

दिल्ली विकास प्राधिकरण



मासिक सो. Master Plan.

टिपणी

पत्र व्यवहार

विषय

Agenda and Minutes of Tech. Comm.
dated 27.3.84.

पिछले संदर्भ

बाद क संदर्भ

MOST IMMEDIATE
MEETING NOTICE

MOST IMMEDIATE
MEETING NOTICE

DELHI DEVELOPMENT AUTHORITY
VIKAS MINAR, INDRAPRASTHA ESTATE
NEW DELHI.

No. F.1(4)/84-MP

Dated the 23-3-84

From:

S.R. Shome,
Asstt. Director (MP).

To

Please see the List Attached

Sir,

I am directed to say that the next meeting of the Tech. Committee of the Authority will be held on Tuesday, the 27-3-84 at 10-00 A.M. in the Conference Room of Delhi Development Authority, Vikas Minar, Indraprastha Estate, New Delhi.

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

3. The Agenda will be laid on the table ~~is enclosed.~~

Yours faithfully,

o/c
23/3/84
(S.R. SHOME)
ASSTT. DIRECTOR (MP).

Encl: As above.

1. ~~P.S. Majumdar~~, Chief Eng. P.W.D., Delhi Admn.
2. Secy. D.U.A.C., N.D.M.C. Commercial Complex,
3. Senior Architect (H&T.P.I.).
4. Deputy L. & D.O.
5. Chief Architect. (C.P.W.D.).
6. ~~Chief~~ Town Planner, MCD.
7. Deputy Commr. (P) Traffic.
8. Chief Architect (NDMC).
9. Secy. (L&B), Delhi Admn.
10. Chief Planner T&CPO.
11. Mr. ~~P.C. Valapangear~~, T & C.P.O.
12. Engineer Member, DDA.
13. Commr. (Planning) DDA.
14. Commr. (Land), DDA.
15. Director ^{CP} ~~(T)~~ DDA.
16. Director (P.P) DDA.
17. Chief Architect. (H).
18. ~~Addl. Director (PDW).~~
19. ~~Addl. Director (DC).~~
20. Joint Director (B).
21. ~~Joint Director (PP).~~
22. ~~R.S. Sibal. Eng. Officer L&D.O.~~
23. Joint Director ^{CP} ~~(T)~~.
24. ~~R.C. Sabharwal Architect (B.P).~~
25. P.C. to V.C. for information a/V.C.
26. Mr. ~~O.S. Gill Supdtg. Eng.~~
27. ~~General Manager, D.T.C. New Delhi.~~
28. ~~Sh. S.P. Vatts, Architect (CP).~~
29. Mr. ~~R.P. Rastogi, D.D. (CP).~~
30. Joint Director (ZP).

DD (2P) I

DD (2P) II

Security officers (DDA)

~~MOST IMMEDIATE~~

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3. Senior Architect (H&T.P.I.)

4. Deputy L & D.O.

✓ 5. Chief Architect. (C.P.W.D.)

✓ 6. Chief Town Planner, MCD. 26/3/84

7. Deputy Commr. (P) Traffic. 1/2/85

✓ 8. Chief Architect (NDMC). 1/2/85

9. Secy. (L&B), Delhi Admn. 26/3

10. Chief Planner I&CPO.

11. Mr. P.G. Valapanglicar, T & C.P.O. 26/3/84

12. Engineer Member, DDA.

13. Commr. (Planning) DDA.

14. Commr. (Land), DDA.

15. Director (TI) DDA.

16. Director (P.P) DDA.

17. Chief Architect. (H).

18. Addl. Director (PDW).

19. Addl. Director (DG).

20. Joint Director (B).

21. Joint Director (PP).

22. H.S. Sibal. Eng. Officer I&D.O.

23. Joint Director (TI).

24. R.C. Saharwal Architect (B.P).

25. P.G. to V.G. for Information a/V.C.

26. Mr. G.S. Gill. Supdtg. Eng. 26/3

27. General Manager, D.T.C. New Delhi.

28. Sh. S.P. Vatis, Architect (CP).

29. Mr. R.P. Rastogi, D.D. (CP).

30. Joint Director (ZP).

31. D.D. (ZP) I

32. D.D. (ZP) II

33. Security Officer D.D. A.

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

Agenda for the meeting of the Technical Committee to be held on Tuesday, the 27th March 1984, at 11 A.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. | Development controls for Rohini Project - Housing Scheme on plot sizes of 26 sq. mts., 32 sq. mts and 48 sq.mts. (F.20(27)/82-MP). | 1 to 3 |
| 2. | Proposal for the construction of building for the Indian Society of International Law at Bhagwan Dass Road, New Delhi. (F.16(62)/83-MP). | 4 to 6 |
| 3. | Proposal to change the land use of vacant land at Rohtak Road (Zone G-4). (F.20(2)83-MP). | 7 |
| 4. | Regarding allotment of additional land to Dev Samaj Modern School, Nehru Nagar, Delhi. (F.9(2)/84-MP). | 8 |
| 5. | Reg. change of land use of 19.75 acres of land in Zone F-7 (Okhla). (F.20(17)/81-MP). | 9 |
| 6. | Plans in respect of 8 Aurangzeb Road New Delhi - Proposal for building annexe to The Ambassador's Residence F16(13)MP | 10-11 |
| 7. | Allotment of 1700 Sq. mtrs. of land at Hanyalhas for Cultural and Indian Classical Dance Centre - Request for increase in FAR. | 12 |

Item No. Subject:- Development controls for Rohini Project-
1 Housing Scheme on plot sizes of 26 sq.
 mts. 32 sq. mts. and 48 sq. mts.

.....

The Project Planner (Rohini Project), DDA, has prepared the Houses designs for E.W.S., L.I.G. and M.I.G. groups. The building designs for M.I.G. housing have been formulated on the basis of 4-storeyed development in accordance with the floor space standards, applicable to the new pattern housing scheme.

2. Regarding the E.W.S. and L.I.G. houses design, these have been developed on 26 sq. mts., 32 sq. mts. and 48 sq. mts. on the basis of approved plotted system. E.W.S. plot of 26 sq. mts. is a single dwelling unit with provision of one room on first floor, whereas in case of L.I.G. plot of 48 sq. mts., two dwelling units on each floor are provided. The plot sizes and the physical space standard in the dwelling units on these plots conform to I.S.I. 8888-78 standards. There is a variation between the building bye-laws 1983 and the above referred I.S.I. standards. The Master Plan zoning regulations do not envisaged 26 sq. mts. or 32 sq. mts. in plot sizes. The minimum size of a

houses in single d.u./ 40 sq. yds. and two d.u.s housing it is 80 sq. yds.

3. The details of the built-up space on these sizes of the plots are given as below:-

Contd....

26 sq. mts. plots: There are three standard plans, prepared for 26 sq. mts. plot as Drawing No. R.1, R-2 and R-3. The proposed ground coverage varies between 7 to 77% with a variation in the setback lines, size of the room, kitchen, bath, W.C. and staircase from the norms/standards provided in the building bye-laws.

32 sq. mts. plots: One standard plan has been prepared for 32 sq. mts. plot with 71% ground coverage and with a variation in the size and dimension of kitchen, bath, W.C. and the staircase from the norms provided in the building bye-laws.

48 sq. mts. plots: The proposed ground coverage varies between 74 to 75% of the plot area with a variation in the standards for setback lines and dimensions of habitable rooms, kitchen, bath, W.C., passage and staircase from the normal building bye-laws.

4. These designs have been formulated keeping in view the I.S.I. standards, recommended for metropolitan cities of Calcutta, Bombay, Madras and Delhi. The building controls based on the standard design after legally approved would require the approval under the regulations and would form part of Building Bye-laws.

5. Earlier Technical Committee, in its meeting held on 26.8.82, discussed these regulations. The Technical Committee noted that these regulations can't be applied to Group housing and may only be considered for individual plot and should form part of bye-laws.

6. The matter was examined subsequently in detail and it was felt that the case needs further discussion at length

Contd.....

because of the large scale repercussions for such a large No. of plots. Accordingly, this matter was discussed in a meeting by Dir. (DC), Project Planner (Rohini), Joint Director (Bldg.) and Joint Dir. (ZP) on 20.2.84.

7. In the meeting, the Project Planner explained that the plot sizes of 26 and 32 sq. mts. are to be constructed as single dwelling unit on the basis of ISI standards whereas plot sizes of 48, 60 and 90 sq. mts. are to be developed as two dwelling units one on each floor for LIG and MIG whereas ^{of} plot ~~120~~ and 150 sq. mts. are to be utilised for construction of three dwelling units.

8. After going through the zoning regulations presently applicable in the Union Territory of Delhi, it is observed that the plot sizes of 90, 120 and 150 sq. mts. may be developed on the basis of the existing building regulations for which the ground coverage, number of floors and number of dwelling units are given in the present building regulations. The other categories in 48 and 60 sq. mts. will require modifications in the present regulations to the extent that each plot will be utilised for two dwelling units with a maximum coverage of 75% ^{of the plot} approved area and ^a maximum 150 FAR as two storeyed construction. In case of plot sizes of 26 and 32 sq. mts. the regulations will be required to be modified to maximum coverage 75% on the plot area with 125 FAR within two storeyed construction as single dwelling units.

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

Item No. 2 Subject:- Proposal for the construction of building for the Indian Society of International Law at Bhagwan Dass Road, New Delhi. (F.16(62)/83-MP).

.....

The Executive Engineer, Construction Division No. 2, C.P.W.D., submitted building plans for the Indian Society of International Law at Bhagwan Dass Road, New Delhi to N.D.M.C. for approval. The NDMC forwarded the proposal and requested to intimate them the development controls applicable to the plot in question.

2. The plot is located at Bhagwan Dass Road opposite the Supreme Court, in Zone D-3 of the Delhi Master Plan. The development controls applicable to the plot according to the re-development proposal for Zone D-3 based on the erstwhile NDRAC recommendations are as follows:-

| <u>S.No.</u> | <u>Description</u> | <u>Prescribed in the Z.D.P./NDRAC</u> | <u>Proposed by CPWD</u> |
|--------------|--------------------|---------------------------------------|-------------------------|
| (i) | Land use. | Institutional | Institutional |
| (ii) | Ground Cov. | 25% | 32.86% |
| (iii) | F.A.R. | 125 | 151.6 |
| (iv) | Height | 80'-0 | 75'-0 |
| (v) | Parking | | |

Auditorium = 0.25 equivalent Car space per seat.

Office space = 0.85 equivalent car space for 92.90 sq. mts. (1000 sq. ft.) of covered space.

Exhibition training library. = 0.2 equivalent car space for 92.90 sq. mts. (1000 sq.ft.) of the covered space.

(vi) The R/W of Bhagwan Dass Road is 120' whereas in the CPWD proposal it is mentioned as 90'.

(vii) The building envelope as per the CPWD scheme is not as per NDRAC recommendations.

Contd...

3. The above development controls were communicated to NDMC and NDMC was advised that the proposal needs modification. The scheme was subsequently rejected by NDMC.

4. The Senior Architect, CPWD then discussed the proposal with Director (DC), DDA and requested to reconsider the proposal. The clarifications given by CPWD on the objections put by NDMC are given below:-

N.D.M.C. Objections:

C.P.W.D. Clarifications

- | | |
|---|--|
| (i) Authentic proof for the area of the plot and decision/dimensions has not been submitted. | It is being provided. |
| (ii) Proposed Library in the basement is not permissible. | In the basement there is only a stack room and not the reading room of the Library. |
| (iii) Approval from Delhi Urban Art Commission has not been received. | The approval is being obtained from the DUAC separately. |
| (iv) As per the Plans R/W for Bhagwan Dass Road has been shown as 90 ft. whereas it should be 120 ft. | The right of way of Bhagwan Dass Road has been desired as 120 ft. whereas at site it is as present 167 ft. & 6 inches. |
| (v) Parking provided is not in order. | Since the Auditorium will be occupied only by the Members of the Institute who will be working/studying in the Institute, as such, the car parking of one car per 4 seats may not be applicable for this building. |
| (vi) The land use of plot is Institutional whereas on various floors offices have been proposed. | The floors where the office rooms have been proposed are actually to be carved out in different rooms where the group study of the individual cases is to be done by the scholars. One or two rooms may also be used for the administrative set-up of the Institute. |

Contd....

- (vii) The proposed building envelope is not in order.

The proposed building envelope is in order as the right of way is already more than specified. The front set-back has been provided more than specified in the Zonal Plan as the existing set-back of Indian Law Institute is also more than required. The side set back is also more than required. As such, we could not achieve at the back 25 ft. but we have provided 20 ft. space which may please be allowed.

- (viii) Proposed FAR is 151.6 against 125 permissible.

The Ground coverage of 33.33% and the height within 80 ft. as permissible in the Delhi Master Plan has been taken while designing the above-stated building. Although the FAR as calculated is 151.6 which will be reduced to 150.

From the above, it is observed that the main objection is of that of FAR. The proposed FAR/151.6 is much higher than the permissible FAR of 125.

5. The matter is placed before the Technical Committee for decision on the following points:-

- a) Adjustment in the envelope control.
- b) F.A.R. 150 instead of 125.
- c) Relaxation in the parking norms.

Item No-Sub:
3

Proposal to change the land use of vacant land at Rohtak Road. (Zone G-4), Delhi. (No.F.20(2)/83-MP).

.....

During a site visit to the Rohtak Road area, V.C., D.D.A. desired that land lying vacant adjacent to Golden Park on Rohtak Road, may be utilised for housing or commercial purposes to avoid encroachments. Accordingly, the area was surveyed and a scheme has been formulated for Self Finance Housing and Middle Income Group Housing. The land use of the entire land bounded by Railway Line on North, Rohtak Road on South, Lawrence Road on East and H.S.E.B. Residential Colony and Electric Sub-station on West, has been earmarked for 'Industrial use' (Light manufacturing) as per Master Plan and Zonal Plan for G-1 & 4. A regularised/unauthorised colony known as 'Golden Park' exists in the middle of the area. The Group Housing pockets proposed are one between Rohtak Road and Golden Park, Pocket 'A', and the other between Golden Park and Railway line named as 'Pocket 'B''. The details about number of flats in two pockets as per the Layout Plan (Sheet No.218-L/1, laid on the table). are given below:-

- (i) Pocket A: 240 cat.III S.F.S. flats proposed on total area of 3.26 hec.
- (ii) Pocket B: 528 MIG DUs proposed on total area of 4.24 hec.

The total area of both the pockets is 7.5 hec. proposed for group housing and has been indicated in the part Zonal Plan for G-1 & 4 (laid on the table).

2. The proposal was considered by the Technical Committee meeting held on 24.11.83, for approval of change in land use from 'Industrial' to 'Residential' (Group Housing) and the Technical Committee observed that the land available for development is in two pockets intercepted by an existing residential use, which has been regularised as 'Golden Park' unauthorised colony and felt that the use other than residential for these two pockets would not be advisable. It has, therefore, recommended that the area be developed as 'residential' with proper essential community facilities like school, parks etc. and the land use change be processed from 'Industrial use' to 'Residential use' for these pockets. Subsequently, the proposal was also examined by Perspective Planning Wing in the light of Perspective Plan Delhi 2001. In the plan they have observed that according to perspective plan proposals this area is proposed for facility centre and service centre. Some workshops other activities which would need to be shifted due to the construction of Zakhira overbridge would be accommodated at this site.

The matter is placed before the Technical Committee for consideration.

Item No. Sub:-
4

Regarding allotment of additional land
to Dev Samaj Modern School, Nehru Nagar,
Delhi.

(File No.9/2/84-MP)

....

Reference has been received from the
Lt.Governor, Delhi regarding allotment of additional
land to Dev Samaj Modern School, Nehru Nagar, Delhi.
A piece of land lying on the West of Dev Samaj Modern
School, Nehru Nagar, is lying vacant and is requested
for by the School for its expansion and playground.

2. The matter has been examined and was also
discussed with the Principal, Dev Samaj Modern School.
The school is functioning on 10+2 basis and the land
presently occupied by the school is 2 acres. The
school is located in zone D-19 and according to the
approved zonal development plan, the site is shown
for Hr.Secondary School. The area to the East of
the existing school is also shown for a Hr.Secondary
School site. In the zonal plan, this land is rocky
and lying vacant. The Principal of the School
informed that they want land towards the north of
the existing school which is also lying vacant.
In the zonal plan, a huge chunk of land measuring
10-15 acres of land in the north of Dev Samaj Modern
School is indicted for 'residential' use. This land
is lying vacant and belongs to L&DO. Presently the
land is with DDA for care and maintenance.

3. According to the land requirement for a
Hr.Sec.School 4 acres is normally allocated for
this purpose. Since the school is presently functioning
in 2 acres of land, it is suggested that additional
land upto 2 acres may be allotted to the school authority.

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

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Item No. 5 Sub:

Regarding change of land use of 19.75 acres of land in Zone F-7(Okhla)

- i) Change of land use of 0.81 hect. (2.00 acres) from 'Social and Cultural Institution' to 'residential' (Group Housing)'.
 - ii) Change of land use of 0.17 hect. (0.42 acre) from 'Circulation' to 'residential' (Group Housing)'.
 - iii) Change of land use of 7.01 hect. (17.33 acres) from 'recreational' to 'residential (Group Housing)'. (F.20(17)/81-MP).....

Reference is invited to Authority's Resolution No.52 dated 1.2.83 (Appendix-A) in which the Authority approved the change of land use of an area measuring 20 acres from 'recreational' to 'residential use'. Accordingly the Ministry of Works & Housing was requested to issue a final notification for the said change of land use.

2. The Ministry of Works & Housing vide letter dated 31.5.83 asked for the following clarifications:-

- i) About the difference in area proposed for change of land use mentioned in the public notice dated 16.10.82 and that of in the Authority resolution dated 1.2.83 and
- ii) In the Public Notice a total of 19.75 acres of land in three pockets under 'social & cultural institution', 'Circulation' and 'recreational' was proposed to be changed to 'residential' (Group Housing) whereas in the resolution a total of 20 acres of land was proposed to be changed from 'recreational' to 'residential (Group Housing)'. Although the Ministry of Works & Housing was clarified vide letter dated 11.7.83 that the discrepancy in the area may be taken care of while issuing the final notification by the Ministry, they are insisting for a fresh resolution from the Authority in accordance with the changes published vide Public Notice dated 16.10.82 (Appendix-B).

