

**DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION**

No.F.1(14)/2000/MP

Nov. 6th, 2000

Minutes of the VIth Technical Committee meeting held on 24.10.2000 in Conference Hall, 5th floor, Vikas Minar, New Delhi. The following were present:

DELHI DEVELOPMENT AUTHORITY

1. Sh.P.K.Ghosh, Vice-Chairman
2. Sh.Vijay Risbud, Commissioner (Plg.)
3. Sh.K.K.Bandyopadhyay, Addl.Commr.(DC&B)
4. Sh.Chandra Ballabh, Addl.Commr.(MPPR)
5. 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)

SPECIAL INVITEES

10. Sh.N.K.Aggarwal, OSD(AP), DDA
11. Sh.S.C.Karanwal, Addl.Chief Architect, I, DDA
12. Dr. S.P.Bansal, Director (DC/MP), DDA
13. Sh.S.Srivastava, Director (AP) I, DDA
14. Sh.Ashok Kumar, Director (Plg.) Rohini, DDA
15. Sh.K.L.Sabharwal, Director (AP) III, DDA
16. Sh.Prakash Narain, Director (TT), DDA
17. Sh.D.K.Saluja, Director (AP) II, DDA
18. Sh.Tapan Mandal, Jt.Dir.(AP) II, DDA
19. Sh.S.C.Anand, Jt.Dir.(AP) I, DDA
20. Sh.P.M.Parate, Jt.Dir.(AP) II, DDA
21. Sh.N.K.Chakroborty, Jt.Dir.(AP) I, DDA
22. Sh.R.K.Jain, Jt.Dir.(MP), DDA

26. Sh.K.L.Sabharwal, Dir.(AP) III, DDA
27. Dr. S.P.Bansal, Dir.(DC), DDA
28. Sh.I.Mohan, Dir.(NP), DDA
29. Sh.Anil Barai, Dir.(MPPR) II, DDA
30. Sh.B.K.Jain, Dir.(MPPR) I, DDA
31. Sh.P.M.Parate, Jt.Dir.(AP) II, DDA
32. Sh.R.M.Lal, Jt.Dir.(TT), DDA
33. Sh.S.Kant, Jt.Dir.(AP) II, DDA
34. Sh.N.K.Chakarborty, Jt.Dir.(AP) I, DDA
35. Smt.Madhu Dham, Asstt.Dir.(MP), DDA

**MINUTES OF THE VI TECHNICAL COMMITTEE MEETING
HELD ON 24.10.2000 AT 10.00 AM IN THE CONFERENCE
HALL, 5TH FLOOR, VIKAS MINAR, I.P.ESTATE, NEW
DELHI.**

- 1. Item no. 38/99 - Proposed modification in building permission on residential plots in Rohini (construction/Regularisation of projections on public land) PA/Dir.(Bldg.)97/DDA/416**

In view of the recent decision of MCD, as well as, prevailing Building Bye-laws; Technical Committee did not agree to the proposal of regularisation of encroachments/projections on roads and other public lands. After detailed discussion, Technical Committee recommended that Building deptt. may seek comments of all the concerned municipal service agencies i.e Delhi Vidyut Board, Delhi Jal Board, CSE(MCD), Telecom deptt. etc. in the first instance, highlighting the problem and the likely consequences of the proposal.

- 2. Item no. 47/2000 - Development Control norms in respect of plot no. 16 and 17 on Baba Kharak Singh Marg, New Delhi for emporia belonging to M/s Handicrafts Bhawan. F.16(12)94/MP**

The proposed scheme of CPWD with 49.3 % ground coverage and 208.72 FAR against the maximum 25% ground coverage and 150 FAR permitted in MPD - 2001 was discussed in detail by the Technical Committee. It was noted that the proposed scheme should not only require the relaxation in ground coverage and FAR, but also amendment of Master Plan text, as it envisaged single storeyed shopping arcade connections between the State Emporia Complex. The parking requirements also to be met, appropriately. In view of these considerations, it was decided that it would be better if the CPWD's scheme is first looked into by the Delhi Division of the Ministry of Urban Development and Poverty Alleviation with views from DUAC, L&DO and NDMC.

