

Ad. (ex)
1-7-82

दिल्ली विकास प्राधिकरण

Master Plan अनुभाग

मिसिल सं० F.1 (15) 182 MP

टिप्पणी

पत्र व्यवहार

विषय

Minutes of the meeting of Tech. Committee
dated 24-6-82

पिछला सदर्भ

बाद के संदर्भ

640
Sh. Shek
25-7-82

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION

.....

Minutes of the meeting of Tech. Committee of the Authority held on Thursday, 24th June, 1982 at 3.30 P.M. in the Conference Room of DDA, Vikas Minar, I.P. Estate, New Delhi.

The following were present.

DELHI DEVELOPMENT AUTHORITY

1. S-h. S.S. Shafi,
Chief Planner/T&CPO, Plg. Member, DDA(in the chair)
2. Sh. M.F.N. Raibetro,
Commissioner (Plg.).
3. Mr. R.A. Khemani,
Addl. Chief Engineer.
4. Mr. Ved Prakash,
Chief Architect.(H)
5. Mr. S.C. Gupta,
Addl. Director (DC)
6. Mr. R.D. Gohar,
Joint Director (PP).
7. Mr. P.N. Dongre,
Joint Director (DCS)
8. Mr. Pradip Behari,
Deputy Director (DC)
9. Mr. S.C. Gupta,
Junior Town Planner/Slum-JJ).
10. Mr. A.K. Gupta,
Dy. Director (MP)

(Convener).

DELHI URBAN ART COMMISSION

11. Mr. R.K. Goel,
Asstt. Secy./Urban designer.

NEW DELHI MUNICIPAL COMMITTEE.

12. Mr. R.S. Sabharwal,
Architect (BP).

LAND AND DEVELOPMENT OFFICE

13. Sh. C.S.P. Shastri,
Engineer Officer,
14. Mr. Swaran Singh,
Asstt. Engineer.

MUNICIPAL CORPORATION OF DELHI.

15. Mr. B.S. Khurana,
Addl. Town Planner.
16. Mr. Lekh Raj,
Asstt. Architect planner.

SPECIAL INVITIES

- *17. Mr. Chadha,
Architect.
 - 18. Mr. J.K. Mithu,
(Traffic Planner).
-

Sub: Proposal for group housing scheme on plot No.1288, 1288-C and 1289 known as R. B. Sultan Singh Building, Kashmere Gate, Delhi. (No.F.3(121)/80-MP).

....

The Technical Committee discussed the proposal for group housing on plot No.1288, 1288-C and 1289 known as R. B. Sultan Singh Building, Kashmere Gate, Delhi in its meeting held on 10.6.1982 (Appendix 'A') and noted that the concerned Architect was requested to send a plan indicating the existing building/trees, height of the buildings, within the plot and surrounding the plot with their uses, at the time of site inspection. The Technical Committee desired that this information be collected and placed in the next meeting. The concerned Architect has furnished the Survey Plan (laid on the table) giving the details as desired by the Technical Committee.

2. The matter is now placed before the Technical Committee.

DECISION

The Technical Committee discussed in detail various proposals prepared by the Architect keeping in view the existing buildings and the heights of the buildings in the vicinity. The Technical Committee recommended that the plot may be utilised for group housing purposes subject to that the housing scheme be formulated on the pattern of Traditional Housing and the ground coverage may not exceed to 33-1/3% of the plot area and no portion of the already developed land is encroached upon by the new construction. The housing scheme be prepared with a maximum height of 35 ft. having balcony and terrace for each dwelling units. The envelop control line should be well defined and the building should be constructed within the envelop control line and the density should not exceed 30 D.U.s per acre. The basement, if approved, should not be more than ground coverage only for parking purposes.

h

..

Ref

Sur

Sub: parking provision for 5-Star Hotel at
S. P. Marg, New Delhi.
(F.20(8)/82-MP).

.....

While discussing the case of parking provision for 5-Star Hotel at S. P. Marg in its meeting held on 10.6.1982 (Appendix I B) the Technical Committee desired that the Traffic and Transportation Consultant of the Perspective Planning Wing may be invited in the next meeting for his advice on the subject. Accordingly, the matter has been referred to Shri J. K. Mithu, Traffic and Transportation Consultant of the Perspective Planning Wing. A report on Car Parking Space for 5-Star hotel in New Delhi, received from M/s. Kadri & Associates is placed on the table.

2. The matter is placed before the Technical Committee for consideration.

DECISION

The Technical Committee discussed in detail the parking plan, prepared by M/s. Kadri & Associates for Five Star Hotel at S.P. Marg, New Delhi. The Technical Committee observed that in the actual parking plan, as prepared, the space indicated for parking and for circulation is sufficient, as the covered parking space has been designed by the Architect exclusively as a parking space and there is no other structure over the parking space. The Technical Committee recommended that the parking plan, as prepared, on the basis of 1.14 car space per thousand sq.ft. of built up space by the Architect be approved.

be

..

Sen

Item No. 3

-3-

Sub: Proposal for Group Housing on Plot No.10-A
Prithvi Raj Road, New Delhi.
(No.F.3(183)/79-MP).

.....

Delhi Urban Art Commission have made a reference to this office for the regulations/development controls permitted for plot No.10-A, Prithviraj Road, New Delhi. The plans/documents submitted by the Architect on behalf of Dr. Karni Singh, show that plot No.10-A, Prithviraj Road is having an area of about 0.5 acres and is part of plot no.10. It is also observed that Land & Development Office, Ministry of Works & Housing vide Memorandum No.LI-9/2(3)/74 dated 6.6.75 mutated the premises in question in the names of M/s.Punj & Co. and Dr. Karni Singh.

2. The proposal has been examined in the light of the erstwhile N.D.R.A.C.'s recommendations and it is observed that there is no plot having no.10-A, Prithviraj Road. In the report and the drawings prepared by NDRAC & only plot No.10, Prithviraj Road is indicated for which the development controls are given. The erstwhile NDRAC recommended a building envelope for the plot No.10, Prithviraj Road as shown on the plan (laid on the table). There is no scheme received for plot No.10 and the scheme is only for part plot as No.10 in the absence of which it is not known how the rest of the plot would be developed. The scheme is however, within the part envelope of plot No.10.

3. As the Sub-division of the plot is not shown in the NDRAC scheme, it is to be decided whether Plot No.10-A which was mutated in the year 1975, could be developed in isolation.

4. The matter is placed before the Technical Committee for consideration.

DECISION

✓ On the request of the representatives of the Land & Development Office, the item was postponed.

..



Sub:- Approval of revised layout plan for carving out
4 additional plots in Kalindi Colony
F.3(30)/82-MP

...

The Municipal Corporation of Delhi has sent a proposal for approval of revised layout plan for carving out 4 additional plots in Kalindi Colony.

2. Adjacent to Kalindi Colony, the land was owned by the C.R.R.I. Land and Building Department, Delhi Admn. in the year 1963, on the basis of the representation made by Swatantra Co-operative House Building Society who sponsored Kalindi Colony, examined the matter of adjustment of the area and the boundaries of Kalindi Colony and C.R.R.I. The Delhi Administration issued a letter no.F.15(54)/56-LSG dated 13th April, 1963 to the Town Planner, M.C.D. indicating that although the parties on a mutual settlement have adjusted their boundaries and area as the land owned by both is free-hold.