3. The matter is now placed before the Technical Committee for consideration of the following land use changes:-

- i) Change of land use of 0.81^{hect.} (2.00 acres) from 'Social and Cultural Institution' to 'Residential' (Group Housing)'.
 - ii) Change of land use of 0.17 hect. (0.42 acre) from 'Circulation' to 'residential' (Group Housing).
 - iii) Change of land use of 7.01 hecets. (17.33 acres) from 'recreational' to 'residential (Group Housing)'.
 - iv) Change of land use of 7.01 hect. (17.33 acres) from 'recreational' to 'residential (Group Housing)'. (F.20(17)/81-MP).....

Item No. Subject: Plans in respect of 8 Aurangzeb Road New
6 Delhi - Proposal for building annexe to
 the Ambassador's Residence. (F.16(13)/84-MP).

References have been received from Delhi Urban Arts Commission and New Delhi Municipal Committee to examine the proposal for the construction of a building for annexe at 8-Aurangzeb Road, New Delhi, in the property owned by the Embassy of Brazil. The Brazil Embassy is having a temporary building, which is being used in the form of an annexe and is proposed to be demolished and to put up a two storey building.

2. The matter has been examined and it is observed that the plot is located in zone D-11 & D-12. The land use of the plot is earmarked for residential purpose. The re-development scheme prepared by the erstwhile New Delhi Redevelopment Advisory Committee indicates this plot for residential purpose and partly in the form of a green linkage to the neighbourhood park. The proposed annexe building is within the envelop control earmarked in the redevelopment scheme. According to the redevelopment proposals for this zone, the maximum ground coverage permissible on a plot is 25 percent and FAR is not more than 75. The height of the building as per the latest directions issued by the Lt. Governor, Delhi, about this area is 45 ft. The NDRAC has suggested that the building to be constructed on stilt so that the parking could be provided and the space below could also be used as land-scape.

3. In the proposed scheme, a two storey building within 38 ft height has been proposed within the envelop control but without stilt floor. The building is proposed in such a manner that it harmonizes with the existing main structure. No other proposal has been indicated on the plan either for the demolition of / either the existing building or alterations. The project is connected with the Diplomatic Mission and the use, as suggested for the building, is for Ambassador's office, Reception Hall etc.

contd...

4. On a discussion with the Architect, it has been informed that this plot has been purchased by the Embassy of Brazil sometime in 1960 and the certified ~~true~~ copy of the sale deed of the year 1959-60 was submitted. It was further explained that as they do not have chancellery building separately, and therefore, its functions are from this particular site. Once the chancellery building is constructed somewhere else in the future then this plot will be used as Ambassador's residence and the proposed extension will be used for the stay of the guests to the Embassy.

5. As the proposal is within the envelop control, height restrictions and within the ground coverage & FAR, the matter may be considered. However, while discussing the matter, the points relating to the stilt floor, some of the existing building falling in the set back lines etc. will have to be taken into consideration.

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

Item No.
7

Sub: Allotment of 1700 sq. mtrs. of land at Hauz Khas for Cultural and Indian Classical Dance Centre - Request for increase in FAR.

The Nritya Kaustubha Cultural Society (Regd.) has been allotted a piece of land measuring 1700 sq. mtrs. at Hauz Khas for the construction of a building to hold the institutional & cultural activities. Kumari Yamini Krishnamurty, who is the promoter of this project, has made a request that she may be allowed FAR of 150 instead of 100 as applicable to the plot. The matter was examined in-detail and she was informed that normally on institutional plot less than 2 acres, the maximum ground coverage is $33\frac{1}{3}$ per cent and FAR 100 and she should prepare the scheme accordingly. Subsequently, she has represented that in order to have the full utilisation of the space and to cater the various needs of the institution, they should be allowed to have a FAR of 150 so that they can prepare the scheme accordingly.

2. The matter has been examined in-detail and it is observed that the plot is located on 80ft wide road in Hauz Khas area and according to the statement of the proposed building, the total floor space worked-out to 29000 sq.ft. on all the floors which includes the general floor space required for institution for the purpose of entrance, on reception and administration and various specialised activities of the institution. She has also proposed class rooms, library-cum-museum, conference room for delegates, guest room with attached toilet etc. With a careful study, it works out to about 20000 sq.ft. which will be sufficient to make the essential requirements. As per the zoning regulations, ground floor coverage to the extent of $33\frac{1}{3}$ per cent is permissible and FAR 100 is generally permitted for institutional uses, which will give about 18,700 sq.ft. Therefore, the matter could be seen by the Technical Committee whether the floor space to the extent of 20,000 sq.ft. which is needed on the basis of deleting some of the floor spaces or the floor space to the extent of 29,000 sq.ft. is asked for is to be considered.

Appendix - A to Item No. 5

No. 52 Sub:- Proposal for change of land use from
 1.2.83 'Recreational' (Driving School) to
 'Residential' (Group Housing)
 F.20(17)/81-MP.

P R E C I S

Reference is invited to Authority's Resolution No. 79 dated 25.6.81 vide which it was decided to change the land use of 20 acres of land from 'Recreational' to 'Residential' in Zone F-1 & F-7. Accordingly, the Govt. of India, Ministry of Works & Housing were requested to convey the approval of the Central Govt. to issue a public notice under Section 11-A of the ^{Delhi} Development Act 1957 for the change of land use of 20 acres of land. The Govt. of India vide their letter No. K-13011/8/81-DDIIA dated 19.4.82 conveyed the Govt.'s approval to issue a public notice for the said change in land use subject to the condition that the approval does not constitute the acceptance of the proposal for the change of land use by the Ministry and the Ministry would examine the merits of the case on the final proposal from the DDA after DDA have screened the objection/suggestions, if any, received in response to the public notice and till then any development/construction activity may not be undertaken/permitted to be undertaken at site.

2. Accordingly, a public notice inviting objection/Suggestion was issued on 16th October, 1982. In response to the public notice no objection/suggestion has been received. However a letter No. 3-55/76.Tech. (F.1&7) dated 24th Nov. 82

(Appendix _____) has been received, in the

Contd...../-

form of objection, from the Town & Country Plg. Orgn. T.C.P.O. have opined, inter-alia, that any change of land use from 'recreational use' to other land use at this stage will be most undesirable especially when DDA is in the midst of preparing a new perspective plan for Delhi 2001.

3. The Chief Architect and the Executive Engineer, CD III, DDA, informed that the work has already been awarded and the DDA has incurred an expenditure of Rs. 25 lakhs approx. in the scheme for the construction of Group Housing under Self Financing Scheme Category II & III, on earth filling, drainage work, pile foundation and building construction work, the first floor roof have also been cast. In view of this, it is observed that it would not be desirable to hold back the scheme and the change of land use may be processed further.

4. The Technical Committee considered the matter in its meeting held on 10th December, 1982 and recommended that the matter be placed before the Authority.

5. The case is placed before the Authority for its consideration and approval for change of land use of an area measuring 20 acres from 'recreational land use' to 'residential use'.

RESOLUTION

Resolved that the proposal contained in the agenda item be approved.

.....

Appendix 'O' to Item No. 52

Town and Country Planning Organisation
Government of India
Ministry of Works and Housing

F.No. 3-55/76.Tech.

"E Block, Vikas Bhavan,
New Delhi-110002.
Dated the 24th Nov. 1982.

To

The Secretary,
Delhi Development Authority,
Vikas Minar,
NEW DELHI.

Sub:- Objection/Suggestion on DDA's Public Notice
No. F.20(1)/81-MP

Sir,

I am to refer to Deputy Director (MP)'s letter No. F.20 (17)81-MP dated 26.10.82 and to say that the proposals made in the DDA's Public Notice mentioned above have been examined and our views are as under.

1. Earlier, DDA has desired the change of land use of 20 acres from "Recreational" (Driving School) to "Residential"-land falling in Zone F-7. Now the area has been slightly reduced in the notification and brought down to 17.3 acres. In any case, TCPO had objected to using such recreational areas for other purposes thereby considerably reducing the total open space provided in the master plan and reducing the recreational space available.
2. This organisation has sent to the Ministry its objection to this change of land use, a copy of which is available with DDA. It was specifically mentioned that DDA has changed the land use of various recreational areas for other purposes and such areas exceed more than 500 acres or so. This is a serious matter for the city like Delhi where recreational areas which are vitally required for the well-being and proper development of its citizens are being reduced continuously without assigning any specific reasons and also justifying that such changes are required for the overall development of the zones in which such lands are located and without indicating alternative recreational areas to make up for such deficiencies.

In view of above, this organisation is of the opinion that any change of land use from recreational to other land use at this stage will be most undesirable-especially when DDA is in the midst of preparing a new perspective plan for Delhi-2001.

It is requested that DDA may re-consider this change of land use.

Yours faithfully,

(P.G. Valsangker)
Town and Country Planner

B-1.

Appendix - B to item No. 5.

DELHI DEVELOPMENT AUTHORITY

PUBLIC NOTICE.

No.F.20(17)/81-M.P.

The following modifications, which the Central Govt. proposes to make to the Master Plan/Zonal Plan for Delhi are hereby published for public information. Any person having any objection or suggestion with respect to the proposed modifications may send the objection or suggestion in writing to the Secretary, Delhi Development Authority, Vikas Minar, Indraprastha Estate, New Delhi within a period of thirty days from the date of this notice. The person making the objection or suggestion should also give his name and address:-

MODIFICATIONS:

- i) "The land use of an area measuring about 0.81 hec. (2.00 acres) falling in zone F-7 and bounded by the 'Social Cultural Institutions' towards its north-west and north-east, 18.3 mts. (60 ft.) right-of-way road and residential area (Sukhdev Vihar) towards its South-West and a 18.3 mts. (60 ft.) right-of-way road on its South-East is proposed to be changed from 'Social & Cultural Institutions' to 'Residential' (Group Housing)".
- ii) The land use of an area measuring about 0.17 hect. (0.42 acre), falling in zone F-7, and bounded by Social and Cultural Institutions towards its North-West and North-East recreational land use towards its South-East is proposed to be changed from 'Circulation' to 'Residential' (Group Housing).
- iii) The land use of an area measuring about 7.01 hec. (17.33 acres) falling in zone F-7 and bounded by recreational use towards its North-East, 18.3 mts. (60 ft.) road right-of-way and residential area (Sukhdev Vihar), towards its North-West, educational (Central Road Research Institute) towards its South-West, and 'recreational area' towards its South-East is proposed to be changed from 'Recreational' land use to 'residential' (Group Housing)."

2. The plans indicating the proposed modifications will be available for inspection at the office of the Authority, Vikas Minar, Indraprastha Estate, New Delhi on all working days except Saturday, within the period referred to above.

VIKAS MINAR,
INDRAPRASTHA ESTATE,
NEW DELHI.

SECRETARY
DELHI DEVELOPMENT AUTHORITY.

DATED THE 16.10.82.

Agenda for the meeting of the Technical Committee to be held on Tuesday, the 27th March 1984, at 11 A.M. in the Conference Room of Delhi Development Authority, Vikas Minar, I.P. Estate, New Delhi.

Sl. No. Subject. Page No.

1. Development controls for Rohini Project - 1 to 3
Housing Scheme on plot sizes of 26 sq. mts., 32 sq. mts and 48 sq. mts. (F.20(27)/82-MP).
2. Proposal for the construction of building for the Indian Society of International Law at Bhagwan Dass Road, New Delhi. (F.16(62)/83-MP).
3. Proposal to change the land use of vacant land at Rohini Road (Zone G-4). (F.20(2)83-MP).
4. Regarding allotment of additional land to Dev Samaj Modern School, Nehru Nagar, Delhi. (F.9(2)/84-MP).
5. Reg. change of land use of 19.75 acres of land in Zone F-7 (Okhla). (F.20(17)/81-MP).

6. Plans in respect of 8 Harekesh Road 10-11
New Delhi - for building annex
The Ambassador, Regd. Office. F16(13)84-MP

7. Allotment of 1700 sq. mts. of land at
Harekesh Road for cultural and Indian
classical Dance Centre - Request
for increase in FAR.

Item No. Subject:- Development controls for Rohini Project-
 I Housing Scheme on plot sizes of 26 sq.
 mts. 32 sq. mts. and 48 sq. mts.

.....

The Project Planner (Rohini Project), DDA, has prepared the Houses designs for E.W.S., L.I.G. and M.I.G. groups. The building designs for M.I.G. housing have been formulated on the basis of 4-storeyed development in accordance with the floor space standards, applicable to the new pattern housing scheme.

houses in single d.u./ 40 sq. yds. and two d.u.s housing it is 80 sq. yds.

3. The details of the built-up space on these sizes of the plots are given as below:-

Contd. . . .

26 sq. mts. plots: There are three standard plans, prepared for 26 sq. mts. plot as Drawing No. R.1, R-2 and R-3. The proposed ground coverage varies between 7. to 77% with a variation in the setback lines, size of the room, kitchen, bath, W.C. and staircase from the norms/standards provided in the building bye-laws.

32 sq. mts. plots: One standard plan has been ^{prepared} for 32 sq. mts. plot with 71% ground coverage and with a variation ⁱⁿ the size and dimension of kitchen, bath, W.C. and the staircase from the norms provided in the building bye-laws.

48 sq. mts. plots: The proposed ground coverage varies between 74 to 75% of the plot area with a variation in the standards for setback lines and dimensions of habitable rooms, kitchen, bath, W.C., passage and staircase from the normal building bye-laws.

4. These designs have been formulated keeping in view the I.S.I. standards, recommended for metropolitan cities of Calcutta, Bombay, Madras and Delhi. The building controls based on the standard design after legally approved would require the approval under the regulations and would form part Building Bye-laws.

5. Earlier ^{the} Technical Committee, in its meeting held on 26.8.82, discussed these regulations. The Technical Committee noted that these regulations can't be applied to Group housing and may only be considered for individual plot and should form part of bye-laws.

6. The matter was examined subsequently in detail and it was felt that the case needs further discussion at length

Contd.....

because of the large scale repercussions for such a large No. of plots. Accordingly, this matter was discussed in a meeting by Dir. (DC), Project Planner (Rohini), Joint Director (Bldg.) and Joint Dir. (DP) on 20.2.84.

7. In the meeting, the Project Planner explained that the plot sizes of 26 and 32 sq. mts. are to be constructed as single dwelling unit on the basis of ISI standards whereas plot sizes of 48, 60 and 90 sq. mts. are to be developed as two dwelling units one on each floor for LIG and MIG whereas ^{of} plot ~~of~~ 120 and 150 sq. mts. are to be utilised for construction of three dwelling units.

8. After going through the zoning regulations presently applicable in the Union Territory of Delhi, it is observed that the plot sizes of 90, 120 and 150 sq. mts. may be developed on the basis of the existing building regulations for which the ground coverage, number of floors and number of dwelling units are given in the present building regulations. The other categories in 48 and 60 sq. mts. will require modifications in the present regulations to the extent that each plot will be utilised for two dwelling units with a ^{of the plot} maximum coverage of 75% ^a approved area and ^a maximum 150 FAR as two storeyed construction. In case of plot sizes of 26 and 32 sq. mts. the regulations will be required to be modified to maximum coverage 75% on the plot area with 125 FAR within two storeyed construction as single dwelling units.

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

Item No. 2 Subject:- Proposal for the construction of building for the Indian Society of International Law at Bhagwan Dass Road, New Delhi. (F.16(62)/83-MP).

.....

The Executive Engineer, Construction Division No. 2, C.P.W.D., submitted building plans for the Indian Society of International Law at Bhagwan Dass Road, New Delhi to N.D.M.C. for approval. The NDMC forwarded the proposal and requested to intimate them the development controls applicable to the plot in question.

2. The plot is located at Bhagwan Dass Road opposite the Supreme Court, in Zone D-3 of the Delhi Master Plan. The development controls applicable to the plot according to the re-development proposal for Zone D-3 based on the erstwhile NDRAC recommendations are as follows:-

| <u>S.No.</u> | <u>Description</u> | <u>Prescribed in the Z.D.P./NDRAC</u> | <u>Proposed by CPWD</u> |
|------------------------------|---|---|-----------------------------|
| (i) | Land use. | Institutional | Institutional |
| (ii) | Ground Cov. | 25% | 32.86% |
| (iii) | F.A.R. | 125 | 151.6 |
| (iv) | Height | 80'-0 | 75'-0 |
| (v) | Parking | | |
| Auditorium | = | 0.25 equivalent Car space per seat. | |
| Office space | = | 0.85 equivalent car space for 92.90 sq. mts. (1000 sq. ft.) of covered space. | |
| Exhibition training library. | = | 0.2 equivalent car space for 92.90 sq. mts. (1000 sq.ft.) of the covered space. | |
| (vi) | The R/W of Bhagwan Dass Road is 120' whereas in the CPWD proposal it is mentioned as 90'. | | |
| (vii) | The building envelope as per the CPWD scheme is not as per NDRAC recommendations. | | |

Contd...

3. The above development controls were communicated to NDMC and NDMC was advised that the proposal needs modification. The scheme was subsequently rejected by NDMC.

4. The Senior Architect, CPWD then discussed the proposal with Director (DC), DDA and requested to reconsider the proposal. The clarifications given by CPWD on the objections put by NDMC are given below:-

N.D.M.C. Objections:

C.P.W.D. Clarifications

- | | |
|---|--|
| (i) Authentic proof for the area of the plot and decision/dimensions has not been submitted. | It is being provided. |
| (ii) Proposed Library in the basement is not permissible. | In the basement there is only a stack room and not the reading room of the Library. |
| (iii) Approval from Delhi Urban Art Commission has not been received. | The approval is being obtained from the DUAC separately. |
| (iv) As per the Plans R/W for Bhagwan Dass Road has been shown as 90 ft. whereas it should be 120 ft. | The right of way of Bhagwan Dass Road has been desired as 120 ft. whereas at site it is as present 167 ft. & 6 inches. |
| (v) Parking provided is not in order. | Since the Auditorium will be occupied only by the Members of the Institute who will be working/ studying in the Institute, as such, the car parking of one car per 4 seats may not be applicable for this building. |
| (vi) The land use of plot is Institutional whereas on various floors offices have been proposed. | The floors where the office rooms have been proposed are actually to be carved out in different rooms where the group study of the individual cases is to be done by the scholars. One or two rooms may also be used for the administrative set-up of the Institute. |

Contd....

- (vii) The proposed building envelope is not in order.

The proposed building envelope is in order as the right of way is already more than specified. The front set-back has been provided more than specified in the Zonal Plan as the existing set-back of Indian Law Institute is also more than required. The side set back is also more than required. As such, we could not achieve at the back 25 ft. but we have provided 20 ft. space which may please be allowed.

- (viii) Proposed FAR is 151.6 against 125 permissible.

The Ground coverage of 33.33% and the height within 80 ft. as permissible in the Delhi Master Plan has been taken while designing the above-stated building. Although the FAR as calculated is 151.6 which will be reduced to 150.

