. Aggarwal, DGHS, Dr. Naresh Trehan, Executive Director, Escorts Hospital; Dr. P.K. Dave, Director IAIMS; Mr. Anup Kothari, Practising Architect, specialised in hospital buildings etc. The Committee met on 10-4-99 under the Chairmanship of VC, DDA and discussed the problems of development control norms in respect of health care facilities in Delhi. The Committee finalised its report and the same is placed at Appendix 'A' Page No. 111 to 114.

In pursuance to the decision of the Authority, additional information about the prevalent development control norms of other Metropolitan cities as well as those prescribed by the Bureau of Indian Standards & the American Institute were analysed to reformulate the proposed amendments.

3. SALIENT RECOMMENDATIONS MADE BY THE COMMITTEE AND GIST OF PROPOSALS:

(i) The draft report of the Committee was submitted to the Secretary, MOUA&E by VC, DDA vide letter dt. 15-4-99. The Ministry vide letter no. Secy.(UAE) 1153-D/99 dt. 15-4-99 accorded the approval of the Ministry to initiate process of calling objections / suggestions in respect of the proposed amendments in MPD-2001. Salient recommendations of the Committee are as given below.

- a. With a view to encourage all those concerned in the delivery of latest health facilities in Delhi and to make medical care accessible to low income families development control norms for super-specialised hospitals (having a capacity of minimum 200 beds) having all essential advanced diagnostic facilities, equipments, operation theatres etc. may be amended.
- b. The maximum FAR for such hospitals to be enhanced to 200 from existing permissible FAR of 100. The proposed FAR shall include all the areas except parking. The maximum ground coverage is proposed to be increased from existing 25% to 35%.
- c. The revised norms to be made applicable to all the existing as well as new hospitals specifying the minimum area requirement and other essential advanced hospital facilities.

ii) Maximum permissible Floor Area Ratio (FAR) in some other Metro cities in India.

Name (Metro City)	Nature of Buildings	FAR	Conditions.
1. <u>HYDERABAD</u> (As per letter of Dir. (T&CP) Hyderabad dt. 30-10-99)	Residential, Commercial Institutional and other non-institutional buildings.	175	Plot size 2000 sq mtr. & above, facing 18 m & above roads.
2. <u>MUMBAI</u> (As per development control regulations for greater Bombay 1991)	Educational, Medical & Institutional buildings a) Island city b) Suburbs / Extended suburbs	133* 100* Commissioner has powers to permit 100% additional increase in floor space, subject to any terms & conditions he may specify.	
3. <u>CHENNAI</u> (As per draft Master Plan for Madras Metropolitan Area-2011)	Institutional use	a) 150 b) 200	a) For buildings facing 9 mtr. - 12 mtr. roads. b) for buildings facing 12 mtr. & above roads.

iii) Area analysis for the following existing hospitals was undertaken in terms of total FAR achieved, no. of beds provided, and area per bed. The details are given below:

iv) The space requirement for various categories of hospitals in terms of floor space per bed was studied in terms of Bureau of Indian Standards as well as institute. The details are as given below:

a) The Indian Standards (BIS) specify the following:

1. Space requirement for a 30 bedded hospital 60 sqm / bed.

2. Space requirement for a 100 bedded hospital 80 sqm / bed.
3. Space requirement for a 200 bedded hospital 80 sqm / bed.
4. Space requirement for a 300 bedded hospital 85 sqm / bed.
5. Space requirement for a 400 bedded hospital 85 sqm / bed.
6. Space requirement for a 500 bedded hospital 90 sqm / bed (non-teaching)
7. Space requirement for a 500 bedded hospital 100 sqm / bed (teaching).

This indicates that the space standard varies from 60 sqm per bed to 100 sqm per bed.

- b) The American Institute of Architects Committee on health facilities recommended 120 sqm per bed as an average area for non-teaching hospitals and 150 sqm per bed for a teaching hospital.

4.