3. After receiving the letter from Delhi Admn. it appears that the Corporation considered their revised layout plan which was approved by the Standing Committee's Resolution no.158 dated 8.5.64. In this approval, the Corporation adjusted the boundaries of the colony and the C.R.R.I. Thus, there was an increase in the area of the colony to the extent of 0.88 acres. The Society adjusted 4 more residential plots in addition to the plots which were approved according to the layout plan of 1958. On an average the plot area of these 4 plots is within 400 sq.yds. each. It appears that the Corporation has not yet approved the modified layout plan incorporating these 4 plots. The Corporation has also raised a point that according to the Govt.'s notification of December, 1975, keeping in view the different size of the plots within the colony, the density will be 91.5 persons per acre whereas the legally prescribed density is only 50 persons per acre in the zonal plan of this area. They also pointed out that if the density is calculated as per the original regulations of the Master Plan before the amendment in the year, 1975, it works out to 74.5 persons per acre. The Corporation has desired that the approval of the DDA be conveyed for allowing higher density in this colony so that additional 4 plots could be allowed by the Corporation. They also have pointed out that these plots were allotted sometime in the year 1965 as per the information given by the Corporation.

4. The matter has been examined, the point made by the Corporation that the density works out to 91.5 persons per acre, does not appear to be the correct interpretation of the modified regulations because to that extent, the density has already been legalised in the notification of December, 1975 which covers densities in any of the area of Delhi, so no relaxation is required to that extent. The issue is whether to permit 4 additional plots which the Society is asking on account of the additional area to the extent of 0.88 acres or not. The plotted area under 4 plots taking an average area of 400 sq.yds. works out to about 1600 sq.yds., which is less than 50% of 0.88 acres, thus additional 4 plots in this colony may be considered if the increase in area is 0.88 acres from the original layout plan.

5. The matter is placed before the Technical Committee for consideration.

..

Subject: Relaxation in revised Cinematographic rules in the organised commercial areas and cases approved prior to enforcement of the revised Regulations.
F. HUPW/CA/82/138.

Vide notification No. F.2(45)75.Home (P-II) published in the Delhi Gazette Extraordinary No. 228 dt.31.12.81 the Cinemaordinary Rules as applicable in the Union Territory of Delhi have been reivsded. These rules have beene effective from 1.1.81. Thus all cinema houses will be licenced under the new rules and regulations. In this connection, D.O.Letter No. 751/DCP(Lic) dated 14.1.1982 addressed to the Vice-Chairman, DDA may kindly be referred to (Annexure G). Further no mention either in the notification or in the above letter has been made about the Cinema buildings which have been sanctioned and are under construction prior to this notification.

2. DDA had auctioned few cinema plots in various community centres, district centres and community centres of resettlement colonies. All these cinema plots have beensold with specific conditions, controls and regulations derived from the earlier Cinematographic Act, 1952 which was in force at that time. Some of the auction-purchasesers have already got their plans sanctioned for their projects prior to coming in force of new rules/and are under construction. With the coming of the new regulations the licensing authority is bound to apply the revised regulations for issuing licences to these cinemas which will not be possible for the auction purchaser to meet at this late stage. Thus, putting the DDA in an embarrassing situation.

3. The new act has been examined and a comparison between the earlier and revised norms in respect of size of plot, width of the gangways, parking requirements, rear and side set-backs, min. distance between the first row of seats and the screen has b en made and are as under:-

Clause No. (revised Act)	I T E M	Requirements	
		As per earlier regulations.	As per revised regulations
1(1)	The bldg. shall be wholly detached.		
1.2(a)	Front set back	35'	40' for plots front ing upto 100' R/W 50' for plots fronting more than 100' R/W.
1(2)(b)	Rear & side set backs.	20'	20'
1(3)	Plot size.	As per the inte-Min. width to grated/layout be 150'. plan of the comm- ercial centres.	
8.	Distance between the 1st row of seats and the screen.	25'	30' (9 mts.)
9.	Width of the gang ways.	44"	48"
11.	"11. No. license shall be granted in respect of any place other than approved for Cenematograph exhibition on or before 18.7.63;		
	(a) If its is found by the licensing authority to be within a radius of 250 metres from:-		
	(i) a place of public worship; or		
	(ii) a recognised educational institution (Middle school and above) ; or		
	(iii) a public hospital with not less than 250 beds		
	(b) in any thickly populated residential area which is either exclusively residential or reserved or used generally for residential as distinguished from business purposes".		
17.	Parking requirements Cars at 10% of a. Entire area seats (for Distt. of parking re- or Sub-distt.centres quirements to and 5% in the case be under the of community centres control of the scooter at 20% of cinema managemett. seats, cycle at b. cars at 10% 40% of seats, Note:of seats, scoo- provision being ter at 20% of made in pool seats and cycles parking of the at 40% of the commercial centres seats. located in close c.Addl.parking vicinity to thepar-for any commer- king areas to be under cial 1.14 car space the control of the.DDA. per 1000 sq.ft.		

4. For the variations proposed in the revised Act the following observations are made:-

- (i) The location of cinema forms part of a community centre/district centre which is planned on an integrated and comprehensive basis. The area of the cinema is worked out on the basis of seating capacity and the facility areas for its smooth running. So far we have not provided the frontage of any cinema beyond 124 ft. However, according to the revised regulations it has to be minimum 150 ft.
- (ii) Presently the parking requirements are on the basis of pooled parking. Sizeable parking area is provided either adjacent to the cinema block or in the close vicinity. The auction terms and conditions permit use of the parking area to the cinema goers. The management of the parking area, however vests with the DDA. As per the new regulations the parking areas either will have to form part of the cinema plot or exclusively under the management/ownership of the auction purchaser. In certain cases, DDA, sold the cinema plots where the auction purchaser had to provide the parking within the building/plot and any additional parking as per the revised rules will not be possible.
- (iii) The minimum distance between the screen and the first row of seats has been increased by 5 ft. which will result in less number of seats than allocated. Provision of this distance actually/ is related to the angle of vision and the Architect ensures the same while designing the building. We have nothing on record against the provision of 25 ft. distance.
- (iv) The width and location of the ganways is also being affected which will require change in the location of the exit doors and the stair-case location which will not be possible to provide at this stage.

5. Although all the conditions stipulated in clause 11 of the revised act were also applicable earlier, however, these were not strictly enforced by the licensing authority as the cinema formed part of an organised community centre. As per the planning synthesis a community centre is to a population varying from 45,000 to 50,000 which will be composed in 3 neighbourhoods. As per the zoning regulations each neighbourhood has to have one local shopping centre, 3 convenient shopping centres, 2 higher secondary schools, 10 nursery schools and 2 or 3 places of worship. Thus,

it is practically impossible from the planning point of view to keep either the place of worship or any educational institution or a petrol pump 250 mts. away from the cinema building. This is based on the fact that with a radius of 250 mts. The residential area works out to approximately 50 acres and with a density of 60 DUs per acre, the population in this area will total to approximately 135000 i.e. a size of a neighbourhood.

6. Further, in the land use plan as well as in various planning divisions of the land use plan a sub-district centre/ community centre, general hospital, college and institutions are grouped together making it impossible while preparing the details integrated plans for the individual uses to adhere to the stipulations of 250 mts. distance away from an educational institutions, hospital, place of worship or a petrol pump for the cinema bldg. It will thus be observed that none of the stipulations of clause No. 11 can be made applicable in an integrated development approach.