From the above, it is observed that the main objection is of that of FAR. The proposed FAR/151.6 is much higher than the permissible FAR of 125.

5. The matter is placed before the Technical Committee for decision on the following points:-

- a) Adjustment in the envelope control.
- b) F.A.R. 150 instead of 125.
- c) Relaxation in the parking norms.

Item No-Sub:
3

Proposal to change the land use of vacant land at Rohtak Road. (Zone G-4), Delhi. (No.F.20(2)/83-MP).

.....

During a site visit to the Rohtak Road area, V.C., D.D.A. desired that land laying vacant adjacent to Golden Park on Rohtak Road, may be utilised for housing or commercial purposes to avoid encroachments. Accordingly, the area was surveyed and a scheme has been formulated for Self Finance Housing and Middle Income Group Housing. The land use of the entire land bounded by Railway Line on North, Rohtak Road on South, Lawrence Road on East and H.S.E.B. Residential Colony and Electric Sub-station on West, has been earmarked for 'Industrial use' (Light manufacturing) as per Master Plan and Zonal Plan for G-1 & 4. A regularised/unauthorised colony known as 'Golden Park' exists in the middle of the area. The Group Housing pockets proposed are one between Rohtak Road and Golden Park, Pocket 'A', and the other between Golden Park and Railway line named as 'Pocket 'B'. The details about number of flats in two pockets as per the Layout Plan (Sheet No.218-L/1, laid on the table). are given below:-

- (i) Pocket A: 240 cat.III S.F.S. flats proposed on total area of 3.26 hec.
- (ii) Pocket B: 528 MIG DUs proposed on total area of 4.24 hec.

The total area of both the pockets is 7.5 hec. proposed for group housing and has been indicated in the part Zonal Plan for G-1 & 4 (laid on the table).

2. The proposal was considered by the Technical Committee meeting held on 24.11.83, for approval of change in land use from 'Industrial' to 'Residential' (Group Housing) and the Technical Committee observed that the land available for development is in two pockets intercepted by an existing residential use, which has been regularised as 'Golden Park' unauthorised colony and felt that the use other than residential for these two pockets would not be advisable. It has, therefore, recommended that the area be developed as 'residential' with proper essential community facilities like school, parks etc. and the land use change be processed from 'Industrial use' to 'Residential use' for these pockets. Subsequently, the proposal was also examined by Perspective Planning Wing in the light of Perspective Plan Delhi 2001. In the plan they have observed that according to perspective plan proposals this area is proposed for facility centre and service centre. Some workshops other activities which would need to be shifted due to the construction of Zakhira overbridge would be accommodated at this site.

The matter is placed before the Technical Committee for consideration.

Item No. Sub:-
4

Regarding allotment of additional land to Dev Samaj Modern School, Nehru Nagar, Delhi.

(File No.9/2/84-MP)

....

Reference has been received from the Lt. Governor, Delhi regarding allotment of additional land to Dev Samaj Modern School, Nehru Nagar, Delhi. A piece of land lying on the West of Dev Samaj Modern School, Nehru Nagar, is lying vacant and is requested for by the School for its expansion and playground.

2. The matter has been examined and was also discussed with the Principal, Dev Samaj Modern School. The school is functioning on 10+2 basis and the land presently occupied by the school is 2 acres. The school is located in zone D-19 and according to the approved zonal development plan, the site is shown for Hr. Secondary School. The area to the East of the existing school is also shown for a Hr. Secondary School site. In the zonal plan, this land is rocky and lying vacant. The Principal of the School informed that they want land towards the north of the existing school which is also lying vacant. In the zonal plan, a huge chunk of land measuring 10-15 acres of land in the north of Dev Samaj Modern School is indicted for 'residential' use. This land is lying vacant and belongs to L&DO. Presently the land is with DDA for care and maintenance.

3. According to the land requirement for a Hr. Sec. School 4 acres is normally allocated for this purpose. Since the school is presently functioning in 2 acres of land, it is suggested that additional land upto 2 acres may be allotted to the school authority.

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

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Item No.
5 Sub:

Regarding change of land use of 19.75 acres of land in Zone F-7(Okhla)

- i) Change of land use of 0.81 hect. (2.00 acres) from 'Social and Cultural Institution to 'residential' (Group Housing)'.
- ii) Change of land use of 0.17 hect. (0.42 acre) from 'Circulation' to 'residential' (Group Housing)'.
- iii) Change of land use of 7.01 hect. (17.33 acres) from 'recreational' to 'residential (Group Housing)'. (F.20(17)/81-MP).....

Reference is invited to Authority's Resolution No.52 dated 1.2.83 (Appendix-A) in which the Authority approved the change of land use of an area measuring 20 acres from 'recreational' to 'residential use'. Accordingly the Ministry of Works & Housing was requested to issue a final notification for the said change of land use.

2. The Ministry of Works & Housing vide letter dated 31.5.83 asked for the following clarifications:-

- i) About the difference in area proposed for change of land use mentioned in the public notice dated 16.10.82 and that of in the Authority resolution dated 1.2.83 and
- ii) In the Public Notice a total of 19.75 acres of land in three pockets under 'social & cultural institution', 'Circulation' and 'recreational' was proposed to be changed to 'residential' (Group Housing) whereas in the resolution a total of 20 acres of land was proposed to be changed from 'recreational' to 'residential (Group Housing)'. Although the Ministry of Works & Housing was clarified vide letter dated 11.7.83 that the discrepancy in the area may be taken care of while issuing the final notification by the Ministry, they are insisting for a fresh resolution from the Authority in accordance with the changes published vide Public Notice dated 16.10.82 (Appendix-B).

3. The matter is now placed before the Technical Committee for consideration of the following land use changes:-

- i) Change of land use of 0.81^{hect.} (2.00 acres) from 'Social and Cultural Institution to 'Residential' (Group Housing)'.
- ii) Change of land use of 0.17 hect. (0.42 acre) from 'Circulation' to 'residential' (Group Housing).
- iii) Change of land use of 7.01 hecets. (17.33 acres) from 'recreational' to 'residential (Group Housing)'.

Item No. Subject: Plans in respect of 8 Aurangzeb Road New
6 Delhi - Proposal for building annexe to
the Ambassador's Residence. (F.16(13)/84-MP).

References have been received from Delhi Urban Arts Commission and New Delhi Municipal Committee to examine the proposal for the construction of a building for annexe at 8-Aurangzeb Road, New Delhi, in the property owned by the Embassy of Brazil. The Brazil Embassy is having a temporary building, which is being used in the form of an annexe and is proposed to be demolished and to put up a two storey building.

2. The matter has been examined and it is observed that the plot is located in zone D-11 & D-12. The land use of the plot is ear-marked for residential purpose. The re-development scheme prepared by the erstwhile New Delhi Redevelopment Advisory Committee indicates this plot for residential purpose and partly in the form of a green linkage to the neighbourhood park. The proposed annexe building is within the envelop control ear-marked in the redevelopment scheme. According to the redevelopment proposals for this zone, the maximum ground coverage permissible on a plot is 25 percent and FAR is not more than 75. The height of the building as per the latest directions issued by the Lt. Governor, Delhi, about this area is 45 ft. The NDRAC has suggested that the building to be constructed on stilt so that the parking could be provided and the space below could also be used as land-scape.

3. In the proposed scheme, a two storey building within 38 ft height has been proposed within the envelop control but without stilt floor. The building is proposed in such a manner that it harmonizes with the existing main structure. No other proposal has been indicated on the plan either for the demolition of ^{either the} existing ~~building~~ ^{or} any additions or alterations. The project is connected with the Diplomatic Mission and the use, as suggested for the building, is for Ambassador's office, Reception Hall etc.

contd...

4. On a discussion with the Architect, it has been informed that this plot has been purchased by the Embassy of Brazil sometime in 1960 and the certified ~~true~~ copy of the sale deed of the year 1959-60 was submitted. It was further explained that as they do not have chancellery building separately, and therefore, its functions are from this particular site. Once the chancellery building is constructed somewhere else in the future then this plot will be used as Ambassador's residence and the proposed extension will be used for the stay of the guests to the Embassy.

5. As the proposal is within the envelop control, height restrictions and within the ground coverage & FAR, the matter may be considered. However, while discussing the matter, the points relating to the stilt floor, some of the existing building falling in the set back lines etc. will have to be taken into consideration.

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

Item No.
7

Sub: Allotment of 1700 sq. mtrs. of land at Hauz Khas for Cultural and Indian Classical Dance Centre - Request for increase in FAR.

The Nritya Kaustubha Cultural Society (Regd.) has been allotted a piece of land measuring 1700 sq. mtrs. at Hauz Khas for the construction of a building to hold the institutional & cultural activities. Kumari Yamini Krishnamurty, who is the promoter of this project, has made a request that she may be allowed FAR of 150 instead of 100 as applicable to the plot. The matter was examined in-detail and she was informed that normally on institutional plot less than 2 acres, the maximum ground coverage is $33\frac{1}{3}$ per cent and FAR 100 and she should prepare the scheme accordingly. Subsequently, she has represented that in order to have the full utilisation of the space and to cater the various needs of the institution, they should be allowed to have a FAR of 150 so that they can prepare the scheme accordingly.

2. The matter has been examined in-detail and it is observed that the plot is located on 80ft wide road in Hauz Khas area and according to the statement of the proposed building, the total floor space worked-out to 29000 sq.ft. on all the floors which includes the general floor space required for institution for the purpose of entrance, on reception and administration and various specialised activities of the institution. She has also proposed class rooms, library-cum-museum, conference room for delegates, guest room with attached toilet etc. With a careful study, it works out to about 20000 sq.ft. which will be sufficient to make the essential requirements. As per the zoning regulations, ground floor coverage to the extent of $33\frac{1}{3}$ per cent is permissible and FAR 100 is generally permitted for institutional uses, which will give about 18,700 sq.ft. Therefore, the matter could be seen by the Technical Committee whether the floor space to the extent of 20,000 sq.ft. which is needed on the basis of deleting some of the floor spaces or the floor space to the extent of 29,000 sq.ft. is asked for is to be considered.

Appendix - A to item No. 5No.
52

1.2.83

Sub:- Proposal for change of land use from
'Recreational' (Driving School) to
'Residential' (Group Housing)
F.20(17)/81-MP.

P R E C I S

Reference is invited to Authority's Resolution No. 79 dated 25.6.81 vide which it was decided to change the land use of 20 acres of land from 'Recreational' to 'Residential' in Zone F-1 & F-7. Accordingly, the Govt. of India, Ministry of Works & Housing were requested to convey the approval of the Central Govt. to issue a public notice under Section 11-A of the ^{Delhi} Development Act 1957 for the change of land use of 20 acres of land. The Govt. of India vide their letter No. K-13011/8/81-DDIIA dated 19.4.82 conveyed the Govt.'s approval to issue a public notice for the said change in land use subject to the condition that the approval does not constitute the acceptance of the proposal for the change of land use by the Ministry and the Ministry would examine the merits of the case on the final proposal from the DDA after DDA have screened the objection/suggestions, if any, received in response to the public notice and till then any development/construction activity may not be undertaken/permitted to be undertaken at site.

2. Accordingly, a public notice inviting objection/Suggestion was issued on 16th October, 1982. In response to the public notice no objection/suggestion has been received. However a letter No. 3-55/76.Tech. (F.1&7) dated 24th Nov. 82

(Appendix _____) has been received, in the

Contd...../-

form of objection, from the Town & Country Plg. Orgn. T.C.P.O. have opined, inter-alia, that any change of land use from 'recreational use' to other land use at this stage will be most undesirable especially when DDA is in the midst of preparing a new perspective plan for Delhi 2001.

3. The Chief Architect and the Executive Engineer, CD III, DDA, informed that the work has already been awarded and the DDA has incurred an expenditure of Rs. 25 lakhs approx. in the scheme for the construction of Group Housing under Self Financing Scheme Category II & III, on earth filling, drainage work, pile foundation and building construction work, the first floor roof have also been cast. In view of this, it is observed that it would not be desirable to hold back the scheme and the change of land use may be processed further.

4. The Technical Committee considered the matter in its meeting held on 10th December, 1982 and recommended that the matter be placed before the Authority.

5. The case is placed before the Authority for its consideration and approval for change of land use of an area measuring 20 acres from 'recreational land use' to 'residential use'.

RESOLUTION

Resolved that the proposal contained in the agenda item be approved.

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Appendix 'O' to Item No. 52

Town and Country Planning Organisation
Government of India
Ministry of Works and Housing

F.No. 3-55/76.Tech.

"E Block, Vikas Bhavan,
New Delhi-110002.
Dated the 24th Nov. 1982.

To

The Secretary,
Delhi Development Authority,
Vikas Minar,
NEW DELHI.

Sub:- Objection/Suggestion on DDA's Public Notice
No. F.20(1)/81-MP

Sir,

I am to refer to Deputy Director (MP)'s letter No. F.20 (17)81-MP dated 26.10.82 and to say that the proposals made in the DDA's Public Notice mentioned above have been examined and our views are as under.

1. Earlier, DDA has desired the change of land use of 20 acres from "Recreational" (Driving School) to "Residential"-land falling in Zone F-7. Now the area has been slightly reduced in the notification and brought down to 17.3 acres. In any case, TCPO had objected to using such recreational areas for other purposes thereby considerably reducing the total open space provided in the master plan and reducing the recreational space available.
2. This organisation has sent to the Ministry its objection to this change of land use, a copy of which is available with DDA. It was specifically mentioned that DDA has changed the land use of various recreational areas for other purposes and such areas exceed more than 500 acres or so. This is a serious matter for the city like Delhi where recreational areas which are vitally required for the well-being and proper development of its citizens are being reduced continuously without assigning any specific reasons and also justifying that such changes are required for the overall development of the zones in which such lands are located and without indicating alternative recreational areas to make up for such deficiencies.

In view of above, this organisation is of the opinion that any change of land use from recreational to other land use at this stage will be most undesirable-especially when DDA is in the midst of preparing a new perspective plan for Delhi-2001.

It is requested that DDA may re-consider this change of land use.

Yours faithfully,

(P.G. Valsangker)
Town and Country Planner

Appendix - B to item No. 5.

DELHI DEVELOPMENT AUTHORITY

PUBLIC NOTICE

No.F.20(17)/81-M.P.

The following modifications, which the Central Govt. proposes to make to the Master Plan/Zonal Plan for Delhi are hereby published for public information. Any person having any objection or suggestion with respect to the proposed modifications may send the objection or suggestion in writing to the Secretary, Delhi Development Authority, Vikas Minar, Indraprastha Estate, New Delhi within a period of thirty days from the date of this notice. The person making the objection or suggestion should also give his name and address:-

MODIFICATIONS:

- i) "The land use of an area measuring about 0.81 hec. (2.00 acres) falling in zone F-7 and bounded by the 'Social Cultural Institutions' towards its north-west and north-east, 18.3 mts. (60 ft.) right-of-way road and residential area (Sukhdev Vihar) towards its South-West and a 18.3 mts. (60 ft.) right-of-way road on its South-East is proposed to be changed from 'Social & Cultural Institutions' to 'Residential' (Group Housing)".
- ii) The land use of an area measuring about 0.17 hect. (0.42 acre), falling in zone F-7, and bounded by Social and Cultural Institutions towards its North-West and North-East recreational land use towards its South-East is proposed to be changed from 'Circulation' to 'Residential' (Group Housing).
- iii) The land use of an area measuring about 7.01 hec. (17.33 acres) falling in zone F-7 and bounded by recreational use towards its North-East, 18.3 mts. (60 ft.) road right-of-way and residential area (Sukhdev Vihar), towards its North-West, educational (Central Road Research Institute) towards its South-West, and 'recreational area' towards its South-East is proposed to be changed from 'Recreational' land use to 'residential' (Group Housing)."

2. The plans indicating the proposed modifications will be available for inspection at the office of the Authority, Vikas Minar, Indraprastha Estate, New Delhi on all working days except Saturday, within the period referred to above.

VIKAS MINAR,
INDRAPRASTHA ESTATE,
NEW DELHI.

SECRETARY
DELHI DEVELOPMENT AUTHORITY.

DATED THE 16.10.82.

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

Agenda for the meeting of the Technical Committee to be held on Tuesday, the 27th March 1984, at 11 A.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. | Development controls for Rohini Project - Housing Scheme on plot sizes of 26 sq. mts., 32 sq. mts and 48 sq.mts. (F.20(27)/82-MP). | 1 to 3 |
| 2. | Proposal for the construction of building for the Indian Society of International Law at Bhagwan Dass Road, New Delhi. (F.16(62)/83-MP). | 4 to 6 |
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| <u>Item No.</u> 1 | <u>Subject:-</u> Development controls for Rohini Project-Housing Scheme on plot sizes of 26 sq. mts. 32 sq. mts. and 48 sq. mts. |
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The Project Planner (Rohini Project), DDA, has prepared the Houses designs for E.W.S., L.I.G. and M.I.G. groups. The building designs for M.I.G. housing have been formulated on the basis of 4-storeyed development in accordance with the floor space standards, applicable to the new pattern housing scheme.

2. Regarding the E.W.S. and L.I.G. houses design, these have been developed on 26 sq. mts., 32 sq. mts. and 48 sq. mts. on the basis of approved plotted system. E.W.S. plot of 26 sq. mts. is a single dwelling unit with provision of one room on first floor, whereas in case of L.I.G. plot of 48 sq. mts., two dwelling units on each floor are provided. The plot sizes and the physical space standard in the dwelling units on these plots conform to I.S.I. 8888-78 standards. There is a variation between the building bye-laws 1983 and the above referred I.S.I. standards. The Master Plan zoning regulations do not envisaged 26 sq. mts. or 32 sq. mts. in plot sizes. The minimum size of a

houses in single d.u./ '40 sq. yds.' and two d.u.s housing it is 80 sq. yds.

3. The details of the built-up space on these sizes of the plots are given as below:-

Contd....

26 sq. mts. plots: There are three standard plans, prepared for 26 sq. mts. plot as Drawing No. R.1, R-2 and R-3. The proposed ground coverage varies between 7 to 77% with a variation in the setback lines, size of the room, kitchen, bath, W.C. and staircase from the norms/standards provided in the building bye-laws.

32 sq. mts. plots: One standard plan has been ^{prepared} for 32 sq. mts. plot with 71% ground coverage and with a variation ⁱⁿ the size and dimension of kitchen, bath, W.C. and the staircase from the norms provided in the building bye-laws.