- 3. Item no. 50/2000 - Permission for utilising the utility/community facility plot (plot no. 4 in facility centre no. 17) Karkardooma measuring 0.69 ha. for the purpose of multi level car parking . F.3(76)99/MP**

In view of the additional parking requirements likely to be generated due to proximity of the hospital, court, guest houses and other commercial developments, Technical Committee agreed for use of plot no. 4 (about 0.69 ha.) of the Facility

Centre no. 17 in Karkardooma for 'multi level' parking project, subject to the condition that it broadly fits within the overall policy guidelines approved for such projects by the Authority in case of Nehru Place.

4. **Item no. 51/2000 - Proposal for a cremation cum electric crematorium site bounded by Delhi Ghaziabad Railway line in the North, Ganesh / Pandav Nagar in East, Marginal Bund Road in the West and green belt in the South. F.3(58)99/MP**

The proposal for a cremation cum electric crematorium on the proposed site (about 9272.6 sqm.) in the East of Ganesh / Pandav Nagar and on the West of Marginal Bund road was approved with the condition that rest of the area along the site be maintained as 'recreational (green belt)', as per Master Plan and Zonal Development Plan.

5. **Item no. 52/2000 - Conversion of public and semi public facilities into recreational areas. F.20(5)2000-MP**

The proposed policy of conversion of public and semi public facilities into recreational areas was agreed in principle. It was recommended that the proposal with details of specific cases be put up for consideration of the Authority for a wider discussion on all the related issues.

6. **Item no. 53/2000 - Change of land use of land likely to be surplus after curtailment of Delhi Sub Branch downstream of Haiderpur Treatment Plant in National Capital Territory of Delhi.**

The item was laid on table by the Area Planning Wing. Recognising the fact that a part of the area was required by Delhi Metro Rail Project and some for

improved circulation in the form of 40 - 45 mtr. road as per the Zonal development Plan of planning zone 'H' ; Technical Committee did not favour the proposed change of land use.

The meeting ended with thanks to the chair.



(K.K.Bandyopadhyay)
Addl.Commr.(DC&B)
Member Secretary

No.F.1(14)2000/MP

Dated: 6.11.2000

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.(DC&B), DDA
8. Addl.Commr.(MPPR), DDA
9. Addl.Commr.(UDP), DDA
10. OSD (AP), 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 (Landscape), DDA
20. Secretary to L.G., Delhi
21. Manager Flyover (G-I)
22. Manager Flyover (G-II)


(R.K.JAIN)
JOINT DIRECTOR (MP)

**DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION**

No.F.1(14)/2000/MP

Oct. 24th, 2000

Draft minutes of the VIth Technical Committee meeting held on 24.10.2000 in Conference Hall, 5th floor, Vikas Minar, New Delhi. The following were present:

DELHI DEVELOPMENT AUTHORITY

1. Sh.P.K.Ghosh, Vice-Chairman
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4. Sh.Chandra Ballabh, Addl.Commr.(MPPR)
5. Sh.A.K.Jain, Addl.Commr.(UDP)
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19. Sh.S.C.Anand, Jt.Dir.(AP) I, DDA
20. Sh.P.M.Parate, Jt.Dir.(AP) II, DDA
21. Sh.N.K.Chakroborty, Jt.Dir.(AP) I, DDA
22. Sh.R.K.Jain, Jt.Dir.(MP), DDA


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3. **Item no. 50/2000 - Permission for utilising the utility/community facility plot (plot no. 4 in facility centre no. 17) Karkardooma measuring 0.69 ha. for the purpose of multi level car parking . F.3(76)99/MP**

In view of the additional parking requirements likely to be generated due to proximity of the hospital, court, guest houses and other commercial developments, Technical Committee agreed for use of plot no. 4 (about 0.69 ha.) of the Facility Centre no. 17 in Karkardooma for 'multi level' parking project, subject to the condition that it broadly fits within the overall policy guidelines approved for such projects by the Authority in case of Nehru Place.