7. In summary, since the requirements of clause No. 11 of the revised Act cannot be met for the location of future cinema this should be relaxed for cinemas in organised community centres and under the Master Plan being developed by DDA and other local authorities.

8. Further the variations as pointed out in paras (i) to (iv) above which are likely to create hinderance in issuing licences to the auction purchasers of cinema plots who already have got their plans sanctioned and are at advance stage of construction, should not be made applicable for cases which were sanctioned prior to 1st January, 1982.

9. The case is placed before the Technical Committee for consideration.

.....
DECISION

✓ The Technical Committee in general agreed with the observations made in para-5, 6, 7 & 8. However, it desired that the item be placed in the next meeting when the Chief Architect, DDA is also present.

[Signature]

[Signature] ..

SUB:- Proposal to revert back the land uses of the following pocket to 'recreational' use:-

- (i) Part plot of 'Commercial' use (underground shopping centre) opposite Regal Theatre, Communication Building, Connaught Place, New Delhi. (F.16(91)/77-M.P).
- (ii) 'Institutional' area at the junction of Mandir Marg and Shankar Road. (F.16(147)/75-M.P).
- (iii) "Public & Semi-Public Use" adjacent to 150 ft. wide link road connecting Ring Road to Lodhi Road. (F.20(11)/77-M.P).

The land uses of the above referred pockets had been changed from 'recreational' use by the Central Government at various stages.. There is a proposal to revert back the land use of part & pockets to original land use given in the Master Plan. The details of each of the three cases are given as below:-

- (i) The land use of an area measuring about 1.821 hect. (4.5 acres) bounded by Connaught Place (Inner Circle), Radial Road No.8, Connaught Circus Road (Outer Circle) and Radial No.1, was changed from 'recreational' to 'commercial' (Under-ground shopping centre) vide Govt. of India, Ministry of Works and Housing Notification No. K-13016/62/76-UD/IIA dated 24.12.80 (Appendix 'D').

Town & Country Planning Organization observed for general/public parking and does not form part of this plot and it cannot be considered as a legitimate portion of the commercial plot for which land use stands changed to 'commercial' use. It was desired that the portion measuring about 0.39 acres out of the total area of 4.5 acres should be excluded from the commercial plot. The Ministry of Works & Housing has conveyed that the change of land use to that extent, be amended as per the provisions made in the Delhi Development Act (Appendix 'E'). It is, therefore, proposed that the land use of an area measuring about 0.39 acres be changed from 'commercial' to 'recreational' as shown on the plan (laid on the table)

.../-

- (ii) The land use of an area measuring 1.1. hect. (2.7 acres) in zone D-5 (D.I.Z. area) bounded by Mandir Marg 30.5 mts. (110 ft.) right of way in the east, Mandir Lane in the north, nallah in the west and 61 mts. (200 ft.) wide Shankar Road in the south, along Mandir Marg (between Kali Bari and Shankar Road), was changed from 'recreational' to 'Public and semi-public facilities' (Institutional-religious) vide Govt. of India, Ministry of Works and Housing Notification No. K-13011(9)/75-UDI(A) dated the 30th May, 1977 (Appendix 'F'). The Ministry of Works and Housing vide its letter dated 8.3.82 (Appendix 'G') has informed that this 'institutional' area needs to be changed in view of the recent decision of the Govt. of India. The land under reference is shown on the plan (laid on the table. This land is located in zone D-6 and not to Zone D-5.
- (iii) The land use of an area measuring about 6.07 hec. (15 acres) in zone D-15 (Lodi Colony) surrounded by Link Road (45.72 mts.) was changed to 'Public & Semi-public use' (community facilities) vide Govt. of India, Ministry of Works and Housing Notification No. K-13011(9)/76-UDI(A) dated the 5th Feb., 1977 (Appendix 'H').

The land use was changed to accommodate the the uses like Police Security Line and South Delhi Courts. Originally, this land was full of jhuggis and other structures. DDA developed this land by planting 'Silver Oak' trees and maintained the greenery in the area. The thick plantation of 'Silver Oak' trees enhanced the environment and beauty of this area. This pocket is first adject to Defence Colony bridge. Also, a stadium for ASIAD' 82 with the capacity of 75,000 persons is coming up near to this pocket. It is observed that to make the stadium and its surroundings esthetically ciable, green area/is required to be developed and wherever it has been developed, should be retained so as to soften hard parking surface and the huge concrete stadium structure coming up in the area. In view of this, it is felt necessary that this pocket be retained as 'green' and the land use be changed to the original Master Plan use i.e. 'recreational'. The area under reference is shown on the plan (laid on table).

2. The proposal to revert back the land use of the three pockets, mentioned above, to 'recreational' is placed before the Technical Committee for its consideration.

DECISION

- (i) The Technical Committee observed that the site under reference is already utilised as a parking lot as part of the under ground shopping centre. It, further, observed that within commercial area the parking is a permitted use and there is no case of re-processing the change of land from 'commercial' to 'recreational' as the site is used for a parking lot as a part of the under ground shopping centre.

Shr contd...

(ii) The Technical Committee approved the proposal ~~made~~ and desired that the case be processed after obtaining the Govt.'s approval.

(iii) The Technical Committee approved the proposal ~~made~~ and desired that the case be processed after obtaining the Govt.'s approval.

bo

...

Shy

Sub:- Proposed change of land use from 'recreational' (Neighbourhood park) to 'public & semi-public facilities' (Educational) for the area in the north of Ghata Masjid, Daryaganj, Delhi (F.9(4)/77-M.P.)

....

Attention is invited to the DDA's Resolution no.154 dated 29.10.82(Appendix...I...) wherein the Authority approved the proposal for change of land use from 'recreational' to 'public & semi-public facilities'. The matter was referred to the Ministry of Works & Housing with the request to convey the Central Government's approval under section 11-A of Delhi Development Act, 1957 to issue a public notice for inviting objections/suggestions for the proposed change of land use. The Ministry of Works & Housing conveyed the Central Govt.'s approval vide their letter no.K-13011/14/81-DDIIA dated the 5th January, 1982 for the proposed change of land use for construction of a school building subject to the following conditions :-

- i) The old city wall will not be affected in any way by such a proposal ;
- ii) if any construction is allowed towards the eastern alignment of the existing platform, it should not rise above the plinth of the Masjid.

2. Accordingly, a public notice was issued on 3.4.82 inviting objections/suggestions for the proposed modifications (Appendix...I...). In response to the public notice, two objections/suggestions have been received; i) from Town and Country Planning Organization and ii) Secretary, Adarsh Samaj (Regd.), Ansari Road, Daryaganj, Delhi. The points raised in the objections/suggestions have been examined and a report is given below -

- (a) It has been stated by TCPO that they have no objection to the proposed modification, as notified in the public notice. However, they have pointed out that the boundary of area proposed for change has been shown in the plot accompanying the public notice, but the details of the boundaries have not been given in the public notice, which may ~~be~~ cause confusion at a later date and suggested that this fact may be kept in view. The suggestion from TCPO has been examined and it is observed that description of the area, as far as the boundaries are concerned, is generally given in the public notice, but in certain cases, depending upon the configuration of the pocket, it is not possible to give the details of boundaries in the public notice. The public notice is always supported by plan indicating the boundary of the area. It is, therefore, felt that there would not be any confusion as far as the boundary of the area, for which the change of land use is being processed, would arise.

...2/p..