PROPOSAL:

- a. Instead of reviewing the increase of FAR for super-speciality hospitals, it would be better to relate the review of FAR to a specific category of hospital based on number of beds. Specially because the definition of Super Speciality in specific terms is difficult and also will be shifting rapidly.
- b. In order to optimise use of infrastructure created in the existing big hospitals (particularly those in the form of equipments) the increase in FAR is justified.
- c. The FAR for existing 200 bedded hospitals which was earlier proposed by the Committee as 200 may be revised to 150 (existing 100) and the max. ground coverage to be increased from existing 25% to 35% looking into the functional requirements of movement of patients and larger public area on the ground. All built up areas except parking are to be counted in FAR.
- d. The FAR for existing general hospitals - (500 bedded) may be kept as 200 (presently 100) and the max. ground coverage be increased to 35% (existing 25%). All the built up areas except parking are to be counted in FAR.
- e. The FAR for land earmarked for residential accommodation to remain the same as stated in the Master Plan. The other controls as specified by the Committee constituted by the Ministry be retained as follows:
 - i) Height restrictions shall be governed by the Air Port Authority / DUAC.
 - ii) If the parking is provided in the form of multi-storeyed parking lot, the same will be excluded from both, coverage and FAR calculations.
 - iii) The revised norms shall also be applicable to all the existing such hospitals having a minimum area of 3.7 ha, as mentioned above.

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Abstract: In

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- 7 -

No. 4 / ITEM No. 9/2001/π

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:

8/8/01

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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	<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	(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. 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.
4	7.12.2000	<u>Rajiv Gandhi Cancer Institute & 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.	(i) This aspect could be examined comprehensively as part of MPD 2021 (ii) Agreed
5	7.12.2000	<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	(i) Agreed

		<p>* "Inhabitable" areas because of very low heights of (up 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) & (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><u>Delhi Regional Chapter</u></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	The Commission observed that the height should not be left ambiguous and the max. height should be prescribed.	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.

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

-12-

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 / DUM.
- 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 / DUM.
- 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 agency.

NOTE (i) For other hospitals the development control norms shall remain as given in MPD 2001. The revised norms shall be applicable to all the existing such hospital having an area of 3.7 hac. or more.

5.0 Recommendation

The above proposal in para (5) along with the observations against individual objections / suggestions are put up for consideration of the Tech. Committee so that these could be processed further.

R-17

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DECISION

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%

- 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

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[Signature]
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DELHI DEVELOPMENT AUTHORITY

Dated 7.11.2000

NO. F.13(1)96-MP

PUBLIC NOTICE

The following modification which the Central Government proposes to make in the Master Plan for Delhi 2001, is hereby published for public information. Any person having any objection / suggestion with respect to the proposed modification / amendment may send the objection / suggestion in writing to the Commissioner-cum-Secretary, Delhi Development Authority, Vikas Sadan, 'B' Block, INA, New Delhi within a period of 30 days from the date of issue of this notice. The person making the objection / suggestion should also give his name and address.

PROPOSED MODIFICATION :

(i) On page 138 left hand side column of the Gazette under heading "infrastructure social (health)" Last sentence may read as below

"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 0 72)
Maximum plot size : 6000 sq m
Maximum ground coverage 35%
Maximum 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 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

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Intermediate Hospital	(200 bedded, Super speciality)
Maximum plot area	3700 sqm
Maximum gr. coverage	35%
Maximum 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

NOTE (i) For other hospitals the development control norms shall remain as given in MPD 2001. The revised norms shall be applicable to all the existing such hospital having an area of 3.7 hac. or more.

2. A copy of the proposed modifications will be available for inspection in the office of Joint Director (Planning), Master Plan Section, 6th floor, Vikas Nagar, DDA Office, 4 P Estate New Delhi on all the working days, during the period referred above.


(V M MANSAL)
COMMISSIONER-CUM-SECRETARY
DELHI DEVELOPMENT AUTHORITY

NEW DELHI

DATED, 11.11.2000.