48 sq. mts. plots: The proposed ground coverage varies between 74 to 75% of the plot area with a variation in the standards for setback lines and dimensions of habitable rooms, kitchen, bath, W.C., passage and staircase from the normal building bye-laws.

4. These designs have been formulated keeping in view the I.S.I. standards, recommended for metropolitan cities of Calcutta, Bombay, Madras and Delhi. The building controls based on the standard design after legally approved would require the approval under the regulations and would form part Building Bye-laws.

5. Earlier ^{the} Technical Committee, in its meeting held on 26.8.82, discussed these regulations. The Technical Committee noted that these regulations can't be applied to Group housing and may only be considered for individual plot and should form part of bye-laws.

6. The matter was examined subsequently in detail and it was felt that the case needs further discussion at length

Contd.....

because of the large scale repercussions for such a large No. of plots. Accordingly, this matter was discussed in a meeting by Dir. (DC), Project Planner (Rohini), Joint Director (Bldg.) and Joint Dir. (EP) on 20.2.84.

7. In the meeting, the Project Planner explained that the plot sizes of 26 and 32 sq. mts. are to be constructed as single dwelling unit on the basis of ISI standards whereas plot sizes of 48, 60 and 90 sq. mts. are to be developed as two dwelling units one on each floor for LIG and MIG whereas plot ^{of} 120 and 150 sq. mts. are to be utilised for construction of three dwelling units.

8. After going through the zoning regulations presently applicable in the Union Territory of Delhi, it is observed that the plot sizes of 90, 120 and 150 sq. mts. may be developed on the basis of the existing building regulations for which the ground coverage, number of floors and number of dwelling units are given in the present building regulations. The other categories in 48 and 60 sq. mts. will require modifications in the present regulations to the extent that each plot will be utilised for two dwelling units with a maximum coverage of 75% ^{of the plot} approved area and ^a maximum 150 FAR as two storeyed construction. In case of plot sizes of 26 and 32 sq. mts. the regulations will be required to be modified to maximum coverage 75% on the plot area with 125 FAR within two storeyed construction as single dwelling units.

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

Item No. 2 Subject:- Proposal for the construction of building for the Indian Society of International Law at Bhagwan Dass Road, New Delhi. (F.16(62)/83-MP).

.....

The Executive Engineer, Construction Division No. 2, C.P.W.D., submitted building plans for the Indian Society of International Law at Bhagwan Dass Road, New Delhi to N.D.M.C. for approval. The NDMC forwarded the proposal and requested to intimate them the development controls applicable to the plot in question.

2. The plot is located at Bhagwan Dass Road opposite the Supreme Court, in Zone D-3 of the Delhi Master Plan. The development controls applicable to the plot according to the re-development proposal for Zone D-3 based on the erstwhile NDRAC recommendations are as follows:-

| <u>S.No.</u> | <u>Description</u> | <u>Prescribed in the Z.D.P./NDRAC</u> | <u>Proposed by CPWD</u> |
|---------------------------------|--|---|-----------------------------|
| (i) | Land use. | Institutional | Institutional |
| (ii) | Ground Cov. | 25% | 32.86% |
| (iii) | F.A.R. | 125 | 151.6 |
| (iv) | Height | 80'-0 | 75'-0 |
| (v) | Parking | | |
| Auditorium | = | 0.25 equivalent Car space per seat. | |
| Office space | = | 0.85 equivalent car space for 92.90 sq. mts. (1000 sq. ft.) of covered space. | |
| Exhibition training library. | = | 0.2 equivalent car space for 92.90 sq. mts. (1000 sq.ft.) of the covered space. | |
| (vi) | The R/W of Bhagwan Dass Road is 120' whereas in the CPWD proposal it is mentioned as 90'. | | |
| (vii) | The building envelope as per the CPWD scheme is not as per NDRAC recommendations. | | |

Contd...

3. The above development controls were communicated to NDMC and NDMC was advised that the proposal needs modification. The scheme was subsequently rejected by NDMC.

4. The Senior Architect, CPWD then discussed the proposal with Director (DC), DDA and requested to reconsider the proposal. The clarifications given by CPWD on the objections put by NDMC are given below:-

N.D.M.C. Objections:

C.P.W.D. Clarifications

- | | |
|---|--|
| (i) Authentic proof for the area of the plot and decision/dimensions has not been submitted. | It is being provided. |
| (ii) Proposed Library in the basement is not permissible. | In the basement there is only a stack room and not the reading room of the Library. |
| (iii) Approval from Delhi Urban Art Commission has not been received. | The approval is being obtained from the DUAC separately. |
| (iv) As per the Plans R/W for Bhagwan Dass Road has been shown as 90 ft. whereas it should be 120 ft. | The right of way of Bhagwan Dass Road has been desired as 120 ft. whereas at site it is as present 167 ft. & 6 inches. |
| (v) Parking provided is not in order. | Since the Auditorium will be occupied only by the Members of the Institute who will be working/ studying in the Institute, as such, the car parking of one car per 4 seats may not be applicable for this building. |
| (vi) The land use of plot is Institutional whereas on various floors offices have been proposed. | The floors where the office rooms have been proposed are actually to be carved out in different rooms where the group study of the individual cases is to be done by the scholars. One or two rooms may also be used for the administrative set-up of the Institute. |

Contd....

- (vii) The proposed building envelope is not in order.

The proposed building envelope is in order as the right of way is already more than specified. The front set-back has been provided more than specified in the Zonal Plan as the existing set-back of Indian Law Institute is also more than required. The side set back is also more than required. As such, we could not achieve at the back 25 ft. but we have provided 20 ft. space which may please be allowed.

- (viii) Proposed FAR is 151.6 against 125 permissible.

The Ground coverage of 33.33% and the height within 80 ft. as permissible in the Delhi Master Plan has been taken while designing the above-stated building. Although the FAR as calculated is 151.6 which will be reduced to 150.

From the above, it is observed that the main objection is of that of FAR. The proposed FAR/151.6 is much higher than the permissible FAR of 125.

5. The matter is placed before the Technical Committee for decision on the following points:-

- a) Adjustment in the envelope control.
- b) F.A.R. 150 instead of 125.
- c) Relaxation in the parking norms.

Item No-Sub:

3

Proposal to change the land use of vacant land at Rohtak Road. (Zone G-4), Delhi. (No.F.20(2)/83-MP).

.....

During a site visit to the Rohtak Road area, V.C., D.D.A. desired that land laying vacant adjacent to Golden Park on Rohtak Road, may be utilised for housing or commercial purposes to avoid encroachments. Accordingly, the area was surveyed and a scheme has been formulated for Self Finance Housing and Middle Income Group Housing. The land use of the entire land bounded by Railway Line on North, Rohtak Road on South, Lawrence Road on East and H.S.E.B. Residential Colony and Electric Sub-station on West, has been earmarked for 'Industrial use' (Light manufacturing) as per Master Plan and Zonal Plan for G-1 & 4. A regularised/unauthorised colony known as 'Golden Park' exists in the middle of the area. The Group Housing pockets proposed are one between Rohtak Road and Golden Park, Pocket 'A', and the other between Golden Park and Railway line named as 'Pocket 'B''. The details about number of flats in two pockets as per the Layout Plan (Sheet No.218-L/1, laid on the table). are given below:-

- (i) Pocket A: 240 cat.III S.F.S. flats proposed on total area of 3.26 hecets.
- (ii) Pocket B: 528 MIG DUs proposed on total area of 4.24 hecets.

The total area of both the pockets is 7.5 hecets. proposed for group housing and has been indicated in the part Zonal Plan for G-1 & 4 (laid on the table).

2. The proposal was considered by the Technical Committee meeting held on 24.11.83, for approval of change in land use from 'Industrial' to 'Residential' (Group Housing) and the Technical Committee observed that the land available for development is in two pockets intercepted by an existing residential use, which has been regularised as 'Golden Park' unauthorised colony and felt that the use other than residential for these two pockets would not be advisable. It has, therefore, recommended that the area be developed as 'residential' with proper essential community facilities like school, parks etc. and the land use change be processed from 'Industrial use' to 'Residential use' for these pockets. Subsequently, the proposal was also examined by Perspective Planning Wing in the light of Perspective Plan Delhi 2001. In the plan they have observed that according to perspective plan proposals this area is proposed for facility centre and service centre. Some workshops other activities which would need to be shifted due to the construction of Zakhira overbridge would be accommodated at this site.

The matter is placed before the Technical Committee for consideration.

Item No. Sub:- Regarding allotment of additional land
4 to Dev Samaj Modern School, Nehru Nagar,
Delhi.
(File No.9/2/84-MP)

....

Reference has been received from the Lt.Governor, Delhi regarding allotment of additional land to Dev Samaj Modern School, Nehru Nagar, Delhi. A piece of land lying on the West of Dev Samaj Modern School, Nehru Nagar, is lying vacant and is requested for by the School for its expansion and playground.

2. The matter has been examined and was also discussed with the Principal, Dev Samaj Modern School. The school is functioning on 10+2 basis and the land presently occupied by the school is 2 acres. The school is located in zone D-19 and according to the approved zonal development plan, the site is shown for Hr.Secondary School. The area to the East of the existing school is also shown for a Hr.Secondary School site. In the zonal plan, this land is rocky and lying vacant. The Principal of the School informed that they want land towards the north of the existing school which is also lying vacant. In the zonal plan, a huge chunk of land measuring 10-15 acres of land in the north of Dev Samaj Modern School is indicted for 'residential' use. This land is lying vacant and belongs to L&DO. Presently the land is with DDA for care and maintenance.
3. According to the land requirement for a Hr.Sec.School 4 acres is normally allocated for this purpose. Since the school is presently functioning in 2 acres of land, it is suggested that additional land upto 2 acres may be allotted to the school authority.
4. The proposal is placed before the Technical Committee for its consideration.

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Item No. Sub:
5

Regarding change of land use of 19.75 acres of land in Zone F-7(Okhla)

- i) Change of land use of 0.81 hect. (2.00 acres) from 'Social and Cultural Institution' to 'residential' (Group Housing)'.
'residential' (Group Housing)'.
- ii) Change of land use of 0.17 hect. (0.42 acre) from 'Circulation' to 'residential' (Group Housing)'.
- iii) Change of land use of 7.01 hect. (17.33 acres) from 'recreational' to 'residential (Group Housing)''.
(F.20(17)/81-MP).....

Reference is invited to Authority's Resolution No.52 dated 1.2.83 (Appendix-A) in which the Authority approved the change of land use of an area measuring 20 acres from 'recreational' to 'residential use'. Accordingly the Ministry of Works & Housing was requested to issue a final notification for the said change of land use.

2. The Ministry of Works & Housing vide letter dated 31.5.83 asked for the following clarifications:-

- i) About the difference in area proposed for change of land use mentioned in the public notice dated 16.10.82 and that of in the Authority resolution dated 1.2.83 and
- ii) In the Public Notice a total of 19.75 acres of land in three pockets under 'social & cultural institution', 'Circulation' and 'recreational' was proposed to be changed to 'residential' (Group Housing) whereas in the resolution a total of 20 acres of land was proposed to be changed from 'recreational' to 'residential (Group Housing)'. Although the Ministry of Works & Housing was clarified vide letter dated 11.7.83 that the discrepancy in the area may be taken care of while issuing the final notification by the Ministry, they are insisting for a fresh resolution from the Authority in accordance with the changes published vide Public Notice dated 16.10.82 (Appendix-B).

3. The matter is now placed before the Technical Committee for consideration of the following land use changes:-

- i) Change of land use of 0.81^{hect.} (2.00 acres) from 'Social and Cultural Institution' to 'Residential' (Group Housing)'.
- ii) Change of land use of 0.17 hect. (0.42 acre) from 'Circulation' to 'residential' (Group Housing).
- iii) Change of land use of 7.01 hecets. (17.33 acres) from 'recreational' to 'residential (Group Housing)!

Item No. Subject: Plans in respect of 8 Aurangzeb Road New
6 Delhi - Proposal for building annexe to
 the Ambassador's Residence. (F.16(13)/84-MP) .

References have been received from Delhi Urban Arts Commission and New Delhi Municipal Committee to examine the proposal for the construction of a building for annexe at 8-Aurangzeb Road, New Delhi, in the property owned by the Embassy of Brazil. The Brazil Embassy is having a temporary building, which is being used in the form of an annexe and is proposed to be demolished and to put up a two storey building.

2. The matter has been examined and it is observed that the plot is located in zone D-11 & D-12. The land use of the plot is ear-marked for residential purpose. The re-development scheme prepared by the erstwhile New Delhi Redevelopment Advisory Committee indicates this plot for residential purpose and partly in the form of a green linkage to the neighbourhood park. The proposed annexe building is within the envelop control ear-marked in the redevelopment scheme. According to the redevelopment proposals for this zone, the maximum ground coverage permissible on a plot is 25 percent and FAR is not more than 75. The height of the building as per the latest directions issued by the Lt. Governor, Delhi, about this area is 45 ft. The NDRAC has suggested that the building to be constructed on stilt so that the parking could be provided and the space below could also be used as land-scape.

3. In the proposed scheme, a two storey building within 38 ft height has been proposed within the envelop control but without stilt floor. The building is proposed in such a manner that it harmonizes with the existing main structure. No other proposal has been indicated on the plan either for the demolition of ^{either the} existing ~~building~~ ^{or} any additions or alterations. The project is connected with the Diplomatic Mission and the use, as suggested for the building, is for Ambassador's office, Reception Hall etc.

contd...

4. On a discussion with the Architect, it has been informed that this plot has been purchased by the Embassy of Brazil sometime in 1960 and the certified ~~true~~ copy of the sale deed of the year 1959-60 was submitted. It was further explained that as they do not have chancellery building separately, and therefore, its functions are from this particular site. Once the chancellery building is constructed somewhere else in the future then this plot will be used as Ambassador's residence and the proposed extension will be used for the stay of the guests to the Embassy.

5. As the proposal is within the envelop control, height restrictions and within the ground coverage & FAR, the matter may be considered. However, while discussing the matter, the points relating to the stilt floor, some of the existing building falling in the set back lines etc. will have to be taken into consideration.

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

Item No.

7

Sub: Allotment of 1700 sq. mtrs. of land at
Hauz Khas for Cultural and Indian Classical
Dance Centre - Request for increase in FAR.

The Nritya Kaustubha Cultural Society (Regd.) has been allotted a piece of land measuring 1700 sq. mtrs. at Hauz Khas for the construction of a building to hold the institutional & cultural activities. Kumari Yamini Krishnamurty, who is the promoter of this project, has made a request that she may be allowed FAR of 150 instead of 100 as applicable to the plot. The matter was examined in-detail and she was informed that normally on institutional plot less than 2 acres, the maximum ground coverage is $33\frac{1}{3}$ per cent and FAR 100 and she should prepare the scheme accordingly. Subsequently, she has represented that in order to have the full utilisation of the space and to cater the various needs of the institution, they should be allowed to have a FAR of 150 so that they can prepare the scheme accordingly.

2. The matter has been examined in-detail and it is observed that the plot is located on 80ft wide road in Hauz Khas area and according to the statement of the proposed building, the total floor space worked-out to 29000 sq.ft. on all the floors which includes the general floor space required for institution for the purpose of entrance, on reception and administration and various specialised activities of the institution. She has also proposed class rooms, library-cum-museum, conference room for delegates, guest room with attached toilet etc. With a careful study, it works out to about 20000 sq.ft. which will be sufficient to make the essential requirements. As per the zoning regulations, ground floor coverage to the extent of $33\frac{1}{3}$ per cent is permissible and FAR 100 is generally permitted for institutional uses, which will give about 18,700 sq.ft. Therefore, the matter could be seen by the Technical Committee whether the floor space to the extent of 20,000 sq.ft. which is needed on the basis of deleting some of the floor spaces or the floor space to the extent of 29,000 sq.ft. is asked for is to be considered.

Appendix - A to item No. 5No.
52

1.2.83

Sub:- Proposal for change of land use from
'Recreational' (Driving School) to
'Residential' (Group Housing)
F.20(17)/81-MP.

P R E C I S

Reference is invited to Authority's Resolution No. 79 dated 25.6.81 vide which it was decided to change the land use of 20 acres of land from 'Recreational' to 'Residential' in Zone F-1 & F-7. Accordingly, the Govt. of India, Ministry of Works & Housing were requested to convey the approval of the Central Govt. to issue a public notice under Section 11-A of the ^{Delhi} Development Act 1957 for the change of land use of 20 acres of land. The Govt. of India vide their letter No. K-13011/8/81-DDIIA dated 19.4.82 conveyed the Govt.'s approval to issue a public notice for the said change in land use subject to the condition that the approval does not constitute the acceptance of the proposal for the change of land use by the Ministry and the Ministry would examine the merits of the case on the final proposal from the DDA after DDA have screened the objection/suggestions, if any, received in response to the public notice and till then any development/construction activity may not be undertaken/permitted to be undertaken at site.

2. Accordingly, a public notice inviting objection/Suggestion was issued on 16th October, 1982. In response to the public notice no objection/suggestion has been received. However a letter No. 3-55/76.Tech. (F.1&7) dated 24th Nov. 82 (Appendix _____) has been received, in the

Contd...../-

form of objection, from the Town & Country Plg. Orgn. T.C.P.O. have opined, inter-alia, that any change of land use from 'recreational use' to other land use at this stage will be most undesirable especially when DDA is in the midst of preparing a new perspective plan for Delhi 2001.

3. The Chief Architect and the Executive Engineer, CD III, DDA, informed that the work has already been awarded and the DDA has incurred an expenditure of Rs. 25 lakhs approx. in the scheme for the construction of Group Housing under Self Financing Scheme Category II & III, on earth filling, drainage work, pile foundation and building construction work, the first floor roof have also been cast. In view of this, it is observed that it would not be desirable to hold back the scheme and the change of land use may be processed further.

4. The Technical Committee considered the matter in its meeting held on 10th December, 1982 and recommended that the matter be placed before the Authority.

5. The case is placed before the Authority for its consideration and approval for change of land use of an area measuring 20 acres from 'recreational land use' to 'residential use'.

RESOLUTION

Resolved that the proposal contained in the agenda item be approved.

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Appendix 'O' to Item No. 52

Town and Country Planning Organisation
Government of India
Ministry of Works and Housing

F.No. 3-55/76.Tech.

"E Block, Vikas Bhavan,
New Delhi-110002.
Dated the 24th Nov. 1982.

To

The Secretary,
Delhi Development Authority,
Vikas Minar,
NEW DELHI.

Sub:- Objection/Suggestion on DDA's Public Notice
No. F.20(1)/81-MP

Sir,

I am to refer to Deputy Director (MP)'s letter No. F.20 (17)81-MP dated 26.10.82 and to say that the proposals made in the DDA's Public Notice mentioned above have been examined and our views are as under.