- (b) Secretary, Adarsh Samaj has objected to the proposed change of land use since the pocket is located in thickly populated residential area and is shown for 'recreational' use (N.H. park) in the zonal development plan. It has also been stated that -

- i) Land under notification is not Wakf property.
- ii) The matter is jubbudice
- iii) The proposed school will not serve the locality.

3. The matter has been examined by the Land Branch of the Authority and it has been reported that the land for which the land use is being processed is under litigation. The suit filed by the DDA challenging the notification, declaring land as Wakf property in the High Court, is pending for decision.

4. The matter is placed before the Technical Committee for its consideration.

..

DECISION

✓ The Technical Committee observed that the school is already functioning on the site for which the change of land use is being processed and desired that the matter may be submitted to the Authority for the change of land use.

do

..

Am

Item No. 8

Subject:- Proposal for allotment of land for community centre/Ladies' Club behind Malcha Marg, Diplomatic Enclave.
(F.20(21)/82-M.P.)

The Land & Development Officer, L&DO, Ministry of Works & Housing has sent a proposal for the allotment of land for community centre/Ladies Club for the concurrence of this office (Appendix 'L'). The proposal has been discussed in a meeting held in the room of Sh. M. Shrinivas, Jt. Secretary, Ministry of Works and Housing and the site proposed for community centre was also inspected by the officers of Ministry of Works and Housing, TCPO, NDMC and D.D.A. The proposed site is located behind the Malcha Marg in Diplomatic Enclave.

2. This land was given to New Delhi Mpl. Committee on a temporary basis by L&DO for maintaining as green area. The land use of the proposed site is residential as per the Master Plan/Zonal Development Plan. It has been further stated that an enquiry office and stores of the NDMC are existing at the proposed site and will have to be shifted to a new site. An alternative site for the shifting of enquiry office and the stores has also been proposed in an area between the row of plots and Keventers Dairy Farm near S.P. Marg. The area of the proposed site for community centre is about 467 sq.yds. and that of the pocket for shifting the enquiry office and stores is about 1400 sq.yds. The proposed sites are indicated in the L&DO plans, bearing drawing Nos. 2921 and 3609 (laid on the table). The proposed sites have been found suitable by the officers inspecting the site.

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

...

V C's Office
Dy. No. 9609-A
Date 9-12-83

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

Draft minutes of the meeting of Technical Committee held on 24th November, 1983 are placed below, which may kindly be seen for approval.

(A. K. Gupta)
Dy. Director (MP)
6.12.83.

Director (DC).

Commr. (P.B.). (on leave, Mr. Singh, Secy. to Commr.)

V.C.

Comp (P)

Hand
10/12/83

Dir (DC)

28/11/83

By signal

AD (MP) 29/12/83

संख्या अनुसंधान

2358
7.12.83

24000
7/12

421
27-12-83
Delhi Development Authority
New Delhi

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of Technical Committee
held on Thursday 24th November, 1983 at 3.00 P.M.
in the Conference Room of Delhi Development Authority,
Vikas Minar, I.P. Estate, New Delhi.

...

PRESENT

DELHI DEVELOPMENT AUTHORITY

1. Vice-Chairman,
D.D.A. (in the Chair).
2. Sh. R. S. Duggal,
Director (Instl. Lands).
3. Sh. R. G. Gupta,
Director (CP).
4. Sh. S. C. Gupta,
Director (DC).
5. Sh. J. C. Gambhir,
Director (PP).
6. Sh. R. D. Gohar,
Jt. Director (ZP).
7. Sh. K. K. Bandhyopadhyay,
Jt. Director (CP).
8. Sh. V. N. Sharma,
Jt. Director (Bldg.).
9. Sh. R. Karam,
Sr. Architect.
10. Sh. A. K. Gupta,
Dy. Director (MP).

DELHI ADMINISTRATION:

11. Sh. H. S. Rastogi,
Suptdg. Engineer, PWD C-I
12. Sh. B. S. Duggal,
Senior Architect I, P.W.D..

TOWN & COUNTRY PLANNING ORGANISATION:

13. Sh. V. K. Verma,
Associate T.C.P.

14. Sh. T. S. Bassali,

LAND & DEVELOPMENT OFFICE

14. Sh. T. S. Bassali,
Asstt. Engineer.

DELHI URBAN ARTS COMMISSION:

15. Sh. G. D. Mathur,
Secretary.

PUBLIC WORKS DEPARTMENT

16. Sh. M. B. Das,
Architect, P.W.D.

DELHI DEVELOPMENT AUTHORITY
VIKAS MINAR, I.P.ESTATE
NEW DELHI

Agenda for the meeting of Technical Committee to be held on Thursday 24th November, 1983 at 3.00 P.M. in the Conference Room of Delhi Development Authority, Vikas Minar, I.P.Estate, New Delhi.

.....

<u>Sl.No.</u>	<u>Subject</u>	<u>Page No.</u>
1.	Proposal for additional land for expansion of Dr. Ram Manohar Lohia Hospital, New Delhi. (No.F.13(7)/78-MP)	1 & 2
2.	Change of land use of vacant land at Rohtak Road Zone G-4.(F.20(2)/83-MP)	3 & 4
3.	Resitement of Objectionable Petrol Pump on National Highway No.2 near Majnu-ka-Tilla. (F.7(22)/81-MP)	5
4.	Request for lime manufacturing in village Burari.(No.F.3(34)/83-MP)	6
5.	Development of Subhash Nagar Cremation Ground. (F.23(1)/82-LSB(I)	7
6.	Grave-yard at Village Khayala - Request for additional land.(F.13(18)/81-CRC/DDA)	8
7.	Construction of MSO Building for Delhi Admn. at No.9, Old Sec. Alipur Road, Delhi-Certificate regarding land use for Govt.Offices: Issue of. (No-F.3(57)/82-MP)	9
8.	Request for the additional electric power load of 75 K.W. making a total of 200 K.W. by M/S Rajendra and Ravindra Printers(P)Ltd. Ram Nagar, Qutab Road, New Delhi. (No.F.3(45)/83-MP)	10
9.	Permission to run Family Planning Centre/ Maternity Home in respect of premises no. 849, Katra Hiddu, Farash Khana, Delhi-6. (F.13(16)/82-MP)	11
10.	Request for permission to run a Guest House at premises no.94 - Dariba Kalan, Chandni Chowk, Delhi.(No.F.10(266)/82-MP)	12
11.	Allowing 2½ storey construction of 49, Rajpur Road, Civil Lines, Delhi.(F.3(153)/82-MP)	13 & 14
12.	<i>Regulation for Clinics and Nursing Homes - use of residential premises for Doctor's clinic and nursing Home (F3(108)/78 MP).</i>	15-16

Item No.
-1

- 1 -

Subject: Proposal for additional land for
expansion of Dr. Ram Manohar Lohia
Hospital, New Delhi.
(No. F.13(7)/78-MP)
.....

The Medical Superintendent, Dr. Ram Manohar Lohia Hospital in his letter addressed to the Lt. Governor (Appenx.....) has requested for allotment of additional land for the hospital. He has pointed out that the outdoor and indoor patients have increased considerably and there is a need to take adequate measures for the expansion of the hospital to cope up with the increased load. He has made a proposal that the triangular pocket of land at the crossing of Park Street and Willingdon Crescent opposite to the hospital be allotted to them for the construction of a 300 bedded 'ACCIDENT SERVICE CENTRE' with other ancillary services. At present on this site a few barracks are existing and are occupied by the Hospital.