4. **Item no. 51/2000 - Proposal for a cremation cum electric crematorium site bounded by Delhi Ghaziabad Railway line in the North, Ganesh / Pandav Nagar in East, Marginal Bund Road in the West and green belt in the South. F.3(58)99/MP**


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The item was laid on table by the Area Planning Wing. Recognising the fact that a part of the area was required by Delhi Metro Rail Project and some for improved circulation in the form of 40 - 45 mtr. road as per the Zonal development



Plan of planning zone 'H' ; Technical Committee did not favour the proposed change of land use.

The meeting ended with thanks to the chair.

(K.K.Bandyopadhyay)
Addl.Commr.(DC&B)
Member Secretary.



**DELHI DEVELOPMENT AUTHORITY
DEVELOPMENT CONTROL WING**

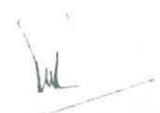
No.F.1(2)99/MP

Dated: 18.10.2000

MEETING NOTICE

The VIth Technical Committee meeting of Delhi Development Authority will be held on 24.10.2000 (Tuesday) at 10.00 AM in the Conference Hall, 5th floor, Vikas minar, I.P.Estate, New Delhi.

Agenda for the meeting is enclosed. You are requested to make it convenient to attend the meeting.


(K.K. BANDYOPADHYAY)
ADDL.COMMR. (DC&B)
MEMBER SECRETARY
PH.(OFF) 3319931
(RES). 5720946

I N D E X

SL. NO.	ITEM NO.	PARTICULARS	PAGE NO.
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4.	51/2000	Proposal for a cremation cum electric crematorium site bounded by Delhi Gaziabad Railway line in the North, Ganesh / Pandav Nagar in East, Marginal Bund Road in the West and green belt in the South. F3(58)99-MP	11-12
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Sub:

Proposed modifications in building permission on residential plots in Rohini (Constructions/regularisation of projections on public land).

No.PA/Dir.(Bldg.)/97/DDA/416

1.0

Background

In the Rohini Scheme, plots of various sizes from 26 sq.m. onwards had been allotted to EWS/LIG/MIG categories. Standard design for such plots were also prepared and supplied by the DDA to the allottees so that they could get instant sanction for construction of houses as per design.

The frequent deviations from the approved building plans which are non-compoundable attracting action under section 30 & 31-A of Delhi Development Act, 1957. For the time being approx. 1000 cases are booked for such action.

2.0

Discussion/Decision/Observation of Technical Committee

- a) Case for relaxation in Development Control norms was discussed earlier in the Technical Committee in its meeting held on 14.9.93 vide Item No. 94/93 where the following decision was taken:-

"The Development Controls provided in Development Code of MPD-2001, applicable to residential plots with regard to coverage, FAR, height, basement, setback, etc. be followed. Extra coverage/FAR only to the extent of 5% or 13.5 sq.m. whichever is less, as being followed may also apply on plots in Rohini Scheme. In no case, building should be allowed on road and common lands".

- b) On receipt of various representations, the matter was further considered by the Technical Committee in its meeting held on 12.11.97 vide Item No. 53/97. The proposals included regularisation of projections on public land, regularising ramps upto 90 cm. outside the plot and additional FAR etc.

c) **Site Inspection & Observations**

Technical Committee deferred its decision and recommended a site visit alongwith VC, DDA. Inspection was organised and as per Inspection note of VC, it was observed that any encroachment or projection on public land which does not affect or cause hazard to the community, or affects services and pedestrian movement can only be considered for compounding or regularisation.

The inspection report was discussed in the Technical Committee vide Item No. 42/98 on 30.6.98 and the following was decided:

"The proposal was discussed in detail and Technical Committee agreed with the proposal that uniform development control norms as given in MPD-2001 may be applicable in Rohini and the plot owners who have been allotted residential plots for construction as per standard design are also eligible to get the approval of building plans as per MPD-2001 norms subject to payment of betterment charges at prescribed rates".

Though the matter has been discussed in the meetings of Technical Committee from time to time, the Committee has not given any direction on the issue of regularisation of the projections on public land.

- d) In the Technical Committee vide Item No. 38/99/TC dated 14.10.99, the following was decided:-

"The item was deferred and it was suggested that since most of the area in Rohini had been transferred to MCD, it would be appropriate that implications of the proposal given in agenda be examined in detail by MCD in the first instance".