1. Earlier, DDA has desired the change of land use of 20 acres from "Recreational" (Driving School) to "Residential"-land falling in Zone F-7. Now the area has been slightly reduced in the notification and brought down to 17.3 acres. In any case, TCPO had objected to using such recreational areas for other purposes thereby considerably reducing the total open space provided in the master plan and reducing the recreational space available.
2. This organisation has sent to the Ministry its objection to this change of land use, a copy of which is available with DDA. It was specifically mentioned that DDA has changed the land use of various recreational areas for other purposes and such areas exceed more than 500 acres or so. This is a serious matter for the city like Delhi where recreational areas which are vitally required for the well-being and proper development of its citizens are being reduced continuously without assigning any specific reasons and also justifying that such changes are required for the overall development of the zones in which such lands are located and without indicating alternative recreational areas to make up for such deficiencies.

In view of above, this organisation is of the opinion that any change of land use from recreational to other land use at this stage will be most undesirable-especially when DDA is in the midst of preparing a new perspective plan for Delhi-2001.

It is requested that DDA may re-consider this change of land use.

Yours faithfully,

(P.G. Valsangker)
Town and Country Planner

Appendix - B to item No. 5.

DELHI DEVELOPMENT AUTHORITY

PUBLIC NOTICE

No.F.20(17)/81-M.P.

The following modifications, which the Central Govt. proposes to make to the Master Plan/Zonal Plan for Delhi are hereby published for public information. Any person having any objection or suggestion with respect to the proposed modifications may send the objection or suggestion in writing to the Secretary, Delhi Development Authority, Vikas Minar, Indraprastha Estate, New Delhi within a period of thirty days from the date of this notice. The person making the objection or suggestion should also give his name and address:-

MODIFICATIONS:

- i) "The land use of an area measuring about 0.81 hec. (2.00 acres) falling in zone F-7 and bounded by the 'Social Cultural Institutions' towards its north-west and north-east, 18.3 mts. (60 ft.) right-of-way road and residential area (Sukhdev Vihar) towards its South-West and a 18.3 mts. (60 ft.) right-of-way road on its South-East is proposed to be changed from 'Social & Cultural Institutions' to 'Residential' (Group Housing)".
- ii) The land use of an area measuring about 0.17 hect. (0.42 acre), falling in zone F-7, and bounded by Social and Cultural Institutions towards its North-West and North-East recreational land use towards its South-East is proposed to be changed from 'Circulation' to 'Residential' (Group Housing).
- iii) The land use of an area measuring about 7.01 hec. (17.33 acres) falling in zone F-7 and bounded by recreational use towards its North-East, 18.3 mts. (60 ft.) road right-of-way and residential area (Sukhdev Vihar), towards its North-West, educational (Central Road Research Institute) towards its South-West, and 'recreational area' towards its South-East is proposed to be changed from 'Recreational' land use to 'residential' (Group Housing)."

2. The plans indicating the proposed modifications will be available for inspection at the office of the Authority, Vikas Minar, Indraprastha Estate, New Delhi on all working days except Saturday, within the period referred to above.

VIKAS MINAR,
INDRAPRASTHA ESTATE,
NEW DELHI.

SECRETARY
DELHI DEVELOPMENT AUTHORITY.

DATED THE 16.10.82.

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

Agenda for the meeting of the Technical Committee to be held on Tuesday, the 27th March 1984, at 11 A.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. | Development controls for Rohini Project - Housing Scheme on plot sizes of 26 sq. mts., 32 sq. mts and 48 sq.mts. (F.20(27)/82-MP). | 1 to 3 |
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Item No. Subject:- Development controls for Rohini Project-
1 Housing Scheme on plot sizes of 26 sq.
 mts. 32 sq. mts. and 48 sq. mts.

.....

The Project Planner (Rohini Project), DDA, has prepared the Houses designs for E.W.S., L.I.G. and M.I.G. groups. The building designs for M.I.G. housing have been formulated on the basis of 4-storeyed development in accordance with the floor space standards, applicable to the new pattern housing scheme.

2. Regarding the E.W.S. and L.I.G. houses design, these have been developed on 26 sq. mts., 32 sq. mts. and 48 sq. mts. on the basis of approved plotted system. E.W.S. plot of 26 sq. mts. is a single dwelling unit with provision of one room on first floor, whereas in case of L.I.G. plot of 48 sq. mts., two dwelling units on each floor are provided. The plot sizes and the physical space standard in the dwelling units on these plots conform to I.S.I. 8888-78 standards. There is a variation between the building bye-laws 1983 and the above referred I.S.I. standards. The Master Plan zoning regulations do not envisaged 26 sq. mts. or 32 sq. mts. in plot sizes. The minimum size of a

houses in single d.u./ 40 sq. yds. and two d.u.s housing it is 80 sq. yds.

3. The details of the built-up space on these sizes of the plots are given as below:-

Contd....

26 sq. mts. plots: There are three standard plans, prepared for 26 sq. mts. plot as Drawing No. R.1, R-2 and R-3. The proposed ground coverage varies between 7. to 77% with a variation in the setback lines, size of the room, kitchen, bath, W.C. and staircase from the norms/standards provided in the building bye-laws.

32 sq. mts. plots: One standard plan has been ^{prepared} for 32 sq. mts. plot with 71% ground coverage and with a variation ⁱⁿ the size and dimension of kitchen, bath, W.C. and the staircase from the norms provided in the building bye-laws.

48 sq. mts. plots: The proposed ground coverage varies between 74 to 75% of the plot area with a variation in the standards for setback lines and dimensions of habitable rooms, kitchen, bath, W.C., passage and staircase from the normal building bye-laws.

4. These designs have been formulated keeping in view the I.S.I. standards, recommended for metropolitan cities of Calcutta, Bombay, Madras and Delhi. The building controls based on the standard design after legally approved would require the approval under the regulations and would form part Building Bye-laws.

5. Earlier ^{the} Technical Committee, in its meeting held on 26.8.82, discussed these regulations. The Technical Committee noted that these regulations can't be applied to Group housing and may only be considered for individual plot and should form part of bye-laws.

6. The matter was examined subsequently in detail and it was felt that the case needs further discussion at length

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because of the large scale repercussions for such a large No. of plots. Accordingly, this matter was discussed in a meeting by Dir. (DC), Project Planner (Rohini), Joint Director (Bldg.) and Joint Dir. (IP) on 20.2.84.

7. In the meeting, the Project Planner explained that the plot sizes of 26 and 32 sq. mts. are to be constructed as single dwelling unit on the basis of ISI standards whereas plot sizes of 48, 60 and 90 sq. mts. are to be developed as two dwelling units one on each floor for LIG and MIG whereas plot ^{of} 120 and 150 sq. mts. are to be utilised for construction of three dwelling units.

8. After going through the zoning regulations presently applicable in the Union Territory of Delhi, it is observed that the plot sizes of 90, 120 and 150 sq. mts. may be developed on the basis of the existing building regulations for which the ground coverage, number of floors and number of dwelling units are given in the present building regulations. The other categories in 48 and 60 sq. mts. will require modifications in the present regulations to the extent that each plot will be utilised for two dwelling units with a maximum coverage of 75% ^{of the plot} approved area and ^a maximum 150 FAR as two storeyed construction. In case of plot sizes of 26 and 32 sq. mts. the regulations will be required to be modified to maximum coverage 75% on the plot area with 125 FAR within two storeyed construction as single dwelling units.

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

Item No. 2 Subject:- Proposal for the construction of building for the Indian Society of International Law at Bhagwan Dass Road, New Delhi. (F.16(62)/83-MP).

.....

The Executive Engineer, Construction Division No. 2, C.P.W.D., submitted building plans for the Indian Society of International Law at Bhagwan Dass Road, New Delhi to N.D.M.C. for approval. The NDMC forwarded the proposal and requested to intimate them the development controls applicable to the plot in question.

2. The plot is located at Bhagwan Dass Road opposite the Supreme Court, in Zone D-3 of the Delhi Master Plan. The development controls applicable to the plot according to the re-development proposal for Zone D-3 based on the erstwhile NDRAC recommendations are as follows:-

| <u>S.No.</u> | <u>Description</u> | <u>Prescribed in the Z.D.P./NDRAC</u> | <u>Proposed by CPWD</u> |
|------------------------------|---|---|-----------------------------|
| (i) | Land use. | Institutional | Institutional |
| (ii) | Ground Cov. | 25% | 32.86% |
| (iii) | F.A.R. | 125 | 151.6 |
| (iv) | Height | 80'-0 | 75'-0 |
| (v) | Parking | | |
| Auditorium | = | 0.25 equivalent Car space per seat. | |
| Office space | = | 0.85 equivalent car space for 92.90 sq. mts. (1000 sq. ft.) of covered space. | |
| Exhibition training library. | = | 0.2 equivalent car space for 92.90 sq. mts. (1000 sq.ft.) of the covered space. | |
| (vi) | The R/W of Bhagwan Dass Road is 120' whereas in the CPWD proposal it is mentioned as 90'. | | |
| (vii) | The building envelope as per the CPWD scheme is not as per NDRAC recommendations. | | |

Contd...

3. The above development controls were communicated to NDMC and NDMC was advised that the proposal needs modification. The scheme was subsequently rejected by NDMC.

4. The Senior Architect, CPWD then discussed the proposal with Director (DC), DDA and requested to reconsider the proposal. The clarifications given by CPWD on the objections put by NDMC are given below:-

N.D.M.C. Objections:

- (i) Authentic proof for the area of the plot and decision/dimensions has not been submitted.
- (ii) Proposed Library in the basement is not permissible.
- (iii) Approval from Delhi Urban Art Commission has not been received.
- (iv) As per the Plans R/W for Bhagwan Dass Road has been shown as 90 ft. whereas it should be 120 ft.
- (v) Parking provided is not in order.
- (vi) The land use of plot is Institutional whereas on various floors offices have been proposed.

C.P.W.D. Clarifications

- It is being provided.
- In the basement there is only a stack room and not the reading room of the Library.
- The approval is being obtained from the DUAC separately.
- The right of way of Bhagwan Dass Road has been desired as 120 ft. whereas at site it is as present 167 ft. & 6 inches.
- Since the Auditorium will be occupied only by the Members of the Institute who will be working/ studying in the Institute, as such, the car parking of one car per 4 seats may not be applicable for this building.
- The floors where the office rooms have been proposed are actually to be carved out in different rooms where the group study of the individual cases is to be done by the scholars. One or two rooms may also be used for the administrative set-up of the Institute.

Contd....

(vii) The proposed building envelope is not in order.

The proposed building envelope is in order as the right of way is already more than specified. The front set-back has been provided more than specified in the Zonal Plan as the existing set-back of Indian Law Institute is also more than required. The side set back is also more than required. As such, we could not achieve at the back 25 ft. but we have provided 20 ft. space which may please be allowed.

(viii) Proposed FAR is 151.6 against 125 permissible.

The Ground coverage of 33.33% and the height within 80 ft. as permissible in the Delhi Master Plan has been taken while designing the above-stated building. Although the FAR as calculated is 151.6 which will be reduced to 150.

From the above, it is observed that the main objection is of that of FAR. The proposed FAR/151.6 is much higher than the permissible FAR of 125.

5. The matter is placed before the Technical Committee for decision on the following points:-

- a) Adjustment in the envelope control.
- b) F.A.R. 150 instead of 125.
- c) Relaxation in the parking norms.

Item No-Sub:
3

Proposal to change the land use of vacant land at Rohtak Road. (Zone G-4), Delhi. (No.F.20(2)/83-MP).

.....

During a site visit to the Rohtak Road area, V.C., D.D.A. desired that land laying vacant adjacent to Golden Park on Rohtak Road, may be utilised for housing or commercial purposes to avoid encroachments. Accordingly, the area was surveyed and a scheme has been formulated for Self Finance Housing and Middle Income Group Housing. The land use of the entire land bounded by Railway Line on North, Rohtak Road on South, Lawrence Road on East and H.S.E.B. Residential Colony and Electric Sub-station on West, has been earmarked for 'Industrial use' (Light manufacturing) as per Master Plan and Zonal Plan for G-1 & 4. A regularised/unauthorised colony known as 'Golden Park' exists in the middle of the area. The Group Housing pockets proposed are one between Rohtak Road and Golden Park, Pocket 'A', and the other between Golden Park and Railway line named as 'Pocket 'B'. The details about number of flats in two pockets as per the Layout Plan (Sheet No.218-L/1, laid on the table). are given below:-

- (i) Pocket A: 240 cat.III S.F.S. flats proposed on total area of 3.26 hec.
- (ii) Pocket B: 528 MIG DUs proposed on total area of 4.24 hec.

The total area of both the pockets is 7.5 hec. proposed for group housing and has been indicated in the part Zonal Plan for G-1 & 4 (laid on the table).

2. The proposal was considered by the Technical Committee meeting held on 24.11.83, for approval of change in land use from 'Industrial' to 'Residential' (Group Housing) and the Technical Committee observed that the land available for development is in two pockets intercepted by an existing residential use, which has been regularised as 'Golden Park' unauthorised colony and felt that the use other than residential for these two pockets would not be advisable. It has, therefore, recommended that the area be developed as 'residential' with proper essential community facilities like school, parks etc. and the land use change be processed from 'Industrial use' to 'Residential use' for these pockets. Subsequently, the proposal was also examined by Perspective Planning Wing in the light of Perspective Plan Delhi 2001. In the plan they have observed that according to perspective plan proposals this area is proposed for facility centre and service centre. Some workshops other activities which would need to be shifted due to the construction of Zakhira overbridge would be accommodated at this site.

The matter is placed before the Technical Committee for consideration.

Item No. Sub:- Regarding allotment of additional land
4 to Dev Samaj Modern School, Nehru Nagar,
Delhi.
(File No.9/2/84-MP)

....

Reference has been received from the Lt.Governor, Delhi regarding allotment of additional land to Dev Samaj Modern School, Nehru Nagar, Delhi. A piece of land lying on the West of Dev Samaj Modern School, Nehru Nagar, is lying vacant and is requested for by the School for its expansion and playground.

2. The matter has been examined and was also discussed with the Principal, Dev Samaj Modern School. The school is functioning on 10+2 basis and the land presently occupied by the school is 2 acres. The school is located in zone D-19 and according to the approved zonal development plan, the site is shown for Hr.Secondary School. The area to the East of the existing school is also shown for a Hr.Secondary School site. In the zonal plan, this land is rocky and lying vacant. The Principal of the School informed that they want land towards the north of the existing school which is also lying vacant. In the zonal plan, a huge chunk of land measuring 10-15 acres of land in the north of Dev Samaj Modern School is indicted for 'residential' use. This land is lying vacant and belongs to L&DO. Presently the land is with DDA for care and maintenance.

3. According to the land requirement for a Hr.Sec.School 4 acres is normally allocated for this purpose. Since the school is presently functioning in 2 acres of land, it is suggested that additional land upto 2 acres may be allotted to the school authority.

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

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- Item No. 5 Sub: Regarding change of land use of 19.75 acres of land in Zone F-7(Okhla)
- i) Change of land use of 0.81 hect. (2.00 acres) from 'Social and Cultural Institution to 'residential' (Group Housing)'.
 - ii) Change of land use of 0.17 hect. (0.42 acre) from 'Circulation' to 'residential' (Group Housing)'.
 - iii) Change of land use of 7.01 hect. (17.33 acres) from 'recreational' to 'residential (Group Housing)' (F.20(17)/81-MP)

Reference is invited to Authority's Resolution No.52 dated 1.2.83 (Appendix-A) in which the Authority approved the change of land use of an area measuring 20 acres from 'recreational' to 'residential use'. Accordingly the Ministry of Works & Housing was requested to issue a final notification for the said change of land use.

2. The Ministry of Works & Housing vide letter dated 31.5.83 asked for the following clarifications:-

- i) About the difference in area proposed for change of land use mentioned in the public notice dated 16.10.82 and that of in the Authority resolution dated 1.2.83 and
- ii) In the Public Notice a total of 19.75 acres of land in three pockets under 'social & cultural institution', 'Circulation' and 'recreational' was proposed to be changed to 'residential' (Group Housing) whereas in the resolution a total of 20 acres of land was proposed to be changed from 'recreational' to 'residential (Group Housing)'. Although the Ministry of Works & Housing was clarified vide letter dated 11.7.83 that the discrepancy in the area may be taken care of while issuing the final notification by the Ministry, they are insisting for a fresh resolution from the Authority in accordance with the changes published vide Public Notice dated 16.10.82 (Appendix-B).

3. The matter is now placed before the Technical Committee for consideration of the following land use changes:-

- i) Change of land use of 0.81 hect. (2.00 acres) from 'Social and Cultural Institution to 'Residential' (Group Housing)'.
- ii) Change of land use of 0.17 hect. (0.42 acre) from 'Circulation' to 'residential' (Group Housing).
- iii) Change of land use of 7.01 hecets. (17.33 acres) from 'recreational' to 'residential (Group Housing)!

Item No. 6 Subject: Plans in respect of 8 Aurangzeb Road New Delhi - Proposal for building annexe to the Ambassador's Residence. (F.16(13)/84-MP) .

References have been received from Delhi Urban Arts Commission and New Delhi Municipal Committee to examine the proposal for the construction of a building for annexe at 8-Aurangzeb Road, New Delhi, in the property owned by the Embassy of Brazil. The Brazil Embassy is having a temporary building, which is being used in the form of an annexe and is proposed to be demolished and to put up a two storey building.

2. The matter has been examined and it is observed that the plot is located in zone D-11 & D-12. The land use of the plot is ear-marked for residential purpose. The re-development scheme prepared by the erstwhile New Delhi Redevelopment Advisory Committee indicates this plot for residential purpose and partly in the form of a green linkage to the neighbourhood park. The proposed annexe building is within the envelop control ear-marked in the redevelopment scheme. According to the redevelopment proposals for this zone, the maximum ground coverage permissible on a plot is 25 percent and FAR is not more than 75. The height of the building as per the latest directions issued by the Lt. Governor, Delhi, about this area is 45 ft. The NDRAC has suggested that the building to be constructed on stilt so that the parking could be provided and the space below could also be used as land-scape.

3. In the proposed scheme, a two storey building within 38 ft height has been proposed within the envelop control but without stilt floor. The building is proposed in such a manner that it harmonizes with the existing main structure. No other proposal has been indicated on the plan either for the demolition of / ^{either the} existing building ^{or} any additions or alterations. The project is connected with the Diplomatic Mission and the use, as suggested for the building, is for Ambassador's office, Reception Hall etc.