2. The above proposal has been examined and it is observed that the land referred to above is earmarked as a District Park 'Recreational Area.' In fact the expansion for the hospital is indicated in the rear site of the existing hospital. In case the triangular pocket is merged with the hospital then the Talkatora Road (Park Street) which is an important circulation artery connecting Central Delhi with Shanker Road will have to be closed down which is not desirable and feasible. This matter was put up to the Vice Chairman, DDA and he observed as follows:-

Countd.....2/-

" While I would not favour sealing off of any road which as observed by Commr.(Plg) is a major traffic lane, I would like to examine in detail the proposal to modify land use of the portion of the land occupied by barracks. Both units could be linked by means of a tunnel. That is a better idea which would preserve character of Willingdon Hospital building etc. The area under barracks may be a part of the ridge in the pure geographical/geological sense but already seperated from it as indeed the Talkatora Swimming Pool etc. is.

Please examine the possibilities keeping in mind the fact that hospital is an important medi-care institution with ideal location and the replacement of barracks by a well planned hospital block will be preferred from the point of view of urban design."

3. The proposal as received from the Medical Superintendent Dr. Ram Manohar Lohia Hospital is placed before the Technical Committee for its consideration on the following aspects:-

- a) Land use of the site which is District Park (Recreational) whether should be changed to public or semi-public use (Hospital). However, it is pointed out that this site was one of the sites suggested for a 66 KV bulk receiving substation which was necessary for Asiad-82 for augmentation of power supply to the VIP area but the same was rejected by the Ministry of Works and Housing in view of the Prime Minister's directive that no construction be allowed in the ridge area.
- b) Presently this site is occupied by barracks which are being used by the Hospital itself as their Medical Stores which is not being used as the recreational area.

DECISION

The Technical Committee noted that the area under reference was originally forming part of the Ridge although presently it is being utilised under the existing barracks, housing some of the activities of Ram Manohar Lohia Hospital. The Tech. Committee desired that the area be re-surveyed in the vicinity of existing hospital to explore the possibilities for additional land for the expansion of the hospital.

✓

2.10.82

.....

Item No. 2

SUB: Change of land use of vacant land at Rohtak Road
Zone G-4. (F.20(2)/83-MP)

.....

During a site visit on 30.12.80 to the above area V.C. desired that land lying vacant adjacent to golden park on Rohtak Road may be utilized for housing or commercial purposes to avoid the encroachments. Accordingly the area was examined and got surveyed, and a proposal has been formulated for Self Financing Scheme housing and middle income group housing scheme. Originally whole of the land between Rohtak Road and Railway Line has been earmarked as industrial (light manufacturing) as per zonal plan G-1 & 4 is bounded by Railway line on North - Rohtak Road on South - Lawrence Road on East - and H.S.E.B. Residential colony and sub-station on West. Due to same encroachments an unauthorised/approved colony named as Golden Park exists in the middle of site. Two G.H. pockets have been proposed one between Rohtak Road and Golden Park has been named as pocket-A and second between Golden Park and railway line has been named as Pocket B. Details are given below, as per the layout plan sheet No.218-L/1 prepared by HUPW (laid on the table).

Pocket-A : 240 Cat.III S.F.S.flats have been proposed on total area of 3.26 HA.

Pocket-B : 528 MIG DUs have been proposed on total area of 4.24 HA.

The total area of both the pockets is 7.5 H.A. which has been proposed to utilize for G.H. and has been indicated in the part Zonal Plan of G-1 and 4(laid on the table).

contd.....

Item No.
3

SUB: Resitement of objectionable Petro¹ Pump on National Highway No.2 near Majnu-ka-Tilla.
(F.7(22)/81-MP)

.....

The Existing retail outlet managed by IOC on National Highway No.2 near Majru-ka-Tillah is an objectionable outlet which is affected by the right of way of Road No. 45 (300' R/W). The existing outlet is shown on a copy of the part approved alignment plan (laid on table).

2. To resite the existing outlet matter has been examined and an alternate site measuring 120' x 100' is proposed at a distance of about 167' on the southern side of the existing site as shown in plan (laid on table).

3. The matter has also been examined by the Lands Branch of the Authority, who has reported that some Jhuggies/khokhas are coming within the proposed site and within the proposed R/W of NH No.2. At present, there is no other alternate site for resitement. The structures falling within R/W of the road shall have to be demolished when the widening of the road is taken up. It is therefore, proposed that the existing outlet may be shifted to the proposed site and the Jhuggies/ Khokhas coming within the proposed site may be demolished.

4. The case is placed before Technical Committee for consideration.

.....

DECISION

The Technical Committee observed that by shifting ^{*close} the existing petrol-pump, ~~an alternative site in the vicinity of the existing petrol pump~~ would not serve any purpose at this stage and desired that the matter be taken up when the actual work of road widening is started.

ls

sgm

....

Item No.

4

Sub:- Request for lime manufacturing in
village Burari
(No. F3(34)/83-MP
.....

One Shri V.K. Gupta has requested for permission to manufacture lime in village Burari on a piece of land measuring 1 bigha as indicated in the survey sheet (laid on table).

2. The proposal has been examined and it is observed that the Master Plan does not specify the provisions with respect to lime manufacturing either in 'Agricultural Green Belt' or in 'Rural Areas'. It is further observed that Delhi does not have lime stone nor its propensity. At present, most of the lime is coming from Dehradun. As regards the site under reference, it does not have any relation with the availability of lime stone in the adjoining areas. It is a space extensive industry and may not be desirable to locate this industry in the 'agricultural green belt'.

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

DECISION

The Technical Committee noted that the activities like "lime manufacturing" cannot be allowed within the urban limits and essentially it has to be either in the 'agricultural green belt' or in the 'rural use zone' and ^{defined} ~~defined~~ that there should be no objection for permitting this activity on the site under reference also keeping in view that brick kilns are permitted in such areas in accordance with the Master Plan provisions.

.....

Item No.

5

SUB: Development of Subhash Nagar Cremation Ground.
F.23(1)/82-L&B(I)

.....

Addl. Dy. Commissioner (L&E), M.C.D. in his letter No. I/L&E/CG/78/WZ/3145 dated 20.11.81 has informed that a temporary Cremation ground is functioning at Subhash Nagar which was required to be shifted at a site earmarked for Cremation ground in the Master Plan.

2. The matter has been examined by the Planning Wing, D.D.A. and they have stated that a Cremation ground at Subhash Nagar is functioning since 1950 and the land use is District Park in zone G-8 (marked red in the plan laid on the table). The area of the existing cremation ground is 4.38 acres. This is a non master plan site. The nearest master plan site for cremation ground is near Keshopur Sewage Treatment Plant which is at a distance of about 5 to 6 kms. from the existing cremation ground may cause hardship to the residents of the nearby areas.

3. The case is submitted to the Technical Committee for consideration.

.....

DECISION

~~alternately~~ The Technical Committee desired that the plan indicating the site for the cremation ground for shifting of the existing Cremation Ground from Subhash Nagar be sent to the Corporation as desired by Addl. Dy. Commission (L&E), M.C.D.

[Signature]

.....

Item No.
6

SUB: Grave-yard at Village Khyala - Request for additional land. (F.13(18)/81-CRC/DDA)

There are about 1500-1600 people of Islam faith in Village Khyala. A grave yard for the Community is existing in the village covering an area of 1 bigha 16 biswa (0.375 acre) comprised in Khasra No. 9/19. The adjacent acquired land under the charge of DDA has been developed into green. There had been representations to the effect that the present area is insufficient for future use and more area may be set apart as 'grave yard', so that it could be used by the residents of Islamic faith of Khyala, Choukhandi and Raghubir Nagar.