- e) MCD vide letter No. TP/G/2303/2000 dated 20.7.2000 has intimated that LDSC vide its decision No. 68/2000 dated 30.6.2000 has decided not to agree to any proposal of regularisation of encroachment/projection on roads and public land.

3.0 Proposal:

The specific issues which require consideration are:-

- (a) Construction of balconies/sun-shades projecting on public land;
- (b) Opening of doors and windows in case of corner plots.

(c) Sun-shades upto 75 cm./2.5 ft. may be regularised at lintel level only, by charging the fee @ compounding rate/ground coverage, Rs. 250/- per sq.ft.

(d) Balcony at the roof level to the maximum extent of 90 cm./3 ft. only in the front side of the plot @ Rs.500/- per sq.ft.

(e) No construction of any kind i.e. toilet, cupboard, addition of balcony space to the room etc. should be permitted on the projection as stated in (d) above.

(f) No projection other than stated in (d) above at the roof level/at the lintel level should be allowed on sides other than the main entrance.

(g) Doors and windows may be allowed to be opened on either sides of the plot which are situated on atleast 9 mt. wide road, but the doors and windows panes should open inside the premises and not on the public land.

4.0 Proposal as given in para 3.0 above is put up in Technical Committee so that necessary amendments may be made in Building Bye-laws.

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SUBJECT: DEVELOPMENT CONTROL NORMS IN RESPECT OF PLOT NO.
16 & 17 BABA KHARAK SINGH MARG, NEW DELHI FOR EMPIRIA
BELONGING TO M/S HANDICRAFT BHAVAN
P.16(12)94.MP

1.0 BACKGROUND:

The subject matter was initially discussed in DDA's Technical Committee Meeting vide Item no.72/95/TC on 12.9.95 and the following decisions was taken:

'After discussing in detail. Technical Committee observed that revised plan indicating the area for building and parking be prepared and the same be submitted through NDMC so that necessary Master Plan modifications could be processed.'

1.1 In view of the above decision the case was reexamined by the concerned Department and accordingly Chief Architect, CPWD submit the proposal with the following Development Control Norms of the scheme:

- i) Ground Coverage and FAR achieved in the scheme are 49.3% and 208.72 as against 25% and 150 as prescribed in the Master plan.
- ii) Instead of single storey link between the various blocks four storeyed development has been proposed on both the plots. One already allotted to Textile Ministry for Handicraft Bhavan and the other presently for the use of Coffee Home proposed to develop the parking plus restaurants.

1.2. The above proposal contained the following provisions:

- a) The proposal submitted by Chief Architect CPWD for development of plots no.16&17 as four storeyed one for accommodating the Textile Bhavan and the other for accommodating the restaurants and parking in the same manner as three plots ~~are~~ placed before the Technical Committee for its consideration.
- b) Ministry of Textile may be allowed to take up the development of Handicraft Bhavan as per the proposal of CPWD pending the amendments in MPD-2001/incorporation of the entire proposal of State Emporia Complex in MPD-2021.
- c) NDMC would take up the sanction of the building plans in accordance with the proposal of CPWD and in accordance of other norms allowed in the Master Plan/Zonal Plan/Building Bye-laws.

1.3. The above proposal is not in conformity with the MPD-2001 wherein MPD-2001 has made provisions in its Gazettee at (p-161) that the State Emporia Complex on Baba Kharak Singh Marg as already developed appears to be disjointed. Single storeyed Shopping arcade connections should be provided. Thus the

Master Plan provides the following development control norms:

Maximum ground coverage	- 25%
Maximum FAR	- 150
Parking	- Two FCS for 100-mtrs. of floor area be approved by NMC/DUAC

1.4. With the above observation, the proposal was discussed in the DDA's Technical Committee meeting held vide Item no.47/99/TC dt.14.10.99.

The Technical Committee took the following decision;

'Chief Architect CPWD observed that the comprehensive plan for the State Emporia Complex at Bana Kharak Singh Marg was already approved during 1960's, relaxation in ground coverage, FAR & height be granted.