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4. On a discussion with the Architect, it has been informed that this plot has been purchased by the Embassy of Brazil sometime in 1960 and the certified ~~true~~ copy of the sale deed of the year 1959-60 was submitted. It was further explained that as they do not have chancellery building separately, and therefore, its functions are from this particular site. Once the chancellery building is constructed somewhere else in the future then this plot will be used as Ambassador's residence and the proposed extension will be used for the stay of the guests to the Embassy.

5. As the proposal is within the envelop control, height restrictions and within the ground coverage & FAR, the matter may be considered. However, while discussing the matter, the points relating to the stilt floor, some of the existing building falling in the set back lines etc. will have to be taken into consideration.

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

Item No.
7

Sub: Allotment of 1700 sq. mtrs. of land at Hauz Khas for Cultural and Indian Classical Dance Centre - Request for increase in FAR.

The Nritya Kaustubha Cultural Society (Regd.) has been allotted a piece of land measuring 1700 sq. mtrs. at Hauz Khas for the construction of a building to hold the institutional & cultural activities. Kumari Yamini Krishnamurty, who is the promoter of this project, has made a request that she may be allowed FAR of 150 instead of 100 as applicable to the plot. The matter was examined in-detail and she was informed that normally on institutional plot less than 2 acres, the maximum ground coverage is $33\frac{1}{3}$ per cent and FAR 100 and she should prepare the scheme accordingly. Subsequently, she has represented that in order to have the full utilisation of the space and to cater the various needs of the institution, they should be allowed to have a FAR of 150 so that they can prepare the scheme accordingly.

2. The matter has been examined in-detail and it is observed that the plot is located on 80ft wide road in Hauz Khas area and according to the statement of the proposed building, the total floor space worked-out to 29000 sq.ft. on all the floors which includes the general floor space required for institution for the purpose of entrance, on reception and administration and various specialised activities of the institution. She has also proposed class rooms, library-cum-museum, conference room for delegates, guest room with attached toilet etc. With a careful study, it works out to about 20000 sq.ft. which will be sufficient to make the essential requirements. As per the zoning regulations, ground floor coverage to the extent of $33\frac{1}{3}$ per cent is permissible and FAR 100 is generally permitted for institutional uses, which will give about 18,700 sq.ft. Therefore, the matter could be seen by the Technical Committee whether the floor space to the extent of 20,000 sq.ft. which is needed on the basis of deleting some of the floor spaces or the floor space to the extent of 29,000 sq.ft. is asked for is to be considered.

Appendix - A to item No. 5No.
52

1.2.83

Sub:- Proposal for change of land use from
'Recreational' (Driving School) to
'Residential' (Group Housing)
F.20(17)/81-MP.

P R E C I S

Reference is invited to Authority's Resolution No. 79 dated 25.6.81 vide which it was decided to change the land use of 20 acres of land from 'Recreational' to 'Residential' in Zone F-1 & F-7. Accordingly, the Govt. of India, Ministry of Works & Housing were requested to convey the approval of the Central Govt. to issue a public notice under Section 11-A of the ^{Delhi} Development Act 1957 for the change of land use of 20 acres of land. The Govt. of India vide their letter No. K-13011/8/81-DDIIA dated 19.4.82 conveyed the Govt.'s approval to issue a public notice for the said change in land use subject to the condition that the approval does not constitute the acceptance of the proposal for the change of land use by the Ministry and the Ministry would examine the merits of the case on the final proposal from the DDA after DDA have screened the objection/suggestions, if any, received in response to the public notice and till then any development/construction activity may not be undertaken/permitted to be undertaken at site.

2. Accordingly, a public notice inviting objection/Suggestion was issued on 16th October, 1982. In response to the public notice no objection/suggestion has been received. However a letter No. 3-55/76.Tech. (F.1&7) dated 24th Nov. 82

(Appendix _____) has been received, in the

Contd...../-

form of objection, from the Town & Country Plg. Orgn. T.C.P.O. have opined, inter-alia, that any change of land use from 'recreational use' to other land use at this stage will be most undesirable especially when DDA is in the midst of preparing a new perspective plan for Delhi 2001.

3. The Chief Architect and the Executive Engineer, CD III, DDA, informed that the work has already been awarded and the DDA has incurred an expenditure of Rs. 25 lakhs approx. in the scheme for the construction of Group Housing under Self Financing Scheme Category II & III, on earth filling, drainage work, pile foundation and building construction work, the first floor roof have also been cast. In view of this, it is observed that it would not be desirable to hold back the scheme and the change of land use may be processed further.

4. The Technical Committee considered the matter in its meeting held on 10th December, 1982 and recommended that the matter be placed before the Authority.

5. The case is placed before the Authority for its consideration and approval for change of land use of an area measuring 20 acres from 'recreational land use' to 'residential use'.

RESOLUTION

Resolved that the proposal contained in the agenda item be approved.

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Appendix 'O' to Item No. 52

Town and Country Planning Organisation
Government of India
Ministry of Works and Housing

F.No. 3-55/76.Tech.

"E Block, Vikas Bhavan,
New Delhi-110002.
Dated the 24th Nov. 1982.

To

The Secretary,
Delhi Development Authority,
Vikas Minar,
NEW DELHI.

Sub:- Objection/Suggestion on DDA's Public Notice
No. F.20(1)/81-MP

Sir,

I am to refer to Deputy Director (MP)'s letter No. F.20 (17)81-MP dated 26.10.82 and to say that the proposals made in the DDA's Public Notice mentioned above have been examined and our views are as under.

1. Earlier, DDA has desired the change of land use of 20 acres from "Recreational" (Driving School) to "Residential"-land falling in Zone F-7. Now the area has been slightly reduced in the notification and brought down to 17.3 acres. In any case, TCPO had objected to using such recreational areas for other purposes thereby considerably reducing the total open space provided in the master plan and reducing the recreational space available.
2. This organisation has sent to the Ministry its objection to this change of land use, a copy of which is available with DDA. It was specifically mentioned that DDA has changed the land use of various recreational areas for other purposes and such areas exceed more than 500 acres or so. This is a serious matter for the city like Delhi where recreational areas which are vitally required for the well-being and proper development of its citizens are being reduced continuously without assigning any specific reasons and also justifying that such changes are required for the overall development of the zones in which such lands are located and without indicating alternative recreational areas to make up for such deficiencies.

In view of above, this organisation is of the opinion that any change of land use from recreational to other land use at this stage will be most undesirable-especially when DDA is in the midst of preparing a new perspective plan for Delhi-2001.

It is requested that DDA may re-consider this change of land use.

Yours faithfully,

(P.G. Valsangker)
Town and Country Planner

Appendix - B to item No. 5.DELHI DEVELOPMENT AUTHORITYPUBLIC NOTICE

No.F.20(17)/81-M.P.

The following modifications, which the Central Govt. proposes to make to the Master Plan/Zonal Plan for Delhi are hereby published for public information. Any person having any objection or suggestion with respect to the proposed modifications may send the objection or suggestion in writing to the Secretary, Delhi Development Authority, Vikas Minar, Indraprastha Estate, New Delhi within a period of thirty days from the date of this notice. The person making the objection or suggestion should also give his name and address:-

MODIFICATIONS:

- i) "The land use of an area measuring about 0.81 hec. (2.00 acres) falling in zone F-7 and bounded by the 'Social Cultural Institutions' towards its north-west and north-east, 18.3 mts. (60 ft.) right-of-way road and residential area (Sukhdev Vihar) towards its South-West and a 18.3 mts. (60 ft.) right-of-way road on its South-East is proposed to be changed from 'Social & Cultural Institutions' to 'Residential' (Group Housing)".
- ii) The land use of an area measuring about 0.17 hect. (0.42 acre), falling in zone F-7, and bounded by Social and Cultural Institutions towards its North-West and North-East recreational land use towards its South-East is proposed to be changed from 'Circulation' to 'Residential' (Group Housing).
- iii) The land use of an area measuring about 7.01 hec. (17.33 acres) falling in zone F-7 and bounded by recreational use towards its North-East, 18.3 mts. (60 ft.) road right-of-way and residential area (Sukhdev Vihar), towards its North-West, educational (Central Road Research Institute) towards its South-West, and 'recreational area' towards its South-East is proposed to be changed from 'Recreational' land use to 'residential' (Group Housing)."

2. The plans indicating the proposed modifications will be available for inspection at the office of the Authority, Vikas Minar, Indraprastha Estate, New Delhi on all working days except Saturday, within the period referred to above.

VIKAS MINAR,
INDRAPRASTHA ESTATE,
NEW DELHI.

SECRETARY
DELHI DEVELOPMENT AUTHORITY.

DATED THE 16.10.82.

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

Agenda for the meeting of the Technical Committee to be held on Tuesday, the 27th March 1984, at 11 A.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. | Development controls for Rohini Project - Housing Scheme on plot sizes of 26 sq. mts., 32 sq. mts and 48 sq.mts. (F.20(27)/82-MP). | 1 to 3 |
| 2. | Proposal for the construction of building for the Indian Society of International Law at Bhagwan Dass Road, New Delhi. (F.16(62)/83-MP). | 4 to 6 |
| 3. | Proposal to change the land use of vacant land at Rohtak Road (Zone G-4). (F.20(2)83-MP). | 7 |
| 4. | Regarding allotment of additional land to Dev Samaj Modern School, Nehru Nagar, Delhi. (F.9(2)/84-MP). | 8 |
| 5. | Reg. change of land use of 19.75 acres of land in Zone F-7 (Okhla). (F.20(17)/81-MP). | 9 |
| 6. | Plans in respect of 8 Aravazeb Road, New Delhi - Proposal for building annex to the Ambassador's Residence. F16(13)84 MP | 10-11 |
| 7. | Allotment of 1700 sq. mtrs. of land at Hauz Khas for cultural and Indian classical Dance centre - Request for increase in FAR. | 12. |

Item No. Subject:- Development controls for Rohini Project-
1 Housing Scheme on plot sizes of 26 sq.
 mts. 32 sq. mts. and 48 sq. mts.

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The Project Planner (Rohini Project), DDA, has prepared the Houses designs for E.W.S., L.I.G. and M.I.G. groups. The building designs for M.I.G. housing have been formulated on the basis of 4-storeyed development in accordance with the floor space standards, applicable to the new pattern housing scheme.

2. Regarding the E.W.S. and L.I.G. houses design, these have been developed on 26 sq. mts., 32 sq. mts. and 48 sq. mts. on the basis of approved plotted system. E.W.S. plot of 26 sq. mts. is a single dwelling unit with provision of one room on first floor, whereas in case of L.I.G. plot of 48 sq. mts., two dwelling units on each floor are provided. The plot sizes and the physical space standard in the dwelling units on these plots conform to I.S.I. 8888-78 standards. There is a variation between the building bye-laws 1983 and the above referred I.S.I. standards. The Master Plan zoning regulations do not envisaged 26 sq. mts. or 32 sq. mts. in plot sizes. The minimum size of a

houses in single d.u./ 40 sq. yds. and two d.u.s housing it is 80 sq. yds.

3. The details of the built-up space on these sizes of the plots are given as below:-

Contd. . . .

26 sq. mts. plots: There are three standard plans, prepared for 26 sq. mts. plot as Drawing No. R.1, R-2 and R-3. The proposed ground coverage varies between 71 to 77% with a variation in the setback lines, size of the room, kitchen, bath, W.C. and staircase from the norms/standards provided in the building bye-laws.

32 sq. mts. plots: One standard plan has been ^{prepared} for 32 sq. mts. plot with 71% ground coverage and with a variation ⁱⁿ the size and dimension of kitchen, bath, W.C. and the staircase from the norms provided in the building bye-laws.

48 sq. mts. plots: The proposed ground coverage varies between 74 to 75% of the plot area with a variation in the standards for setback lines and dimensions of habitable rooms, kitchen, bath, W.C., passage and staircase from the normal building bye-laws.

4. These designs have been formulated keeping in view the I.S.I. standards, recommended for metropolitan cities of Calcutta, Bombay, Madras and Delhi. The building controls based on the standard design after legally approved would require the approval under the regulations and would form part Building Bye-laws.

5. Earlier ^{the} Technical Committee, in its meeting held on 26.8.82, discussed these regulations. The Technical Committee noted that these regulations can't be applied to Group housing and may only be considered for individual plot and should form part of bye-laws.

6. The matter was examined subsequently in detail and it was felt that the case needs further discussion at length

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because of the large scale repercussions for such a large No. of plots. Accordingly, this matter was discussed in a meeting by Dir. (DC), Project Planner (Rohini), Joint Director (Bldg.) and Joint Dir. (II) on 20.2.84.

7. In the meeting, the Project Planner explained that the plot sizes of 26 and 32 sq. mts. are to be constructed as single dwelling unit on the basis of ISI standards whereas plot sizes of 48, 60 and 90 sq. mts. are to be developed as two dwelling units one on each floor for LIG and MIG whereas plot ^{of} 120 and 150 sq. mts. are to be utilised for construction of three dwelling units.

8. After going through the zoning regulations presently applicable in the Union Territory of Delhi, it is observed that the plot sizes of 90, 120 and 150 sq. mts. may be developed on the basis of the existing building regulations for which the ground coverage, number of floors and number of dwelling units are given in the present building regulations. The other categories in 48 and 60 sq. mts. will require modifications in the present regulations to the extent that each plot will be utilised for two dwelling units with a maximum coverage of 75% ^{of the plot} approved area and ^a maximum 150 FAR as two storeyed construction. In case of plot sizes of 26 and 32 sq. mts. the regulations will be required to be modified to maximum coverage 75% on the plot area with 125 FAR within two storeyed construction as single dwelling units.

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

Item No. 2 Subject:- Proposal for the construction of building for the Indian Society of International Law at Bhagwan Dass Road, New Delhi. (F.16(62)/83-MP).

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The Executive Engineer, Construction Division No. 2, C.P.W.D., submitted building plans for the Indian Society of International Law at Bhagwan Dass Road, New Delhi to N.D.M.C. for approval. The NDMC forwarded the proposal and requested to intimate them the development controls applicable to the plot in question.

2. The plot is located at Bhagwan Dass Road opposite the Supreme Court, in Zone D-3 of the Delhi Master Plan. The development controls applicable to the plot according to the re-development proposal for Zone D-3 based on the erstwhile NDRAC recommendations are as follows:-

| <u>S.No.</u> | <u>Description</u> | <u>Prescribed in the Z.D.P./NDRAC</u> | <u>Proposed by CPWD</u> |
|---|---|---|-----------------------------|
| (i) | Land use. | Institutional | Institutional |
| (ii) | Ground Cov. | 25% | 32.86% |
| (iii) | F.A.R. | 125 | 151.6 |
| (iv) | Height | 80'-0 | 75'-0 |
| (v) | Parking | | |
| Auditorium = 0.25 equivalent Car space per seat. | | | |
| Office space = 0.85 equivalent car space for 92.90 sq. mts. (1000 sq. ft.) of covered space. | | | |
| Exhibition training library = 0.2 equivalent car space for 92.90 sq. mts. (1000 sq.ft.) of the covered space. | | | |
| (vi) | The R/W of Bhagwan Dass Road is 120' whereas in the CPWD proposal it is mentioned as 90'. | | |
| (vii) | The building envelope as per the CPWD scheme is not as per NDRAC recommendations. | | |

Contd...

3. The above development controls were communicated to NDMC and NDMC was advised that the proposal needs modification. The scheme was subsequently rejected by NDMC.

4. The Senior Architect, CPWD then discussed the proposal with Director (DC), DDA and requested to reconsider the proposal. The clarifications given by CPWD on the objections put by NDMC are given below:-

N.D.M.C. Objections:

C.P.W.D. Clarifications

- | | |
|---|--|
| (i) Authentic proof for the area of the plot and decision/dimensions has not been submitted. | It is being provided. |
| (ii) Proposed Library in the basement is not permissible. | In the basement there is only a stack room and not the reading room of the Library. |
| (iii) Approval from Delhi Urban Art Commission has not been received. | The approval is being obtained from the DUAC separately. |
| (iv) As per the Plans R/W for Bhagwan Dass Road has been shown as 90 ft. whereas it should be 120 ft. | The right of way of Bhagwan Dass Road has been desired as 120 ft. whereas at site it is as present 167 ft. & 6 inches. |
| (v) Parking provided is not in order. | Since the Auditorium will be occupied only by the Members of the Institute who will be working/ studying in the Institute, as such, the car parking of one car per 4 seats may not be applicable for this building. |
| (vi) The land use of plot is Institutional whereas on various floors offices have been proposed. | The floors where the office rooms have been proposed are actually to be carved out in different rooms where the group study of the individual cases is to be done by the scholars. One or two rooms may also be used for the administrative set-up of the Institute. |

Contd....

(vii) The proposed building envelope is not in order.

The proposed building envelope is in order as the right of way is already more than specified. The front set-back has been provided more than specified in the Zonal Plan as the existing set-back of Indian Law Institute is also more than required. The side set back is also more than required. As such, we could not achieve at the back 25 ft. but we have provided 20 ft. space which may please be allowed.

(viii) Proposed FAR is 151.6 against 125 permissible.

The Ground coverage of 33.33% and the height within 80 ft. as permissible in the Delhi Master Plan has been taken while designing the above-stated building. Although the FAR as calculated is 151.6 which will be reduced to 150.

From the above, it is observed that the main objection is that of FAR. The proposed FAR ^{of} 151.6 is much higher than the permissible FAR of 125.

5. The matter is placed before the Technical Committee for decision on the following points:-

- a) Adjustment in the envelope control.
- b) F.A.R. 150 instead of 125.
- c) Relaxation in the parking norms.

Item No-Sub:
3

Proposal to change the land use of vacant land at Rohtak Road. (Zone G-4), Delhi. (No.F.20(2)/83-MP).

.....

During a site visit to the Rohtak Road area, V.C., D.D.A. desired that land laying vacant adjacent to Golden Park on Rohtak Road, may be utilised for housing or commercial purposes to avoid encroachments. Accordingly, the area was surveyed and a scheme has been formulated for Self Finance Housing and Middle Income Group Housing. The land use of the entire land bounded by Railway Line on North, Rohtak Road on South, Lawrence Road on East and H.S.E.B. Residential Colony and Electric Sub-station on West, has been earmarked for 'Industrial use' (Light manufacturing) as per Master Plan and Zonal Plan for G-1 & 4. A regularised/unauthorised colony known as 'Golden Park' exists in the middle of the area. The Group Housing pockets proposed are one between Rohtak Road and Golden Park, Pocket 'A', and the other between Golden Park and Railway line named as 'Pocket 'B''. The details about number of flats in two pockets as per the Layout Plan (Sheet No.218-L/1, laid on the table). are given below:-

- (i) Pocket A: 240 cat.III S.F.S. flats proposed on total area of 3.26 hecets.
- (ii) Pocket B: 528 MIG DUs proposed on total area of 4.24 hecets.