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T.C - 39/2001/2-8-2001

DRAFT AGENDA FOR THE TECHNICAL COMMITTEE

SUB; CHANGE OF LAND USE IN RESPECT OF TELE
COMMUNICATION DEPTT. (BSNL) LAND MEASURING
ABOUT 7 ACRES AT NETAJI NAGAR FROM 'PUBLIC
AND SEMI PUBLIC' TO 'RESIDENTIAL' FOR STAFF
QUARTERS.

No: F.20(5)/2001/MP

1. BACKGROUND:

The proposal has been received from the Under Secretary, Govt. of India, Ministry of Urban Development & Poverty Alleviation vide d.o. no. K-13011/5/2001/DDIB/ dated 14-5-2001 regarding change of land use of an area about 7 acres of 'Bharat Sanchar Nigam Ltd.' at Netaji Nagar from 'PSP' (Communication) to 'Residential'. (Refer Annexure I)

Telecom Department has been corporatised recently and made into 'Bharat Sanchar Nigam Ltd'. Since it is no more a Central Government Deptt. they have to surrender the central pool accommodation in due course and make arrangement for construction of residential staff quarters.

2. EXAMINATION:

The plot under reference which admeasures about 7 acres is under the possession of Telecom Department (BSNL) and located at Netaji Nagar adjacent to Sarojini Nagar Bus Depot. The land use of this plot is Public and Semi Public (Communication) as per the Master Plan and is ear marked for Telephone Exchange / Telephone Office as per the Zonal Development Plan of zone D.

The surrounding area is pre dominantly residential.

3. PROPOSAL:

The land use of the area is proposed to be changed from PSP (Communication) to Residential

4. RECOMENDATION

The matter is placed before the Technical Committee for consideration of para 3.

17
TC-32/2000/2-8

SUB: PERMISSIBILITY OF FARM HOUSES IN THE RURAL
USE ZONES AGRICULTURAL AREA OF VILLAGES THAT
CEASED TO BE RURAL UNDER DMC ACT.
F.3(43)97-MP.

1. INTRODUCTION.

Municipal Corporation of Delhi has desired for a policy decision regarding the permissibility of Farm Houses in the Rural use zone Agricultural green of villages that ceased to be rural under Delhi Municipal Corporation Act specially for the villages falling in the development area no. 171 and 172 notified as urban vide notification dt. 24.10.94.

2. EXAMINATION.

The proposal was discussed in the Technical committee Meeting dated 30.5.2000 vide Item no. 32/2000/TC. Copy of the Agenda and decision is enclosed at Annexure 'A'. The issue regarding permission of Farm houses in Rural Use zone has again been examined with reference to MPD-2001 and section 507 of DMC Act. Following Observation is put up for kind perusal.

In case of Dwarka Sub-city project, 20 villages were covered and the Revenue Estate of these villages, bounded by Rewari Lane in the East, Pankha road and Najafgarh Road in the North and North West and Najafgarh drain in South and South west constituted sub-city Project area. Some of the Revenue Estates of four villages namely, Bijwasan, Mamoli, Dhoolsiras and Bhartoli fell outside the Sub-City area. This area continued to be Rural Use zone whereas sub-city Project Area was assigned various urban uses like Residential, Commercial recreational etc.

The Revenue Estates of these 20 villages falling under Dwarka Project were declared as Development Area of DDA. The Revenue Estate of these 20 villages ceased to be Rural area by Notification under section 507 of DMC Act. As stated earlier some of the rural zone covered by Revenue Estate of these 4 villages was outside Dwarka subcity project and therefore continued to attract provision of Master Plan as prescribed for Rural Use zone. If section 507 of the DMC Act is seen as one large provision of the three sub sections, it would be amply clear that this provision/Notification is for the administration

of various Municipal functions as embodied in the DMC Act.

The Master Plan for Delhi prepared under Delhi Development Act is an ever riding Document in the matters of planned Development of entire NCTD. Therefore, provisions of the Rural zone continue to apply even if some area ceases to be rural area under DMC Act.