After detailed discussion the proposal was agreed in principle. However it was felt that CPWD be requested to submit a copy of the earlier approved comprehensive scheme to DDA for examination. In case the scheme did not have any adverse implications on other such requests for higher ground coverage and FAR the same be put up for consideration of the Authority as a special permission as the scheme seemed to uplift the facade and visual environment of the area in general.'

1.5. In view of the Technical Committee decision By.L&DO, Ministry of Urban Dev. and Poverty Alleviation, L&DO vide letter dt.28.7.2000 has enclosed two L&DO plans no.3644 and 2549/II which are not the Comprehensive Scheme as desired by Technical Committee decision referred above, and has reference regarding change of land use from parking to Commercial which has been given to DCSSI.

1.6. Further the matter was also discussed with CPWD and it is gathered that CPWD has no further information in this regard and it is also informed that they have no previous sanction plan/Comprehensive Scheme for the State Emporia at Bana Kharak Singh Marg Complex for M/S Handicraft Bhawan.

1.7. In view of the above decision the proposal which was also considered in Technical Committee meeting dt.14.10.99 may be reconsidered in the Technical Committee Meeting of DDA for giving special permission of FAR/development control norms as sought for/proposed for the purpose of framing comprehensive proposal under special permission under sub-Clause 8(2)A of Development Code of MPD-2001.

RECOMMENDATION

The matter is placed before the T.C. for its consideration and recommendation to the Authority that the Scheme as proposed by CPWD with 49.3% Ground Coverage and 208.72 FAR as against 25%, and 150 as prescribed in the MPD-2001 may be considered as a case of special permission as the scheme seems to uplift the facade and visual environment of the area in general.

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28/9/22

SR NO. 3 / ITEM NO. 50 / 2000 / TC

Subject : Permission for utilizing the Utility/Community Facility Plot (Plot No.4 in Facility Centre No.17) Karkardooma measuring 0.69 Hact. for the purpose of Multi-Level Car Parking.

File No. : F.3(76)99-MP.

BACKGROUND

Karkardooma District Court is facing a shortage of parking space. An area measuring 6000 Sq.M. is earmarked for parking and open space within the boundary of the court but it is not sufficient to fulfill the parking requirements of the court. It was therefore thought to propose a multi-level parking on this land for which the court is also agreeable, however, the problem is that the Court has already utilised the ground coverage and FAR on the total plot area and therefore the proposal of multi-level car parking within the court premises shall further enhance ground coverage and FAR beyond the permissible limit. This aspect was discussed by the Commr.(Plg.) DDA with the hon'ble LG, Delhi and it was desired some other plot within the vicinity of District Court may be identified for the proposed multi-level car parking. Accordingly, plot no.4 in the layout plan of FC-17 has been identified for the purpose.

EXAMINATION

This corner plot measuring about 6900 Sq.M. is located just across the 24M wide road to the West of Distt. Court. This plot is suitable for providing multi-level car parking. The details of the proposed site are given below :

- | | |
|----------------------|--|
| 1 Location | At the crossing of 45M and 25M R/W to the West of Distt. Centre. |
| 2 Area | 6900 Sq.M. (0.69 hac.) |
| 3 Permissible Uses | Bus Terminal, Guest Houses Utility Building, ESS & Car Parking as per the approved layout plan of FC-17. |
| 4 Status of the Land | The plot is lying vacant and not yet allotted as per the information received from the Lands Section of DDA. As per the Layout Plan of FC-17 this plot is to be designed accommodating the uses as stated above. |

It was felt that Nursing Homes are not required at this location since these are now allowed in residential areas as per the latest policy notified by the Govt. of India. It was further thought that multi-level car parking may be considered the main use of this plot.