2. Survey of area for proposed graveyard was taken up by the Planning Department of the D.D.A. A plan has been prepared and a copy is available in the file. It is suggested to extend the existing grave yard to cover an area of 4 bighas (4241.5 sq.yds.). There are fully grown eucalyptus trees planted by the Horticulture Department of the D.D.A. in the area and the trees will not be cut or otherwise damaged.

3. If approved, the site will be handed over to the Municipal Corporation for development and to be used as grave-yard for people of Islamic faith.

4. The matter is placed before the Technical Committee for consideration.

.....

DECISION

The Technical Committee recommended for approval the site of the additional area for the grave yard at village Khayala.

E

apn

...

Item No. SUB: Construction of M.S.O. Building for Delhi Administration at No. 9, Old Sec., Alipur Road, Delhi-certificate regarding land use for Govt. offices: Issue of. (No. F.3(57)/82-MP).

.....

The Senior Architect, Delhi Administration, has forwarded a proposal for construction of 7 storeyed complex for the offices of Delhi Administration at Block No. 9, Old Sectt., Alipur Road, Delhi. According to the plan submitted, the area of the plot is 26,140 sq. meters. The land under reference falls in Zone C-2 and according to the Delhi Master Plan/Approved Zonal Development Plan, the land use of the area is 'Public and semi-public facilities (Police Headquarters and Stations)'. The location of the plot under reference has been shown on a copy of the Zonal Development Plan (laid on the table).

2. Under Public and Semi-public facilities, local offices are permissible under special appeal and since the proposal is for the offices of the Delhi Administration the same may be permitted as a case of 'Special Appeal', with maximum 150 FAR on the part of the land shown for 'Public and semi-public facilities (Police Headquarters and Stations)'.

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

.....

DECISION

The Technical Committee noted that the Delhi Admn. has proposed the office building in the land use earmarked for 'public and semi-public facilities' (Police Station use) and keeping in view that the Police Headquarters has already been located in I.P. Estate, recommended that the Delhi Admn. be allowed to use the land for office building with a maximum F.A.R. of 150 and height restriction of 80' with proper parking facilities as applicable in case of Govt. office area, as a

case of 'special appeal'

.....

Item No. 3 SUB: Request for the additional electric power load of 75 K.W. making a total of 200 K.W. by M/S Rajendra and Ravindra Printers(P)Ltd. Ram Nagar, Qutab Road, New Delhi. (No.F.3(45)/83-MP)

.....

The Asstt. Commissioner, Factory Licensing Department, M.C.D. has requested for issue of No Objection for additional load of 75 K.W. making a total of 200 K.W in respect of Printing Press of M/S. Rajendra and Ravindra Pvt.Ltd. Ram Nagar, New Delhi. The land on which the printing press is located is on Qutab Road and is shown on a site plan(laid on the table).

2. The additional load is required for enhancement of power load for the modernisation of the printing press for which the company have imported machinery. It has also been stated that they are the printers of scientific, technical and educational books which are being consumed within the country and are also exported.

3. The DESU has already agreed to sanction additional land and for that some land is their complex was also given by the unit to the DESU for establishment of a electric sub-station which would meet the requirement of the adjoining area also.

4. The case has been examined and it was observed that in the approved zonal development plan for zone A-6, the land use of the premises is shown of 'retail business and commercial' where printing press is allowed as a case of special appeal.

5. The matter is placed before the Technical Committee for consideration.

.....

DECISION

The Technical Committee noted that in the approved zonal plan, the unit is located in the 'commercial area' and opined that from land use point of view there is no objection for the location of this activity, and as far as the issue of sanctioning the additional power load is concerned, the matter be decided accordingly as per its policy.

and continued

By M.C.D.

By M.C.D.

.....

Item No. SUB: Permission to run Family Planning Centre/Maternity Home in respect of premises No.849, Katra Hiddu, Farash Khana, Delhi-6. (F.3(16)/82-MP)

.....

The Secretary, Hazrat Fatima Memorial Health Centre (Charitable) has requested for permission to run a Family Planning Centre/Maternity Home at premises No.849, Katra Hiddu, Farash Khana, Delhi.

2. The size of the plot is 55.25 sq.yds. in which a 12 bed Maternity Home is proposed. According to plan submitted by the party, the plot is facing street which is 9'-6" wide. As per the Master Plan/Draft ZDP the land use is residential. As per the draft Nursing Home Regulations, this case does not fulfil any of the criteria, namely: minimum size of the plot; road frontage and parking. However, this case cannot be examined with reference to these norms which are applicable for the planned area developed under Delhi Master Plan. According to the Master Plan standard for 'Community facilities' the minimum size of a Health Centre is one acre whereas for the Old City the Standard is already prescribed as 300 sq.yds. for the same facility. As such each case in the Walled City will have to be examined on its own merits.

3. It is mentioned that this pocket belongs to wakf Masjid and can be considered under permission to allow professional offices (Upto 500 sq.ft. area) in case the health centre is to be run by the owners themselves.

4. Keeping in view the charitable character of the proposed Health Centre and paucity of such centre in the walled city, the case is submitted to the Technical Committee for consideration.

.....

DECISION

The Technical Committee noted that the area of the premises is very limited and therefore, it did not favour for issuing a no objection for the use of the premises for such facilities.

bs

Agm

.....

Item No. SUB: Request for permission to run a Guest House at
10 premises No. 94- Dariba Kalan, Chandni Chowk,
Delhi. (No. F.10(266)/82-MP)

.....

The Dy. Commissioner of Police (Licensing) has referred the request of Shri Surender Babu Jain for running a guest house/lodging house/boarding house at premises No. 94, Dariba Kalan, Chandni Chowk, Delhi. According to the applicant the area of the plot is 1200 sq.ft. (133 sq.yds.). As per Draft Zonal Development Plan of Zone A-23, the premises under reference falls under Commercial Use facing main Chandni Chowk. As provided in the Hotels, Boarding Houses, Guest Houses, Hostels, Lodging Houses & Motels (Building Standards) Regulation, 1977, guest houses are permissible within the areas shown in the Master Plan/ZDP for Commercial land use. Since the premises fall within the heavily built up area, prior to Master Plan, parking required @ 0.85 car spaces per thousand square ft. of the floor area is not available within the plot. However, pooled parking is available in the nearby areas.

2. In view of the position explained above, the case is submitted to the Technical Committee for grant of permission for running a guest house on Second & Third Floor only subject to the parking provision.

.....

DECISION

The Technical Committee observed that the premises is located in a very congested area and the area is also very limited and therefore, noted that the permission will not be suitable for running a guest house.

B

Lpm

.....

Item No. 11 SUB: Allowing 2½ storey construction on 49, Rajpur Road, Civil Lines, Delhi. (F.3(153)/S2-MP).

....

The Additional Town Planner(L), M.C.D. referred is case of allowing two storey construction with bareati on 49, Rajpur Road. The case was examined in the light of the norms approved by D.D.A. vide its resolution no.184 dated 27.12.80 and the following norms were communicated to M.C.D. to be followed in the case under reference.

- a) Ground Floor coverage -35%
- b) F.A.R.75(35'ht.)
- c) Density 62-75 p.p.a. (15 DUs per acre).