The total area of both the pockets is 7.5 hecets. proposed for group housing and has been indicated in the part Zonal Plan for G-1 & 4 (laid on the table).

2. The proposal was considered by the Technical Committee meeting held on 24.11.83, for approval of change in land use from 'Industrial' to 'Residential' (Group Housing) and the Technical Committee observed that the land available for development is in two pockets intercepted by an existing residential use, which has been regularised as 'Golden Park' unauthorised colony and felt that the use other than residential for these two pockets would not be advisable. It has, therefore, recommended that the area be developed as 'residential' with proper essential community facilities like school, parks etc. and the land use change be processed from 'Industrial use' to 'Residential use' for these pockets. Subsequently, the proposal was also examined by Perspective Planning Wing in the light of Perspective Plan Delhi 2001. In the plan they have observed that according to perspective plan proposals this area is proposed for facility centre and service centre. Some workshops other activities which would need to be shifted due to the construction of Zakhira overbridge would be accommodated at this site.

The matter is placed before the Technical Committee for consideration.

Item No. Sub:- Regarding allotment of additional land
4 to Dev Samaj Modern School, Nehru Nagar,
Delhi.
(File No.9/2/84-MP)

....

Reference has been received from the Lt.Governor, Delhi regarding allotment of additional land to Dev Samaj Modern School, Nehru Nagar, Delhi. A piece of land lying on the West of Dev Samaj Modern School, Nehru Nagar, is lying vacant and is requested for by the School for its expansion and playground.

2. The matter has been examined and was also discussed with the Principal, Dev Samaj Modern School. The school is functioning on 10+2 basis and the land presently occupied by the school is 2 acres. The school is located in zone D-19 and according to the approved zonal development plan, the site is shown for Hr.Secondary School. The area to the East of the existing school is also shown for a Hr.Secondary School site. In the zonal plan, this land is rocky and lying vacant. The Principal of the School informed that they want land towards the north of the existing school which is also lying vacant. In the zonal plan, a huge chunk of land measuring 10-15 acres of land in the north of Dev Samaj Modern School is indicted for 'residential' use. This land is lying vacant and belongs to L&DO. Presently the land is with DDA for care and maintenance.

3. According to the land requirement for a Hr.Sec.School 4 acres is normally allocated for this purpose. Since the school is presently functioning in 2 acres of land, it is suggested that additional land upto 2 acres may be allotted to the school authority.

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

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- Item No. 5 Sub: Regarding change of land use of 19.75 acres of land in Zone F-7(Okhla)
- i) Change of land use of 0.81 hect. (2.00 acres) from 'Social and Cultural Institution' to 'residential' (Group Housing)'.
ii) Change of land use of 0.17 hect. (0.42 acre) from 'Circulation' to 'residential' (Group Housing)'.
iii) Change of land use of 7.01 hect. (17.33 acres) from 'recreational' to 'residential (Group Housing)'. (F.20(17)/81-MP)

Reference is invited to Authority's Resolution No.52 dated 1.2.83 (Appendix-A) in which the Authority approved the change of land use of an area measuring 20 acres from 'recreational' to 'residential use'. Accordingly the Ministry of Works & Housing was requested to issue a final notification for the said change of land use.

2. The Ministry of Works & Housing vide letter dated 31.5.83 asked for the following clarifications:-

- i) About the difference in area proposed for change of land use mentioned in the public notice dated 16.10.82 and that of in the Authority resolution dated 1.2.83 and
- ii) In the Public Notice a total of 19.75 acres of land in three pockets under 'social & cultural institution', 'Circulation' and 'recreational' was proposed to be changed to 'residential' (Group Housing) whereas in the resolution a total of 20 acres of land was proposed to be changed from 'recreational' to 'residential (Group Housing)'. Although the Ministry of Works & Housing was clarified vide letter dated 11.7.83 that the discrepancy in the area may be taken care of while issuing the final notification by the Ministry, they are insisting for a fresh resolution from the Authority in accordance with the changes published vide Public Notice dated 16.10.82 (Appendix-B).

3. The matter is now placed before the Technical Committee for consideration of the following land use changes:-

- i) Change of land use of 0.81 ^{hect.} (2.00 acres) from 'Social and Cultural Institution' to 'Residential' (Group Housing)'.
ii) Change of land use of 0.17 hect. (0.42 acre) from 'Circulation' to 'residential' (Group Housing).
iii) Change of land use of 7.01 hecets. (17.33 acres) from 'recreational' to 'residential (Group Housing)'.

Item No. 6 Subject: Plans in respect of 8-Aurangzeb Road New Delhi - Proposal for building annexe to the Ambassador's Residence. (F.16(13)/84-MP) .

References have been received from Delhi Urban Arts Commission and New Delhi Municipal Committee to examine the proposal for the construction of a building for annexe at 8-Aurangzeb Road, New Delhi, in the property owned by the Embassy of Brazil. The Brazil Embassy is having a temporary building, which is being used in the form of an annexe and is proposed to be demolished and to put up a two storey building.

2. The matter has been examined and it is observed that the plot is located in zone D-11 & D-12. The land use of the plot is ear-marked for residential purpose. The re-development scheme prepared by the erstwhile New Delhi Redevelopment Advisory Committee indicates this plot for residential purpose and partly in the form of a green linkage to the neighbourhood park. The proposed annexe building is within the envelop control ear-marked in the redevelopment scheme. According to the redevelopment proposals for this zone, the maximum ground coverage permissible on a plot is 25 percent and FAR is not more than 75. The height of the building as per the latest directions issued by the Lt. Governor, Delhi, about this area is 45 ft. The NDRAC has suggested that the building to be constructed on stilt so that the parking could be provided and the space below could also be used as land-scape.

3. In the proposed scheme, a two storey building within 38 ft height has been proposed within the envelop control but without stilt floor. The building is proposed in such a manner that it harmonizes with the existing main structure. No other proposal has been indicated on the plan either for the demolition of ^{either the} existing building or any additions or alterations. The project is connected with the Diplomatic Mission and the use, as suggested for the building, is for Ambassador's office, Reception Hall etc.

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4. On a discussion with the Architect, it has been informed that this plot has been purchased by the Embassy of Brazil sometime in 1960 and the certified true copy of the sale deed of the year 1959-60 was submitted. It was further explained that as they do not have chancellery building separately, and therefore, its functions are from this particular site. Once the chancellery building is constructed somewhere else in the future then this plot will be used as Ambassador's residence and the proposed extension will be used for the stay of the guests to the Embassy.

5. As the proposal is within the envelop control, height restrictions and within the ground coverage & FAR, the matter may be considered. However, while discussing the matter, the points relating to the stilt floor, some of the existing building falling in the set back lines etc. will have to be taken into consideration.

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

Item No.
7

Sub: Allotment of 1700 sq. mtrs. of land at Hauz Khas for Cultural and Indian Classical Dance Centre - Request for increase in FAR.

The Nritya Kaustubha Cultural Society (Regd.) has been allotted a piece of land measuring 1700 sq. mtrs. at Hauz Khas for the construction of a building to hold the institutional & cultural activities. Kumari Yamini Krishnamurty, who is the promoter of this project, has made a request that she may be allowed FAR of 150 instead of 100 as applicable to the plot. The matter was examined in-detail and she was informed that normally on institutional plot less than 2 acres, the maximum ground coverage is $33\frac{1}{3}$ per cent and FAR 100 and she should prepare the scheme accordingly. Subsequently, she has represented that in order to have the full utilisation of the space and to cater the various needs of the institution, they should be allowed to have a FAR of 150 so that they can prepare the scheme accordingly.

2. The matter has been examined in-detail and it is observed that the plot is located on 80ft wide road in Hauz Khas area and according to the statement of the proposed building, the total floor space worked-out to 29000 sq.ft. on all the floors which includes the general floor space required for institution for the purpose of entrance, on reception and administration and various specialised activities of the institution. She has also proposed class rooms, library-cum-museum, conference room for delegates, guest room with attached toilet etc. With a careful study, it works out to about 20000 sq.ft. which will be sufficient to make the essential requirements. As per the zoning regulations, ground floor coverage to the extent of $33\frac{1}{3}$ per cent is permissible and FAR 100 is generally permitted for institutional uses, which will give about 18,700 sq.ft. Therefore, the matter could be seen by the Technical Committee whether the floor space to the extent of 20,000 sq.ft. which is needed on the basis of deleting some of the floor spaces or the floor space to the extent of 29,000 sq.ft. is asked for is to be considered.

Appendix - A to item No. 5No.
52

1.2.83

Sub:- Proposal for change of land use from
'Recreational' (Driving School) to
'Residential' (Group Housing)
F.20(17)/81-MP.

P R E C I S

Reference is invited to Authority's Resolution No. 79 dated 25.6.81 vide which it was decided to change the land use of 20 acres of land from 'Recreational' to 'Residential' in Zone F-1 & F-7. Accordingly, the Govt. of India, Ministry of Works & Housing were requested to convey the approval of the Central Govt. to issue a public notice under Section 11-A of the ^{Delhi} Development Act 1957 for the change of land use of 20 acres of land. The Govt. of India vide their letter No. K-13011/8/81-DDIIA dated 19.4.82 conveyed the Govt.'s approval to issue a public notice for the said change in land use subject to the condition that the approval does not constitute the acceptance of the proposal for the change of land use by the Ministry and the Ministry would examine the merits of the case on the final proposal from the DDA after DDA have screened the objection/suggestions, if any, received in response to the public notice and till then any development/construction activity may not be undertaken/permited to be undertaken at site.

2. Accordingly, a public notice inviting objection/Suggestion was issued on 16th October, 1982. In response to the public notice no objection/suggestion has been received. However a letter No. 3-55/76.Tech. (F.1&7) dated 24th Nov. 82

(Appendix _____) has been received, in the

Contd...../-

form of objection, from the Town & Country Plg. Orgn. T.C.P.O. have opined, inter-alia, that any change of land use from 'recreational use' to other land use at this stage will be most undesirable especially when DDA is in the midst of preparing a new perspective plan for Delhi 2001.

3. The Chief Architect and the Executive Engineer, CD III, DDA, informed that the work has already been awarded and the DDA has incurred an expenditure of Rs. 25 lakhs approx. in the scheme for the construction of Group Housing under Self Financing Scheme Category II & III, on earth filling, drainage work, pile foundation and building construction work, the first floor roof have also been cast. In view of this, it is observed that it would not be desirable to hold back the scheme and the change of land use may be processed further.
4. The Technical Committee considered the matter in its meeting held on 10th December, 1982 and recommended that the matter be placed before the Authority.
5. The case is placed before the Authority for its consideration and approval for change of land use of an area measuring 20 acres from 'recreational land use' to 'residential use'.

RESOLUTION

Resolved that the proposal contained in the agenda item be approved.

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Appendix 'O' to Item No. 52

Town and Country Planning Organisation
Government of India
Ministry of Works and Housing

F.No. 3-55/76.Tech.

"E Block, Vikas Bhavan,
New Delhi-110002.
Dated the 24th Nov. 1982.

To

The Secretary,
Delhi Development Authority,
Vikas Minar,
NEW DELHI.

Sub:- Objection/Suggestion on DDA's Public Notice
No. F.20(1)/81-MP

Sir,

I am to refer to Deputy Director (MP)'s letter No. F.20 (17)81-MP dated 26.10.82 and to say that the proposals made in the DDA's Public Notice mentioned above have been examined and our views are as under.

1. Earlier, DDA has desired the change of land use of 20 acres from "Recreational" (Driving School) to "Residential"-land falling in Zone F-7. Now the area has been slightly reduced in the notification and brought down to 17.3 acres. In any case, TCPO had objected to using such recreational areas for other purposes thereby considerably reducing the total open space provided in the master plan and reducing the recreational space available.
2. This organisation has sent to the Ministry its objection to this change of land use, a copy of which is available with DDA. It was specifically mentioned that DDA has changed the land use of various recreational areas for other purposes and such areas exceed more than 500 acres or so. This is a serious matter for the city like Delhi where recreational areas which are vitally required for the well-being and proper development of its citizens are being reduced continuously without assigning any specific reasons and also justifying that such changes are required for the overall development of the zones in which such lands are located and without indicating alternative recreational areas to make up for such deficiencies.

In view of above, this organisation is of the opinion that any change of land use from recreational to other land use at this stage will be most undesirable-especially when DDA is in the midst of preparing a new perspective plan for Delhi-2001.

It is requested that DDA may re-consider this change of land use.

Yours faithfully,

(P.G. Valsangker)
Town and Country Planner

Appendix - B to item No. 5.DELHI DEVELOPMENT AUTHORITYPUBLIC NOTICE

No.F.20(17)/81-M.P.

The following modifications, which the Central Govt. proposes to make to the Master Plan/Zonal Plan for Delhi are hereby published for public information. Any person having any objection or suggestion with respect to the proposed modifications may send the objection or suggestion in writing to the Secretary, Delhi Development Authority, Vikas Minar, Indraprastha Estate, New Delhi within a period of thirty days from the date of this notice. The person making the objection or suggestion should also give his name and address:-

MODIFICATIONS:

- i) "The land use of an area measuring about 0.81 hec. (2.00 acres) falling in zone F-7 and bounded by the 'Social Cultural Institutions' towards its north-west and north-east, 18.3 mts. (60 ft.) right-of-way road and residential area (Sukhdev Vihar) towards its South-West and a 18.3 mts. (60 ft.) right-of-way road on its South-East is proposed to be changed from 'Social & Cultural Institutions' to 'Residential' (Group Housing)".
 - ii) The land use of an area measuring about 0.17 hect. (0.42 acre), falling in zone F-7, and bounded by Social and Cultural Institutions towards its North-West and North-East recreational land use towards its South-East is proposed to be changed from 'Circulation' to 'Residential' (Group Housing).
 - iii) The land use of an area measuring about 7.01 hec. (17.33 acres) falling in zone F-7 and bounded by recreational use towards its North-East, 18.3 mts. (60 ft.) road right-of-way and residential area (Sukhdev Vihar), towards its North-West, educational (Central Road Research Institute) towards its South-West, and 'recreational area' towards its South-East is proposed to be changed from 'Recreational' land use to 'residential' (Group Housing)."
2. The plans indicating the proposed modifications will be available for inspection at the office of the Authority, Vikas Minar, Indraprastha Estate, New Delhi on all working days except Saturday, within the period referred to above.

VIKAS MINAR,
INDRAPRASTHA ESTATE,
NEW DELHI.

SECRETARY
DELHI DEVELOPMENT AUTHORITY.

DATED THE 16.10.82.

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

Minutes of the meeting of the Technical Committee held on 27.3.84 at 11.00 a.m. in the Conference Room of Delhi Development Authority, Vikas Minar, New Delhi.

The following were present:

DELHI DEVELOPMENT AUTHORITY

1. Shri Harish Khanna,
Vice-Chairman.
2. Sh. S.C. Gupta,
Director (DC).
3. Sh. J.C. Gambhir,
Director (PPW).
4. Sh. Om Parkash,
Director (Works).
5. Sh. R.D. Gohar,
Jt. Director (ZP).
6. Sh. P.C. Jain,
Jt. Director
7. Sh. Chandraballabh,
Dy. Director ZP I
8. Sh. A.K. Jain,
Dy. Director (ZP) II
9. Sh. A.K. Gupta,
Deputy Director (MP)
10. Sh. Y.L. Banka,
T.O. to A.C.E.(R).

CENTRAL PUBLIC WORKS DEPARTMENT:

11. Sh. H. R. Laroya,
Chief Architect,
12. Sh. D.S. Chandrachood,
Senior Architect, C.P.W.D.
13. Sh. S.C. Malhotra,
S.W., P.W.D., CV
14. Sh. Y.S. Sardar,
Architect.

Contd....

Item No.

Sub:

Development controls for Rohini Project-Housing Scheme on plot sizes of 26 sq. mts. 32 sq. mts. and 48 sq. mts.

DECISION

The Technical Committee discussed in detail the regulations proposed for various sizes of plots in

Rohini Scheme. It was decided that in the first

instance the item be discussed by Commissioner (Plg.)

with V.C.

Item No.

2

Sub:

Proposal for the construction of building for the Indian Society of International Law at Bhagwan Dass Road, New Delhi. (F.16(62)/83-MP).

DECISION

The Technical Committee noted the regulations, are recommended by the erstwhile New Delhi re-development Advisory Committee for institutional plots for this zone. The Chief Architect, CPWD pointed out that the plot size is very tight and to meet all the requirements of the Institute, the relaxation in FAR & ground coverage is required. The Technical Committee after detailed discussion decided that the envelope control and maximum FAR, as prescribed by NDRAC, be followed. However, the ground coverage upto 33.1/3 per cent be allowed instead of 25 per cent. The Technical

Contd....

Committee felt that the height of the proposed building should be kept as low as the adjoining buildings and in no case should exceed the limit of 80 ft.

Item No.
3

Sub: Proposal to change the land use of vacant land at Rohtak Road. (Zone G-4), Delhi.
(No. F.20(2)/83-MP).

.....

DECISION

The Technical Committee noted that along the railway-line, the land can be used for workshops and service units and for the remaining land i.e. the land including Golden Park area, the Technical Committee recommended that the case of change of land use may be processed.

Item No.
4

Sub: Regarding allotment of additional land Dev Samaj Modern School, Nehru Nagar, Delhi.
(File No. 9/2/84-MP).

.....

DECISION

The Technical Committee was informed by the Chief Architect, CPWD, that the proposals for allotment of land to various uses like Dr. Vidya Sagar Hospital, Cancer

Contd.....

Hospital & Dev Samaj Model School, are being examined by his Department. The Technical Committee therefore, desired that the entire area be planned keeping in view the land requirements of such institutions and the additional land for Dev Samaj School.

Item No.

5

Sub:

Regarding change of land use of 19.75 acres of land in Zone F.7(Okhla)

i)

Change of land use of 0.81 hect. (2.00 acres) from 'Social and Cultural Institution to 'residential' (Group Housing)'.

ii)

Change of land use of 0.17 hect. (0.42 acre) from 'Circulation' to 'residential' (Group Housing)'.

iii)

Change of land use of 7.01 hect. (17.33 acres) from 'recreational' to 'residential (Group Housing)' to (F.20(17)/81-MP).

.....