Lastly, Farm houses are permitted in the Rural zone of MPD-2001. However, permission of Farm houses in the Green Belt may have to be seen as 'Green Belt' in spirit of the concept should be inviolative.

Legal opinion of Sh. Arun Jetli Advocate is placed at Annexure 'A' for ready reference.

3. PROPOSAL AND RECOMMENDATIONS.

In view of the observations made above, policy decision has to be taken whether Farm houses could also be allowed in the village area ceased to be rural under Delhi Municipal Corpn. Act and not covered under Development area Notification as per DD Act.

WU
24/7/2007
24/07/2007
Jt. Dir (PM)

DEFINITION

Querist : Shri Raja Ram and another
through Sh. Nallesh Gupta, Advocate

The provisions of section 507 of the Delhi Municipal Corporation Act, 1957 provide that notwithstanding anything contained in the Act, the Municipal Corporation with the previous approval of the Government may by notification in the Official Gazette declare that any portion in the rural areas shall cease to be included therein and upon issue of such notification that portion shall be included and form a part of the urban areas. The section further provides that the Corporation with the previous approval of the Central Government may exempt any rural area from any provision of the Municipal Act. This provision has been further read to mean that any rural area by a notification in the Official Gazette issued with the approval of the Central Government, be exempted from the operation of the municipal byelaws.

In pursuance of the said power the Municipal Corporation issued a notification in the Official Gazette dated 24.8.1963 under section 507 (b)(ii) wherein it exempted "only such portions of the rural areas as confined within the village abadi as defined in the Revenue records (Phirni)" from the operation of the Building regulations, particularly the provisions of section 332, 333, 334, 335, 336, 342 and 347. This exemption was not to apply to factories, cold storages, warehouses and slaughter house. Thus, the effect of the exemption is that the provisions relating to sanction of building plans do not apply to the rural areas.

Office: 43, Prithviraj Road, New Delhi-110 011.

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Senior Advocate

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That on 24th October, 1994, in pursuance of the powers conferred under section 507 (a), the Municipal Corporation with regard to several villages including the village Bijwasan notified that "the old abadis as well as the entire revenue estates of the said villages was declared as a urban area".

The effect of such urbanisation is that any construction in the revenue estate of Bijwasan would now no longer be exempt from the operation of the Building byelaws by virtue of the notification dated 24.8.1963. Thus, the provisions of the Delhi Municipal Corporation Act and the Building Byelaws are now with effect from 24.10.1994 applicable to Bijwasan. -

Any person today desirous of making a construction in the revenue estate of village Bijwasan is required to get his construction plans sanctioned from the Municipal Corporation of Delhi.

The land user of the property and the land located in the revenue estate of Bijwasan has not been altered. There is the old abadi land and there is agricultural land. The said land under the Master Plan and the Zonal Plans prepared under it continues to be agricultural land. There is no law which states that merely because an agricultural land is located in an urbanised village, plans for construction of a farm-house which are otherwise permissible under the Municipal Byelaws will not be sanctioned. It is relevant to note that the original exemption under notification dated 24.8.1963 applied only to the abadi areas of the village which are popularly known as Lal Dora land. Even when the 24.8.63 notification was in force, plans had

Arun Jaitley
Senior Advocate


-21
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Fax: 4635120.

to be sanctioned for construction of farm-houses. All that the present notification of 1994 has done is that the exemption in relation to the village abadis for construction without sanction has been taken away. The status-quo ante with regard to construction of farm-houses under the byelaws continues to remain the same.

The Municipal Corporation of Delhi is wholly at error in construing the notification dated 24.10.1994 as implying that no farm-houses henceforth will be allowed in the urbanised villages. The said notification has nothing to do with the construction of farm-houses and is wholly foreign to the said subject.

I have nothing further to add.

New Delhi
Dated: 26th August, 1996


(Arun Jaitley)
Senior Advocate

3
Office: 43, Prithviraj Road, New Delhi-110 011.

Lead on table
Ilan May 40 T.C. 40/2001/7/8/2001

Draft Agenda for Technical Committee

Sub: Land use clearance in respect of Education Complex at Village Isapur, Najafgarh, Delhi.