2. The Additional Town Planner(L), M.C.D. again made reference and desired that this case may be examined on the basis of the Authority's resolution No.17 dated 5.2.82 wherein the Authority allowed double storey construction in Anand Niketan Colony.

3. The matter has again been examined in detail. According to the approved zonal development plan for zones C-1,2,3,11 and 12, the land use of the property under reference is residential. Plot No.49, Rajpur Road, Civil Lines, measuring 7000 sq.yds. was subdivided into 7 plots by the Standing Committee of M.C.D. vide its resolution No.740 dated 17.10.62. The information supplied by M.C.D. about the area of the plot, existing population/density for partly double storey and partly single storey construction are as follows:

Plot No.	Area (Sq.yds)	Main DU	Serv.Qtrs.	Population
Plot No.1	2156	3	3	20
Plot No.2	890	2	2	15
Plot No.3	684	2	2	13
Plot No.4	871	4	4	26
Plot No.5	800	4	4	26
Plot No.6	800	4	4	26
Plot No.7	800	4	4	26
Density		150	=	87.7 PFA

Thus, from the above it is observed that the existing population/density on 49, Rajpur Road (7 plots) is more than as stipulated in D.D.A. resolution No.184 dated 27.12.80. In case double storey with barsati on all plots is allowed, density works, out 117.2 ppa against the permissible density of 62 ppa. Therefore, it is observed that already higher density has been achieved on plot No.49, Rajpur Road consisting of 7 sub-divided plots with no area left for community facilities. This case has no similarity with the case/concept of co-operative house building societies wherein the layout plans of such societies have sufficient provisions for community facilities like schools/ shopping centres/open spaces and road net-work.

4. The matter is placed before the Technical Committee for consideration.

.....

DECISION

The Technical Committee noted that the reference has been sent by the Municipal Corporation and also there is no representation of the M.D.M.C. and desired that the item be postponed.

.....

Item No. SUB: Regulations for Clinics and Nursing Homes - Use of
12 residential premises for Doctor's Clinic and Nursing
Homes. (F.3(108)/73-MP)

.....

The Authority vide its resolution no.196 dated 27.12.80 approved the draft regulations for Clinics and Nursing Homes in residential areas(Appendix A). The draft regulations were referred to the Ministry of Works & Housing for approval of the Central Govt. under section 57 of Delhi Development Act, 1957.

2. The Ministry in turn informed that the powers of the Central Government under section 57 of Delhi Development Act, 1957 are also exercisable by the Administrator of Union Territory of Delhi. Accordingly, the regulations were referred to the Secretary (LSG), Delhi Administration and the Lt. Governor, Delhi i.e. the Administrator of Union Territory of Delhi who approved the regulations to the extent that these will be considered by the Ministry of Works & Housing.

3. The Ministry of Works & Housing after examining the regulations in consultation with the Ministry of Health and TCPO found the draft regulations acceptable except clause no.4(iii) which was suggested to be amended as under:-

"The number of nursing homes to be permitted in an area/ neighbourhood will be decided by the DDA keeping in view the existing facilities and future requirements. Such, requests/applications for nursing homes etc. will be considered by the DDA under the provisions of special appeal of the Master Plan".

4. The Ministry of Works & Housing also desired that the above suggestion be considered and regulations be re-submitted for final notification.

contd.....

5. While examining the regulations, it was felt necessary to change some of the clauses of the earlier draft regulations. Accordingly, revised draft regulations has been prepared and may be seen at Appendix B).
6. Some of the clauses and definitions of the earlier regulations have been changed i.e. minimum and maximum area of the plot to be used for the purpose, road width and parking provisions.
7. The revised draft regulations are now placed before the Technical Committee for its consideration.

.....

DECISION

The Chairman, Technical Committee desired that he would like to study the case at the first instance.

.....

Item No. 13

Subject: - Entry of the stair-case leading to the first floor of the building from 10ft. wide service lane at the rear. (PA/JD(B)/10/1983/Bldg.)

It was noticed that several buildings constructed on the plots measuring 70 sq.mtr. were providing entry to the stair-case leading to the first floor of the building from 10 ft. wide service lane at the rear. Since the unit on the first floor in 70 sq.mtrs. plots is an independent dwelling unit, the matter was put up in the Technical Committee meeting whether the stair-case in the rear side of having entrance from the service lane could be permitted. The matter was considered in item No. 2 of the Technical Committee meeting held on 13.5.1981 (Appendix C) and it was decided that in case of 70 sq.mtr. plots, the entry to the first floor should be provided from the main road. However, a secondary approach to the first floor, if needed, may be through the service lane.

2. Accordingly, no building plans in 70 sq.mtr. plots was sanctioned with stair-case at the rear of the building having entrance from the service lane. It has been noticed that several plot owners in Yamunapuri and other areas of Delhi, has constructed the building having the entry to the stair-case only from the rear service lane instead of from the approach road in the front. All these cases are pending for issue of completion certificates.

3. Prior to the decision taken by the Technical Committee, as mentioned above, the building plans having their entry to the stair-case from the rear service lane were approved and completion certificate of some of the buildings were also issued. It will be a great hardship to the owners of plots, whose completion certificates are now held up due to this deviation in constn., to ask them to demolish the stair-case in the rear and to provide the stair-case in the front having access from the front approach road.

4. The matter is placed before the Tech. Com. for consideration.

DECISION

The Technical Committee observed that this matter has already been discussed earlier and desired that the earlier decisions of the Technical Committee be followed.

[Handwritten signature] *[Handwritten signature]*

APPENDIX "A" TO ITEM NO.12

(To be published in part-II section 3 (11) of the Gazette of India)

DELHI DEVELOPMENT AUTHORITY

No. F.13(2)/79-MP

New Delhi

NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 57 read with clause (1) of sub-section (2) ibid of the Delhi Development Act, 1957 (No. 61 of 1957) the Delhi Development Authority, with the previous approval of the Central Government, hereby makes the following regulations:

SHORT TITLE AND COMMENCEMENT

1. (i) These regulations shall be called 'the Delhi Development Authority' (Clinics and Nursing Homes) Regulation, 1980.
- (ii) They shall come into force with immediate effect.
- (iii) All words and expressions used in these regulations but not defined shall have the meanings assigned to them in the Delhi Development Act, 1957, or the Master Plan prepared and approved under the said Act, as the case may be.

DEFINITIONS.

2. In these regulations, unless there is anything repugnant in the subject or context-
 - 1) 'Act' means the Delhi Development Act, 1957 (No. 61 of 1957).

Contd...2/-

- (ii) "Authority" means the Delhi Development Authority constituted under section 3 of the Act.
- (iii) "Clinic" means the medical establishment for out-patients and carrying out general as well as specialized medical services, including diagnostic centres, consulting chambers (for a clinic or a poly-clinic), dispensary Units, laboratories and establishment for other medical specialities and with maximum of two observation beds.
- (iv) "Nursing home" means medical establishment for carrying out general as well as specialized medical services for treatment purposes including consulting chambers (for a clinic, or a poly-clinic), dispensary unit, laboratories and establishment for other medical specialities including beds for in-patients.
- v) "Residential area" means an area described as such in the Master Plan or zonal development Plan of a particular zone.
- vi) Master Plan means the Master Plan for Delhi prepared and approved under the Act.
- vii) "Zonal development plan" means a plan prepared for a development zone under section 8 of the Act.