PROPOSAL

It is proposed to provide multilevel car parking in two level basement and on 1st Floor onwards extending upto building envelope line. The recommended setbacks for this plot are 15M in the front and 6M on all other sides. The area of building envelope (after leaving the setbacks) comes to 4518 Sq.Mt. which is entirely proposed to be utilised for parking at multilevel. The ground floor shall be entirely used for Bus Terminal and Electric S/Stn. As per the norms of MPD-2001 the recommended size of the bus terminal plot is 4000 Sq.M. considering 100 FAR as permissible in public uses. Accordingly the bus terminal is proposed in the floor area of 4000 Sq.M. on ground floor only. The remaining area of ground floor is proposed for ESS and other facilities. Guest Houses and Commercial space are proposed above the parking floor measuring 2300 Sq.M. (30% of the plot area) on each floor. The total area of 7000 Sq.M. is proposed for Guest Houses and Commercial at different floors above the parking floor. The building shall have two basements for parking, ground floor for Bus Terminal and the ESS and other facilities, 1st floor and above again for parking and the third floors above parking (part) for Guest Houses and Commercial Uses. The proposed floor area of the building for different uses is given as below :

Parking	Car Parking space is proposed to be provided for 800 Cars in two level basement and upper floors (above ground floor) within the building envelope. The height of car parking floors shall be 2.2M from the bottom of the roof beam.
Ground Floor	...	The ground floor is proposed to be used for Bus Terminal, ESS and Passenger Facilities.
Guest Houses	...	A total of 7000 Sq.M. floor area is proposed to be provided for guest houses and commercial at upper floors (above the parking floors) . The area of each such floor shall not exceed 30% of the plot area.

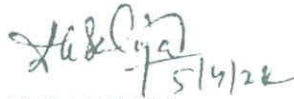
With the provision of parking space for 800 cars, this project shall also serve the parking needs of adjoining institutions of the area.

RECOMMENDATIONS

It is recommended that this plot may be allowed for constructing multi-level parking accommodating the uses as given in the proposal above so that the detailed proposal can be worked out by the Consultant to be appointed by T.T.Unit.



(P.M. PARATE)
JT.DIRECTOR(AP)-II



(D.K. SALUJA)
DIRECTOR(AP)-II

SR. NO. 4 / ITEM NO. 51 / 2000 / TC

Subject : Proposal for a Cremation-cum-Electric Crematorium site bounded by Delhi-Ghaziabad Railway Lines in the north, Ganesh/Pandav Nagar in the East, Marginal Bund Road in the West and Green Belt in the South.

File No. : F.3(58)99-MP.

1. BACKGROUND

As per the approved Zonal Plan of Zone -E, a cremation/Burial Ground site was proposed in the North of Delhi-Ghaziabad in the Green Belt as shown in Zonal Plan. Today as per site condition this area has been developed as 'PLAY FIELD' with a boundary wall. The site was inspected by Hon'ble Minister of Health, Govt. of Delhi with Dir.(AP)IL. The matter was discussed earlier with AC(AP) /Commr (Plg) , it was felt that since the area North of Rly Line as per the Zonal Plan has been developed as 'Play field' we may utilise Burial Ground. The green belt which was thus earlier in the North of Railway Line and accordingly a Cremation/Burial Ground site in an area of about 2 Hac. i.e. 1 Hac. for Cremation Ground (including Electric Crematorium) and the balance of 1 Hac. for the Burial Ground, may be developed. These two plots be developed with a buffer of 50M in between. The location of the site is shown in the Eicher Map and the Zonal Plan (laid on table). Since we have already left played as part of green belt in the North of Railway Line and now we are proposing Cremation/Burial Ground in the South of Railway Line, this may be considered as adjustment in the landuse for the public/semi-public facilities and may not require change of landuse.

2. EXAMINATION

P.T. Survey was obtained and the proposal of Cremation Ground and Burial Ground was prepared.

It was, however, further decided in a meeting of Hon'ble Health Minister on 3/3/2000 that Burial Ground/Graveyard may not be given at this location since the burial ground has already been proposed in the Institutional Area at Khureji Khas and instead of Burial Ground Electric Crematorium may be proposed.

3. PROPOSAL

Accordingly, a proposal has been prepared accommodating a Cremation Ground and an Electric Crematorium in an area of 9272.62 sq.m. between the railway R/W and the existing H.T Line leaving rest of the area for green belt as per Zonal / Master Plan.

Sub: Conversion of Public & Semi -Public Facilities into Recreational Areas.
F. 20(5)/2000-MP.