F.No. : F.3(5)2001/MP.

1.0 Proposal in Brief.

A reference has been received from MCD, vide letter no. TP/UT/556/2001 dated 11.2.2001 about the land use clearance of land measuring about 21.97 acres in village Isapur for locating educational complex. Another reference has also been received by applicant vide letter dt. 21.6.2001 regarding issue of NOC for construction of educational complex in the above mentioned site on the adjacent land (site B)

2.0 Examination.

(i) The case was referred to Lands Deptt. of DDA to verify the status of land. Lands deptt vide their note dt. 12.4.2001, recorded that revenue record of village Isapur is not available in DDA

(ii) The applicant vide letter dt. 21.6.2001 submitted location plan of two sites (A) & site (B). Thereafter vide letter dt. 27.7.2001, the applicant submitted a certified copy of location plan of both the sites from Tehsildar Najafgarh, according to which site (A) is located at a distance of 879 mts. while site (B) is located at a distance of 345 Mtr.

(iii) The location of two sites as indentified by applicant had been superimposed by Planning Department on draft Zonal Plan, as per this site (A) is approximately at a distance of 1.4 Km. while site (B) is about at a distance of 400mtrs. as per revenue khasra numbers and map.

- (iv) During the site inspection, it has been noticed that site (A) and site (B) both are lying vacant. On the further South of site (A) some construction in the form of sheds (4 Nos.) is under progress. which is further South of the site under reference. However this land falls outside the pocket (A) & (B) referred by MCD/applicant to DDA.

(v) The issue regarding the unauthorised construction in the area was raised in the Authority Meeting held on 21.5.2001. The action against unauthorised construction in adjoining land of the proposed site had already been taken by Deputy Coimmissioner (South West) under Land Reform Act.

(vi) The site report as given above was submitted to Lt. Governor, Delhi, who ordered for 'appropriate action according to law'.

(vi) The land use of both the sites (A) & site (B), as per MPD-2001, is rural.

3.0 Master Plan for Delhi-2001 Provision.

As per provision of Master Plan for Delhi-2001, Public and semi Public Facilities are allowed within 0.5 km distance from the rural settlement (Annexure-I). Public and Semi Public use zone including education facilities as given in the development code of MPD-2001 (Annexure-II). In the Master Plan for Delhi-2001 norms for college and

education facilities have been given. The site 'B' is within 0.5 Km. distance from the immediate rural settlement i.e. village Isapur.

4.0 Authority Resolution.

An agenda about implementation of Mini Master Plan Project for integrated development of rural area was put up for consideration of Authority vide item No.53/96 on 17.6.96, wherein para (2) of the agenda states that 'Public and Semi Public facilities if provided within 0.5 km distance of about will be exempted from processing of change of land use in Growth Centre and Growth point. Isapur is growth point as given in Mini Master Plan of Delhi.

5.0 Proposal

- (i) As the Rural area of Delhi is under jurisdiction of MCD, necessary action about the processing of proposal and building plans is to be taken by MCD.
- (ii) Conversion fee/permission fee as and when decided by Competent Authority shall be applicable for land where is considered for allowing education complex in village Isapur to Rita Nand Balved Education Foundation.

Proposal as given above is put up for consideration of Technical Committee.

(Signature)
Dir (P) DMC
(Signature) 27/03/8

PS6 Communication

Satellite and Tele-Communication Centre, Transmission Tower, Wireless Station, Telephone Exchange, Radio and Television Station, Observatory and Weather Office, Fire Post, Residential Flat (For Watch & Ward).

PS (1 to 6) all facilities covered under PS (1 to 6), motor driving school, other socio-cultural and educational institutions.

A1 Plant Nursery

Plant Nursery, Residential Flat (For watch & ward and maintenance staff).