3. CLINICS

- i) Clinics are permitted in commercial areas.
- ii) (a) Clinics with a built-up area not exceeding 500 sq. ft. or 25% of the covered area which ever is less may be permitted in residential

Contd...3/-

buildings subject to the health regulations and rules of Delhi Administration being satisfied.

- (b) In case of already built-up residential areas (as per list given in the Master Plan) the average space may be permitted upto $33\frac{1}{3}\%$ of the size of the residential building; provided however, the Authority may allow the existing clinics with larger areas to continue at the existing site on the terms and conditions as may be decided.
- iii) For the purpose of construction of the building the building bye-laws will be those applicable to commercial and residential areas as the case may be.

4. NURSING HOMES

- i) Nursing homes may be permitted in the commercial areas or in the special locations indicated in the zonal development plans.
- ii) A premises may be used for a nursing home located in a residential area after obtaining necessary permission of the Authority which shall grant permission only after having satisfied itself and the proposed nursing home has adequate parking space; however, subject to:
 - a) Nursing homes upto 10 beds may be permitted on plots of 300 sq. yds. and above provided such plots are located on a road with a right of way of 60' and above which may, however, be relaxed in case of already built-up area (list given in the Master Plan)

and also in less developed areas like Shahdra (East of river Yamuna.

- b) Nursing Homes upto 20 beds may be permitted on plots of 500 sq. yds. and above provided such plots are located on a road with a right of way of 80' and above. However, the provision of road width may be relaxed in case of already built-up residential areas (list given in the Master Plan).
- iii) In case of the Nursing Homes applications have been made to the Authority under the provisions of special appeal of the Master Plan which may permit one or two or more nursing homes in a neighbourhood if increased need is felt.
- iv) For nursing home in the residential areas or in special location indicated in the zonal development plan, the following building regulations shall apply:-
 - a) The plot coverage is not to exceed 33-1/3%.
 - b) The FAR is not to be more than 10%.
 - c) No construction is to be more than 3 storeys high.
 - d) Basement will be provided within building lines and are to be used only for storage, parking and the like.
 - e) Set backs will be as applicable to the area where the nursing home is to be constructed provided such set backs are all round the building.
 - f) Parking will be at the rate of 1.14 equivalent car space for every 1000 sq. ft. built up area.
 - v) In all cases, health regulations and rules of the Delhi Nursing Home Registration Act will have to be satisfied.

.....

APPENDIX "B" TO ITEM 12DELHI DEVELOPMENT AUTHORITY

No . F.3(108)/78-MP

DRAFT NOTIFICATION

In exercise of the powers conferred by sub-section (1) of Section 57 of the Delhi Development Act, 1957 (61 of 1957), the Delhi Development Authority with the previous approval of the Central Government hereby makes the following Regulations:-

SHORT
TITLE
AND
COMMENCEMENT

1. (i) These regulations shall be called the 'Delhi Development Authority (Clinics and Nursing Homes) Regulations, 1983'.
- (ii) They shall come into force with immediate effect from the date of publication in the official Gazette.
- (iii) All words and expressions used in these regulations but not defined shall have the meanings assigned to them in the Delhi Development Act, 1957, or the Master Plan prepared and approved under the said Act, as the case may be.

DEFINITIONS 2.

In these regulations, unless there is anything repugnant in the subject or context:-

- (i) "Act" means the Delhi Development Act, 1957 (No. 61 of 1957).
- (ii) "Authority" means the Delhi Development Authority constituted under Section 3 of the Act.
- (iii) "Clinic" means the medical establishment for out-patients and carrying out general as well as specialised medical services (excluding contagious diseases), including diagnostic centre, consulting chamber (for clinics or poly-clinics), dispensary unit, laboratory and establishment for other medical specialities and with maximum two observation beds.

Contd...2/-

(iv) "Nursing Home" means medical establishment for carrying out general as well as specialised medical services (excluding contagious diseases) for treatment purposes including consulting chambers (for clinics), dispensary unit, laboratories, and establishment for other medical specialities including beds for in-patients.

(v) "Commercial Centre" denotes general business and commercial, whole-sale business, district centre, sub-district centre, retail business, community centre, local shopping and convenient shopping.

(vi) "Equivalent Car Space" means the space required for the parking of mechanically propelled vehicles and bicycles inclusive of ingress and egress to such spaces, expressed in terms of car spaces. Each such space shall mean 32.52 sq. mtrs. (350 sq. ft.) within Buildings and 23.23 sq. mtrs. (250 sq. ft.) outside buildings.

- CLINICS. 3. (i) Any person may use any premises within the commercial centre for purposes of a clinic:
- (ii) Any person residing in a residential premises may use floor area not exceeding 46.45 sq. mtrs. (500 sq. ft.) or 25% of the total floor area, whichever is less, for purposes of a clinic.
- (iii) The Authority may permit a person to use any premises for purposes of a clinic if it is satisfied that it is expedient and in the interest of population of the area to do so.

- NURSING HOME 4. (i) Any person may use any premises within the commercial centres or on locations as shown in the Zonal Development plans for purposes of a nursing home;
- (ii) Any person may use a premises shown as residential in Master Plan or the Zonal Development Plan after obtaining permission of the Authority by special appeal but such permission shall not be granted unless-

Contd...3/-

- (a) ~~the minimum~~ and maximum net area of the plot is 418 sq. mtrs. and 1000 sq. mtrs. respectively and is located on road with a right of way 24.38 mtrs. and above. The road width may be relaxed in case of already built up residential areas. (List given in Delhi Master Plan).
- (b) The car space for parking at the rate of 0.5 per bed is provided within the plot.
- (iii) The number of nursing home shall be restricted to one nursing home per 15,000 population.
- (iv) Application for grant of permission by way of special appeal under the Master Plan to use the residential premises for the purpose of Nursing Home shall be made to the Authority;
- 5. The Nursing Home to be built on the locations indicated in the Zonal Development Plan or layout plan which the Authority may permit, shall be subject to the following building controls:
 - (a) the plot coverage shall not exceed 33.3%;
 - (b) maximum floor area ratio permissible shall be 100 ;
 - (c) basement shall be provided within prescribed building lines and shall be used only for parking and
 - (d) parking shall be provided at the rate of 0.5 equivalent car space per bed.
- 6. A person intending to use any land or building for purposes of nursing home shall, in addition to the permission of the Authority, also get himself registered under the Delhi Nursing Homes Registration Act, 1953.

.....

B-4

No. 196 Subject:- Regulations for clinics and Nursing Homes-
A-27.12.80 Use of residential premises for Doctor's
clinics and Nursing Homes.
(No. F.3(108)/78-MP.)
.....

P R E C I S

Attention is invited to the Authority's Resolution No. 201 dated 28.12.1978 (Appendix 'V' pages 95 to 107) in which the subject on the use of residential premises for clinics and nursing homes was discussed and it was resolved that the draft regulations be framed in this connection and be put up to the Authority for consideration. Since then there have been several discussions on the subject the most important of which is whether these should be considered as part of the larger issue of the mixed land uses or be taken up separately.

2. Keeping in view the decision of the Authority the draft regulations (Appendix "W" pages 108 to 110) have been formulated so that these may fit into the larger issue of mixed land uses.

3. The draft regulations mentioned above proposed to be called as "The Clinics and Nursing Homes Regulations, 1980" are placed before the Authority for its consideration.

R E S O L U T I O N

Resolved that the proposals contained in the Agenda be approved.