1.0 BACKGROUND:

- 1.1 A number of representations³ are received/decisions taken for conversion of public & semi-public facilities in the developed residential areas to green areas in DDA.
- 1.2 It is found difficult to either accept or reject such requests in the absence of a policy decision.
- 1.3 In view of the above, the whole issue is examined .

2.0 DETAILS OF EXAMINATION:

- 2.1 In the approved layout plan, the facility sites have been provided, in DDA and Co-operative House Building Societies etc in the residential areas, as per the norms prescribed in MPD-1962.²⁰⁰ These facility sites are considered for allotment as per the requirement/procedure followed by DDA on requests received from the Government Department/Social and Cultural Institutions eligible for allotment for such plots.
- 2.2 Whereas, most of the public & semi-public facility sites stand allotted but some of the sites still continue to remain vacant and the residents of the surrounding areas has continued to enjoy them as vacant open spaces and also in some cases, plantation of the trees at the periphery has been undertaken by DDA to protect such facility sites from encroachment.
- 2.3 Once these sites are allotted by DDA for the purpose specified in the layout plan/as per the provisions of Master Plan, the residents of the surrounding areas object to such allotments and often resort to Court cases, thereby, stressing upon that the land should continue to remain open as they have enjoyed the same for quite a considerable time.
- 2.4 This problem is more aggravated in the case of process of allotment of land to Nursery Schools, Primary Schools/other such schools.
- 2.5 It is also a fact that some of the school sites are used for the purpose of imparting higher education than for the purpose for which it was allotted i.e. Nursery Schools sites are being used for Primary Schools and the Primary Schools are being used for Senior Secondary Schools.

....2.

31/08/2000

- 2.6 Conversion of these ~~facilities~~ facility sites (remunerative area) into a park (non-remunerative area) would mean a financial loss to DDA if we keep on continuing acceding such requests.
- 2.7 The conversion of facility sites into a green area would also result in deficiencies of such facility as per the norms laid down for the purpose.
- 3.0 PROPOSAL:
- 3.1 The facility sites should be continued to be allotted for the purpose as per the approved layout plan/Master Plan provisions.
- 3.2 In case, an Association approaches the DDA for conversion of remunerative uses into non-remunerative uses, they should pay the DDA the cost of the land (Institution/to be determined by the Finance Department) so that DDA does not suffer financial loss.
- 4.0 The proposal contained in para 3.1 & 3.2 above is placed before the Technical Committee for its consideration.

[Signature]
31/08/00. *[Signature]*
31/08/2000

CHAIRMAN

1. Vice-Chairman, DDA
2. Engineer-Member, DDA
3. Principal Commissioner, DDA
4. Commissioner (Plg.), DDA
5. Commissioner (I.D), DDA
6. Commissioner (I.M), DDA
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8. Addl Commr (MPPR), DDA
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10. Addl Commr (DC&B), DDA
11. Chief Planner, TCPO
12. Chief Architect, NDMC
13. Town Planner, MCD
14. Secretary, DUAC
15. Land & Development Officer, MOUA&E
16. Sr. Architect (H&TP), CPWD
17. Chief Engineer (Plg.) DVB
18. Dy. Commr. of Police (Traffic), Delhi
19. Director (Landscape), DDA

MEMBER SECRETARY

SPECIAL INVITEES

1. Chief Engineer (Elect.), DDA
2. Addl. Chief Architect-I, DDA
3. Addl. Chief Architect-II, DDA
4. OSD (Area Plg.), DDA
5. Director(DC), DDA ✓
6. Director(MPPR) I, DDA ✓
7. Director (MPPR) II, DDA ✓
8. Director (TT), DDA
9. Director (AP) I, DDA
10. Director (AP) II, DDA
11. Director (Rohini), DDA

Laid On Table

S.No. 6/ITEM No. 53/2000/TC

Subject : Change of land use of land likely to be surplus after curtailment of Delhi Sub Branch downstream of Haiderpur Treatment Plant in National Capital Territory of Delhi

1.0 BACKGROUND:

- 1.1 Addl. Secy. to L.G. Delhi vide UO No.100(5)2000-RN/1301/8762 dtd. 10.7.2000 has forwarded the request of Hon. Chief Minister of Haryana for change of land use in the above stretch of land (plan laid on the table).