A3 Rural Zone (including A-2)

Rural Centre, public & semi-public facilities (within 0.5 km of the settlement), orchard, plant nursery, wireless and transmission, forest and extractive industry in zones (divisions) L, N & P. The extraction shall be to the maximum extent of 1.2 m. depth.

(b)(i) The permission of use premises in following use zones shall be governed by the specific function of the use zone.

(b)(ii) Motel is permitted as per Regulations made on that behalf in the Rural Zone/Green Belt and in Commercial Zones on National Highways and Inter-State roads (defined to mean a road which directly connects the National Capital Territory with a neighbouring State) of a minimum width (right-of-way) of 20 metres or service roads running parallel to them.

C3-Hotel, P4-Historical Monument, T1-Airport, T2-Rail Terminal, T3-Rail Circulation, T4-Bus Terminal & Depot, T6-Road Circulation, U1-Water, U2-Sewerage, U3-Electricity, U4-Solid Waste, U5-Drain, G1-President Estate & Parliament House, G3-Government Land (Use Undetermined), PS7-Cremation and Burial Ground, PS8-Religious, A2-Green Belt and A4-River & Water Body.

(b)(iii) Park, Parking, Circulation and Public Utility are permitted in all use zones.

(iii) USES/USE ACTIVITIES PERMITTED IN USE PREMISES

RESIDENTIAL PLOT (001)

Residence, mixed use activity as per the recommendations in the section, on mixed land use.

RESIDENTIAL PLOT-GROUP HOUSING (002)

Residential Flat, Retail Shop of Confectionary, Grocery & General Merchandise, Books and Stationery, Chemist, Barber, Laundry, Tailor, Vegetable Shop (On ground floor with an area upto 15 sqm each).

Creche and Day Care Centre

On ground floor with an area upto 60 sqm.

RESIDENTIAL FLAT (003)

Residence, Professional Activity (As given in Residential Plot (001)).

RESIDENCE-CUM-WORK PLOT (004)

Residence, Ground floor area may be used as work-space for Retail Shop, Household Industry and Personnel Service Shop.

RESIDENTIAL PREMISES-SPECIAL AREA (005)

As per Special Area Regulations.

FOREIGN MISSION (006)

Foreign Mission and related facilities.

HOSTEL, GUEST HOUSE, BOARDING HOUSE AND LODGING HOUSE (007 & 008)

Hostel, Guest House, Boarding house and Lodging House, Watch & Ward Residence (20 sqm), Personnel Service Shops of Barber, Launderer, Soft Drink & Snack Stall (15 sqm).

USE 4.0 USE ZONES DESIGNATED

There shall be 37 use zones classified in 9 categories namely; Residential, Commercial, Manufacturing, Recreational, Transportation, Utility, Government, Public and Semi-Public and Agriculture & Water Body. 37 use zones are as under :

(a) Residential

- 4.01 RD Residential area with density (Including villages within Laldora located in any use zone)
- 4.02 RF Foreign Mission

(b) Commercial

- 4.03 C1 Retail Shopping, General Business and Commerce
- 4.04 C2 Wholesale, Warehousing, Cold Store and Oil Depot
- 4.05 C3 Hotel

(c) Manufacturing

- 4.06 M1 Light and Service Industry (Including flatted group Industry)
- 4.07 M2 Extensive Industry

(d) Recreational

- 4.08 P1 Regional Park
- 4.09 P2 District Park
- 4.10 P3 Play Ground, Stadium and Sports Complex
- 4.11 P4 Historical Monuments

(e) Transportation

- 4.12 T1 Airport
- 4.13 T2 Rail Terminal
- 4.14 T3 Rail Circulation
- 4.15 T4 Bus Terminal and Depot
- 4.16 T5 Truck Terminal
- 4.17 T6 Road Circulation

(f) Utility

- 4.18 U1 Water (Treatment Plant etc.)
- 4.19 U2 Sewerage (Treatment Plant etc.)
- 4.20 U3 Electricity (Power House, Sub-station etc.)
- 4.21 U4 Solid Waste (Sanitary land fill etc.)
- 4.22 U5 Drain