2.0 DETAILS OF EXAMINATION:

- 2.1 The request has been examined with respect of Zonal Development Plan of Zone-H and following are observations:-

- a) The 'landuse' of the adjacent land on both sides of the Western Yamuna Canal (WYC) on the stretch betweenb Haiderpur Treatment Plant and Shastri Nagar is shown there.
- b) It may also be observed that a road along the WYC of 40 to 45 mt. r/w is proposed as per MPD-2001/ZDP-Zone 'H'.
- c) The matter was considered by the Screening Board while examining the public objection/suggestion filed as per the Govt. notification with regard to finalisation of ZDP - Zone 'H'. The objection/suggestion was filed by S.E., Yamuna Water Services Circle, Haryan Irrigation Deptt. in this regard, vide No.2712-A/201-w dated 10.4.97. The recommendation of the Screening Board which states that "The landuse as indicated in MPD-2001/Draft ZDP may be retained."
- d) The ZDP - Zone 'H', incorporating the Screening Board recommendation has been already considered/approved by the Authority for referring to the Ministry of Urban Development, Govt. of India for consideration/approval.

- 2.2 The details of change of land use requested for are given in Annexure-I (plan laid on the table)

3.0 PROPOSAL:

- 3.1 Keeping in view the configuration of the land, in the form of strip, recommendations of the Screening Board for the Zonal Plan of Zone-H, further future circulation area requirement, it may not be desirable to consider the change of land use of the land under reference.

- 4.0 Proposal contained in Para-3 above is placed before the Technical Committee for its consideration.

Log
JD (AP) II

Din (AP) II

LANDUSE CHART
BOTH SIDE OF WESTERN YAMUNA CANAL
(BETWEEN SHASTRI NAGAR & HYDERPUR T.P.)

Segment of W.Y. Canal	Proposed by Haryana Govt.		As per MPD 2001 (Zonal Development Plan)		Remarks
	Left Hand Side	Right Hand Side	Left Hand Side	Right Hand Side	
1-2	Resdl.	Recreational	Commercial	Recreational	✓
2-3	Do	Do	Institutional	Do	✓
3-4	Do	Resdl.	Do	Resdl.	✓
4-5		Recreational	Recreational	Recreational	✓
5-6	Do	Do	Resdl.	Do	✓
6-7	Do	Do	Recreational	Do	✓
7-8	Do	Do	Resdl.	Do	✓
8-9		Do	Resdl.	Do	✓
9-10	Do	Resdl.	Recreational	Do	*
10-11	Do	Do	Do	Resdl.	✓
11-12	Do	Do	Do	Recreational	*
12-13	Do	Do	Do	Resdl.	✓
13-14	Recreational	Recreational	Do	Resdl.	○
14-15	Do	Resdl.	Recreational	Recreational	*
15-16	Resdl.	Recreational	Institutional	Do	✓
16-17	Indl.	Do	Indl.	Do	✓
17-18	Recreational	Do	Recreational	Do	✓
18-19	Resdl.	Do	Resdl.	Do	✓
19-20	Recreational	Do	Recreational	Do	✓
20-21	Resdl.	Do	Resdl.	Do	✓
21-22	Do	Do	Do	Do	✓
22-23	Do	Do	Recreational	Do	✓
23-24	Recreational	Recreational	Do	Do	✓
24-25	Commercial	Commercial	Resdl.	Do	*
25-26	Do	Do	Do	Do	*
26-27	Do	Do	Do	Do	*
27-28	Do	Do	Do	Do	*

N.B.

(1) TOTAL Area would be released from irrigation purposes - 95.836 acres (=41.74,692 sq.ft.) =38.8 Hect.

(2) To be TRANSFERRED to Delhi Metro Rail Project - 9.23 acres (= 3.74 Hect.)

(3) Balance Canal Land Area (=35.06 hect.) is requested for change of land use as per adjacent one.

Trinagar to Ring Road - Metro Rail.
beyond Ring Road - 45 m row.

Go in with road.

road