(g) Government

- 4.23 G1 President Estate and Parliament House
- 4.24 G2 Government Office
- 4.25 G3 Government Land (use undetermined)

(h) Public and Semi Public

- 4.26 PS1 Hospital
- 4.27 PS2 Education and Research (including university and specialised education institutes).
- 4.28 PS3 Social and Cultural
- 4.29 PS4 Police Headquarter & Police Lines
- 4.30 PS5 Fire Station & Headquarter
- 4.31 PS6 Communication
- 4.32 PS7 Cremation and Burial
- 4.33 PS8 Religious

(i) Agriculture and Water Body

- 4.34 A1 Plant Nursery
- 4.35 A2 Green Belt
- 4.36 A3 Rural Zone (Villages as residential areas)
- 4.37 A4 River and Water Body

Mixed Use Zone

A use zone in the Land Use Plan could be indicated as consisting of more than one use zones; in such a case the use premises/use activities permitted in both the use zone shall be applicable.

CLAUSE 5.0 USE PREMISES DESIGNATED

There shall be 136 use premises as designated in Schedule I.

There shall be 136 Uses/Use Activities with similar nomenclature as that of Use Premises.

CLAUSE 6.0 LOCATION AND BOUNDARIES FOR USE ZONES

6(1) Any one of the 37 use zones may be located at one or more than one places as shown on the Land Use Plan.



Land on Table
TC - 16/2-01/7.6/04

Sub: Exchange of land with Defence for implementation of Eastern Approach Road (Maude Road) to Dwarka and other development projects of DDA

File No. :- F.10(JD)/DWK/2000/Pt.

The case is regarding identification of land to be exchanged with defence for implementation of Eastern Approach Road to Dwarka and other development projects of DDA not related to Dwarka Sub - City project. In this regard, following is put up for consideration, approval and necessary orders please.

A. Clarification on quantum of land area to be exchanged.

1. Transfer/handing over of 42.75 acres of land, contiguous to the land already given to Defence Authorities in Sector-20. Annexure - 1 note of EM / DDA dt. 13.7.01 . As 20 acres of the land is already allotted, balance 22.75 acres is to be allotted, refer Annexure - 2, letter of Col. Q for GOC dt. 21.5.01. Additional land if required for Eastern Approach is to be provided in PH - II of Dwarka project out of the acquired land.
2. 17.0 acres of land in lieu of exchange of land for Khyber Pass District Centre in contiguity of the land already allotted to Defence in Dwarka.

B. Identification of 59.75 Acres of Land in Dwarka for Defence Pool

Based upon the requirement of the Defence Authorities for allotment of contiguous land to the already allotted 20.0 acres in Sector - 20, the proposed $22.75 + 17.00 = 39.75$ Acres land has now been identified. This land u/r has been identified after detailed discussion with the Defence Authorities. The location of this land has been shown on the print of the sector layout plan as Annexure - 3.

C. Components of 59.75 acres land now identified

The now identified land of 59.75 acres in Sector-20, also includes exchange of land with Defence in lieu of the following schemes:

1. Missing Road Link No.43 = 5.349 acre (Pocket B2)
2. R.O.B. on Pankha Road-
Rewari railway line = 1.174 acre(4754 sqm) (Pocket B3)
3. District center at Khyber Pass = 17.00 acres (Pocket D1 & D2)
4. Balance for the part of = Pocket A(Part), B1 & C
(Eastern Approach Road) Maude Road

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

No F.1(27)2001-MP

26/7/01

MEETING NOTICE

The 8th meeting of the Technical Committee of Delhi Development Authority for the year 2001 shall now be held on 7.8.2001 at 10.00 a.m. at Conference Hall, 5th floor, Vikas Minar. Copy of the agenda has already been circulated on 30.7.2001

You are requested to make it convenient to attend the meeting

(Signature)
(PARKASH NARAYAN)

OSD (DC&TT)

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COPY TO:

1. ✓ Vice Chairman, DDA *38*
2. ✓ Engineer Member DDA *38*
3. ✓ Commissioner (Plg) DDA *38*
4. ✓ Commissioner (LD) DDA *38*
5. Commissioner (LM) DDA *38*
6. Chief Architect, DDA
7. Chief Planner TCPO
8. Chief Architect, NDMC
9. Chief Town Planner MCD
10. Secretary DUAC
11. Chief Engineer (Plg.) DVB
12. Chief Engineer (Elect) DDA
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14. Addl. Commr. (UDP) DDA
15. Addl. Commr. (AP) DDA
16. Land & Development Officer, MOUA&E
17. Dy. Commr. of Police Traffic Delhi.
18. Sr. Architect (H&TP) CPWD
19. Director (Land Scape) DDA
20. OSD (DC&TT)

CHAIRMAN

o/c

SPECIAL INVITEES

1. Manager (FOP) Group I DDA
2. Manager (FOP) Group II DDA
3. Director (DC) DDA
4. Director (MPPR) I DDA
5. ✓ Dy. C.L.A. DDA *38*

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

No F.1(27)2001-MP

2-8-2001

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CHAIRMAN

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2. ✓ Manager (FOP) Group II DDA *2/8*
3. ✓ Director (DC) DDA
4. ✓ Director (MPPR) I DDA
5. Dy. C.L.A. DDA
6. Security officer *2/8*
7. AE (Maintenance) *2/8*
8. AE (Electric) *2/8*

(Signature)
2/8/01
D/C

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

No.F 1(27)2001-MP

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10. ✓ Secretary DUAC
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5. Dy. C.L.A. DDA

O/C

Ramesh

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

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CHAIRMAN

- 4692174

- 4698350

- 4698958

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SPECIAL INVITEES

1. Manager (FOP) Group I DDA
2. Manager (FOP) Group II DDA
3. Director (DC) DDA
4. Director (MPPR) I DDA
5. ✓ Dy. C.L.A.

4622801

DELHI DEVELOPMENT AUTHORITY
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OSD (DC&TT)
OFFICE PHONE NO. 3379149

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CHAIRMAN

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5. ✓ Dy. C.L.A.

31/7/01

(Signature)
31/7/2001

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COPY TO:

CHAIRMAN

1. Vice Chairman, DDA
2. Engineer Member DDA
3. Commissioner (Plg) DDA — 28/3/01
4. Commissioner (LD) DDA
5. Commissioner (LM) DDA
- ✓ 6. Chief Architect, DDA — *[Signature]* 31/7/01
7. Chief Planner TCPO
8. Chief Architect, NDMC
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- ✓ 12. Chief Engineer (Elect) DDA — *[Signature]* 31/7/01
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SPECIAL INVITEES

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- ✓ 3. Director (DC) DDA — 31/7/01
4. Director (MPPR) I DDA
5. Dy. C.L.A.

31/7/01 AE (M)
 31/7 AE (E) *[Signature]*
 ✓ 8 S/O *[Signature]* 31/7/01
 (9) JD DC I *[Signature]* 31/7-01
 (10) JD DC II *[Signature]* 31/7/01

I N D E X

SL. NO.	ITEM NO.	SUBJECT	PAGE NO.
1.		Confirmation of minutes of the Technical Committee held on 4.7.2001.	
2.		Action Taken Report on various agenda of Tech. Committee	(i) to (vii)
3.	9/2001	Modification in Master Plan for Delhi 2001 with regard to revision in Development Control Norms for existing big hospitals in Delhi. F.13(1)96-MP	(1 - 15)
4.	40/2001	Change of land use in respect to Tele Communication Deptt. (BSNL) land measuring about 7 acres at Netaji Nagar from Public and semi public to Residential for staff quarters. F20(5)2001-MP	(16)
5.	32/2001	Permissibility of farm houses in the rural area use zones Agricultural area of villages that ceased to be rural under DMC Act. F.3(43)97-MP	(17 - 21)