DECISION

The Technical Committee noted the proposal for change of land use in zone F.17 (Okhla) and recommended that the proposed change in the land use, as now suggested in para-3 of the preamble, be approved.

Item No.

6

Sub:

Plans in respect of 8 Aurangzeb Road New Delhi-Proposal for building annexe to the Ambassador's Residence. (F.16(13)/84-MP).

.....

DECISION

The Technical Committee noted that this plot is

Contd.....

owned by a Foreign Mission and is used as Brazil Embassy and their Ambassador's residence. The construction is proposed after demolition of the existing building to accommodate the offices for the Embassy, which will subsequently convert this space into the residential use for the guests of the Ambassador. The Technical Committee noted that the proposed construction falls within the envelope control, FAR and height restriction of 45 ft. as recommended by the erstwhile NDRAC. Keeping in view this point, the Technical Committee find no objection for the proposed construction from zoning regulations point of view.

Item No.

7

Sub: Allotment of 1700 sq. mtrs. of land at Hauz Khas for Cultural and Indian Classical Dance Centre-Request for increase in FAR.

.....

DECISION

The Technical Committee examined the total space requirements proposed by Nritya Kaushtubha Cultural Society (Regd.) keeping in view that no additional land will be available for allotment to this Society, decided that the FAR maximum to the extent of 125 be allowed on this plot.

Item No.

7

Sub: Allotment of 1700 sq. mtrs. of land at Hauz Khas for Cultural and Indian Classical Dance Centre-Request for increase in FAR.

DECISION

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

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The following were present:

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Director (DC).
3. Sh. J.C. Gambhir,
Director (PPW).
4. Sh. Om Parkash,
Director (Works).
5. Sh. R.D. Gohar,
Jt. Director (ZP).
6. Sh. P.C. Jain,
Jt. Director
7. Sh. Chandraballabh,
Dy. Director ZP I
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13. Sh. S.C. Malhotra,
S.W., P.W.D., CV
14. Sh. Y.S. Sardar,
Architect.

Contd....

Item No.

1

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....

DECISION

The Technical Committee discussed in detail the regulations proposed for various sizes of plots in Rohini Scheme. It was decided that in the first instance the item be discussed by Commissioner (Plg.) with V.C.

Item No.

2

Sub: Proposal for the construction of building for the Indian Society of International Law at Bhagwan Dass Road, New Delhi. (F.16(62)/83-MP).

.....

DECISION

The Technical Committee noted the regulations, are recommended by the erstwhile New Delhi re-development Advisory Committee for institutional plots for this zone. The Chief Architect, CPWD pointed out that the plot size is very tight and to meet all the requirements of the Institute, the relaxation in FAR & ground coverage is required. The Technical Committee after detailed discussion decided that the envelope control and maximum FAR, as prescribed by NDRAC, be followed. However, the ground coverage upto 33.1/3 per cent be allowed instead of 25 per cent. The Technical

Contd...

Committee felt that the height of the proposed building should be kept as low as the adjoining buildings and in no case should exceed the limit of 80 ft.

Item No.
3

Sub: Proposal to change the land use of vacant land at Rohtak Road. (Zone G-4), Delhi.
(No. F.20(2)/83-MP).

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DECISION

The Technical Committee noted that along the railway-line, the land can be used for workshops and service units and for the remaining land i.e. the land including Golden Park area, the Technical Committee recommended that the case of change of land use may be processed.

Item No.

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(File No. 9/2/84-MP).

.....

DECISION

The Technical Committee was informed by the Chief Architect, CPWD, that the proposals for allotment of land to various uses like Dr. Vidya Sagar Hospital, Cancer

Contd.....

Hospital & Dev Samaj Model School, are being examined by his Department. The Technical Committee therefore, desired that the entire area be planned keeping in view the land requirements of such institutions and the additional land for Dev Samaj School.

Item No.

5

- Sub: Regarding change of land use of 19.75 acres of land in Zone F.7(Okhla)
- i) Change of land use of 0.81 hect. (2.00 acres) from 'Social and Cultural Institution to 'residential' (Group Housing)'.
- ii) Change of land use of 0.17 hect. (0.42 acre) from 'Circulation' to 'residential' (Group Housing)'.
- iii) Change of land use of 7.01 hect. (17.33 acres) from 'recreational' to 'residential (Group Housing)'.
- (F.20(17)/81-MP).

.....

DECISION

The Technical Committee noted the proposal for change of land use in zone F.7 (Okhla) and recommended that the proposed change in the land use, as now suggested in para-3 of the preamble, be approved.

Item No.

6

- Sub: Plans in respect of 8 Aurangzeb Road New Delhi-Proposal for building annexe to the Ambassador's Residence.
- (F.16(13)/84-MP).

.....

DECISION

The Technical Committee noted that this plot is

Contd.....

owned by a Foreign Mission and is used as Brazil Embassy and their Ambassador's residence. The construction is proposed after demolition of the existing building to accommodate the offices for the Embassy, which will subsequently convert this space into the residential use for the guests of the Ambassador. The Technical Committee noted that the proposed construction falls within the envelope control, FAR and height restriction of 45 ft. as recommended by the erstwhile NDRAC. Keeping in view this point, the Technical Committee find no objection for the proposed construction from zoning regulations point of view.

Item No.

7

Sub: Allotment of 1700 sq. mtrs. of land at Hauz Khas for Cultural and Indian Classical Dance Centre-Request for increase in FAR.

.....

DECISION

The Technical Committee examined the total space requirements proposed by Nritya Kaushtubha Cultural Society (Regd.) keeping in view that no additional land will be available for allotment to this Society, decided that the FAR maximum to the extent of 125 be allowed on this plot.

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

Minutes of the meeting of the Technical Committee held on 27.3.84 at 11.00 a.m. in the Conference Room of Delhi Development Authority, Vikas Minar, New Delhi.

The following were present:

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Architect.

Contd....

Item No.
1

Sub: Development controls for Rohini Project-Housing Scheme on plot sizes of 26 sq. mts. 32 sq. mts. and 48 sq. mts.

....

DECISION

The Technical Committee discussed in detail the regulations proposed for various sizes of plots in Rohini Scheme. It was decided that in the first instance the item be discussed by Commissioner (Plg.) with V.C.

Item No.
2

Sub: Proposal for the construction of building for the Indian Society of International Law at Bhagwan Dass Road, New Delhi. (F.16(62)/83-MP).

.....

DECISION

The Technical Committee noted the regulations, are recommended by the erstwhile New Delhi re-development Advisory Committee for institutional plots for this zone. The Chief Architect, CPWD pointed out that the plot size is very tight and to meet all the requirements of the Institute, the relaxation in FAR & ground coverage is required. The Technical Committee after detailed discussion decided that the envelope control and maximum FAR, as prescribed by NDRAC, be followed. However, the ground coverage upto 33.1/3 per cent be allowed instead of 25 per cent. The Technical

Contd...

Committee felt that the height of the proposed building should be kept as low as the adjoining buildings and in no case should exceed the limit of 80 ft.

Item No.
3

Sub: Proposal to change the land use of vacant land at Rohtak Road. (Zone G-4), Delhi.
(No. F.20(2)/83-MP).

.....

DECISION

The Technical Committee noted that along the railway-line, the land can be used for workshops and service units and for the remaining land i.e. the land including Golden Park area, the Technical Committee recommended that the case of change of land use may be processed.

Item No.
4

Sub: Regarding allotment of additional land Dev Samaj Modern School, Nehru Nagar, Delhi.
(File No. 9/2/84-MP).

.....

DECISION

The Technical Committee was informed by the Chief Architect, CPWD, that the proposals for allotment of land to various uses like Dr. Vidya Sagar Hospital, Cancer

Contd.....

Hospital & Dev Samaj Model School, are being examined by his Department. The Technical Committee therefore, desired that the entire area be planned keeping in view the land requirements of such institutions and the additional land for Dev Samaj School.

Item No.
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- Sub: Regarding change of land use of 19.75 acres of land in Zone F.7(Okhla)
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- iii) Change of land use of 7.01 hect. (17.33 acres) from 'recreational' to 'residential (Group Housing)'.
- (F.20(17)/81-MP).

.....

DECISION

The Technical Committee noted the proposal for change of land use in zone F.17 (Okhla) and recommended that the proposed change in the land use, as now suggested in para-3 of the preamble, be approved.

Item No.
6

- Sub: Plans in respect of 8 Aurangzeb Road New Delhi-Proposal for building annexe to the Ambassador's Residence. (F.16(13)/84-MP).

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DECISION

The Technical Committee noted that this plot is

Contd.....

owned by a Foreign Mission and is used as Brazil Embassy and their Ambassador's residence. The construction is proposed after demolition of the existing building to accommodate the offices for the Embassy, which will subsequently convert this space into the residential use for the guests of the Ambassador. The Technical Committee noted that the proposed construction falls within the envelope control, FAR and height restriction of 45 ft. as recommended by the erstwhile NDRAC. Keeping in view this point, the Technical Committee find no objection for the proposed construction from zoning regulations point of view.

Item No.

7

Sub: Allotment of 1700 sq. mtrs. of land at Hauz Khas for Cultural and Indian Classical Dance Centre-Request for increase in FAR.

.....

DECISION

The Technical Committee examined the total space requirements proposed by Nritya Kaushtubha Cultural Society (Regd.) keeping in view that no additional land will be available for allotment to this Society, decided that the FAR maximum to the extent of 125 be allowed on this plot.

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

Minutes of the meeting of the Technical Committee held on 27.3.84 at 11.00 a.m. in the Conference Room of Delhi Development Authority, Vikas Minar, New Delhi.

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Architect.

Contd.....

Item No.
1

Sub: Development controls for Rohini Project-Housing Scheme on plot sizes of 26 sq. mts. 32 sq. mts. and 48 sq. mts.

....

DECISION

The Technical Committee discussed in detail the regulations proposed for various sizes of plots in Rohini Scheme. It was decided that in the first instance the item be discussed by Commissioner (Plg.) with V.C.

Item No.
2

Sub: Proposal for the construction of building for the Indian Society of International Law at Bhagwan Dass Road, New Delhi. (F.16(62)/83-MP).

.....

DECISION

The Technical Committee noted the regulations, are recommended by the erstwhile New Delhi re-development Advisory Committee for institutional plots for this zone. The Chief Architect, CPWD pointed out that the plot size is very tight and to meet all the requirements of the Institute, the relaxation in FAR & ground coverage is required. The Technical Committee after detailed discussion decided that the envelope control and maximum FAR, as prescribed by NDRAC, be followed. However, the ground coverage upto 33.1/3 per cent be allowed instead of 25 per cent. The Technical

Contd...

Committee felt that the height of the proposed building should be kept as low as the adjoining buildings and in no case should exceed the limit of 80 ft.

Item No.

3

Sub: Proposal to change the land use of vacant land at Rohtak Road. (Zone G-4), Delhi.
(No. F.20(2)/83-MP).

.....

DECISION

The Technical Committee noted that along the railway-line, the land can be used for workshops and service units and for the remaining land i.e. the land including Golden Park area, the Technical Committee recommended that the case of change of land use may be processed.

Item No.

4

Sub: Regarding allotment of additional land Dev Samaj Modern School, Nehru Nagar, Delhi.
(File No. 9/2/84-MP).

.....

DECISION

The Technical Committee was informed by the Chief Architect, CPWD, that the proposals for allotment of land to various uses like Dr. Vidya Sagar Hospital, Cancer

Contd....

Hospital & Dev Samaj Model School, are being examined by his Department. The Technical Committee therefore, desired that the entire area be planned keeping in view the land requirements of such institutions and the additional land for Dev Samaj School.

Item No.

5

- Sub: Regarding change of land use of 19.75 acres of land in Zone F.7(Okhla)
- i) Change of land use of 0.81 hect. (2.00 acres) from 'Social and Cultural Institution to 'residential' (Group Housing)'.
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- iii) Change of land use of 7.01 hect. (17.33 acres) from 'recreational' to 'residential (Group Housing)' (F.20(17)/81-MP).

.....

DECISION

The Technical Committee noted the proposal for change of land use in zone F.17 (Okhla) and recommended that the proposed change in the land use, as now suggested in para-3 of the preamble, be approved.

Item No.

6

- Sub: Plans in respect of 8 Aurangzeb Road New Delhi-Proposal for building annexe to the Ambassador's Residence. (F.16(13)/84-MP).

.....

DECISION

The Technical Committee noted that this plot is

Contd.....

owned by a Foreign Mission and is used as Brazil Embassy and their Ambassador's residence. The construction is proposed after demolition of the existing building to accommodate the offices for the Embassy, which will subsequently convert this space into the residential use for the guests of the Ambassador. The Technical Committee noted that the proposed construction falls within the envelope control, FAR and height restriction of 45 ft. as recommended by the erstwhile NDRAC. Keeping in view this point, the Technical Committee find no objection for the proposed construction from zoning regulations point of view.

Item No.

7

Sub: Allotment of 1700 sq. mtrs. of land at Hauz Khas for Cultural and Indian Classical Dance Centre-Request for increase in FAR.

.....

DECISION

The Technical Committee examined the total space requirements proposed by Nritya Kaushtubha Cultural Society (Regd.) keeping in view that no additional land will be available for allotment to this Society, decided that the FAR maximum to the extent of 125 be allowed on this plot.

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

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Architect.

Contd.....

Item No.

1

Sub: Development controls for Rohini Project-Housing Scheme on plot sizes of 26 sq. mts. 32 sq. mts. and 48 sq. mts.

....

DECISION

The Technical Committee discussed in detail the regulations proposed for various sizes of plots in Rohini Scheme. It was decided that in the first instance the item be discussed by Commissioner (Plg.) with V.C.

Item No.

2

Sub: Proposal for the construction of building for the Indian Society of International Law at Bhagwan Dass Road, New Delhi. (F.16(62)/83-MP).

.....

DECISION

The Technical Committee noted the regulations, are recommended by the erstwhile New Delhi re-development Advisory Committee for institutional plots for this zone. The Chief Architect, CPWD pointed out that the plot size is very tight and to meet all the requirements of the Institute, the relaxation in FAR & ground coverage is required. The Technical Committee after detailed discussion decided that the envelope control and maximum FAR, as prescribed by NDRAC, be followed. However, the ground coverage upto 33.1/3 per cent be allowed instead of 25 per cent. The Technical

Contd...

Committee felt that the height of the proposed building should be kept as low as the adjoining buildings and in no case should exceed the limit of 80 ft.

Item No.
3

Sub: Proposal to change the land use of vacant land at Rohtak Road. (Zone G-4), Delhi.
(No. F.20(2)/83-MP).

.....

DECISION

The Technical Committee noted that along the railway-line, the land can be used for workshops and service units and for the remaining land i.e. the land including Golden Park area, the Technical Committee recommended that the case of change of land use may be processed.

Item No.
4

Sub: Regarding allotment of additional land Dev Samaj Modern School, Nehru Nagar, Delhi.
(File No. 9/2/84-MP).

.....

DECISION

The Technical Committee was informed by the Chief Architect, CPWD, that the proposals for allotment of land to various uses like Dr. Vidya Sagar Hospital, Cancer

Contd.....

Hospital & Dev Samaj Model School, are being examined by his Department. The Technical Committee therefore, desired that the entire area be planned keeping in view the land requirements of such institutions and the additional land for Dev Samaj School.

Item No.

5

- Sub: Regarding change of land use of 19.75 acres of land in Zone F.7(Okhla)
- i) Change of land use of 0.81 hect. (2.00 acres) from 'Social and Cultural Institution to 'residential' (Group Housing)'.
- ii) Change of land use of 0.17 hect. (0.42 acre) from 'Circulation' to 'residential' (Group Housing)'.
- iii) Change of land use of 7.01 hect. (17.33 acres) from 'recreational' to 'residential (Group Housing)'.
- (F.20(17)/81-MP).

.....

DECISION

The Technical Committee noted the proposal for change of land use in zone F.17 (Okhla) and recommended that the proposed change in the land use, as now suggested in para-3 of the preamble, be approved.

Item No.

6

- Sub: Plans in respect of 8 Aurangzeb Road New Delhi-Proposal for building annexe to the Ambassador's Residence. (F.16(13)/84-MP).

.....

DECISION

The Technical Committee noted that this plot is

Contd.....

owned by a Foreign Mission and is used as Brazil Embassy and their Ambassador's residence. The construction is proposed after demolition of the existing building to accommodate the offices for the Embassy, which will subsequently convert this space into the residential use for the guests of the Ambassador. The Technical Committee noted that the proposed construction falls within the envelope control, FAR and height restriction of 45 ft. as recommended by the erstwhile NDRAC. Keeping in view this point, the Technical Committee find no objection for the proposed construction from zoning regulations point of view.

Item No.

7

Sub: Allotment of 1700 sq. mtrs. of land at Hauz Khas for Cultural and Indian Classical Dance Centre-Request for increase in FAR.

.....

DECISION

The Technical Committee examined the total space requirements proposed by Nritya Kaushtubha Cultural Society (Regd.) keeping in view that no additional land will be available for allotment to this Society, decided that the FAR maximum to the extent of 125 be allowed on this plot.

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

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Contd....

Item No.
1

Sub: Development controls for Rohini Project-Housing Scheme on plot sizes of 26 sq. mts. 32 sq. mts. and 48 sq. mts.

....

DECISION

The Technical Committee discussed in detail the regulations proposed for various sizes of plots in Rohini Scheme. It was decided that in the first instance the item be discussed by Commissioner (Plg.) with V.C.

Item No.
2

Sub: Proposal for the construction of building for the Indian Society of International Law at Bhagwan Dass Road, New Delhi. (F.16(62)/83-MP).

.....

DECISION

The Technical Committee noted the regulations, are recommended by the erstwhile New Delhi re-development Advisory Committee for institutional plots for this zone. The Chief Architect, CPWD pointed out that the plot size is very tight and to meet all the requirements of the Institute, the relaxation in FAR & ground coverage is required. The Technical Committee after detailed discussion decided that the envelope control and maximum FAR, as prescribed by NDRAC, be followed. However, the ground coverage upto 33.1/3 per cent be allowed instead of 25 per cent. The Technical
Contd...

Committee felt that the height of the proposed building should be kept as low as the adjoining buildings and in no case should exceed the limit of 80 ft.

Item No.
3

Sub: Proposal to change the land use of vacant land at Rohtak Road. (Zone G-4), Delhi.
(No. F.20(2)/83-MP).

.....

DECISION

The Technical Committee noted that along the railway-line, the land can be used for workshops and service units and for the remaining land i.e. the land including Golden Park area, the Technical Committee recommended that the case of change of land use may be processed.

Item No.
4

Sub: Regarding allotment of additional land Dev Samaj Modern School, Nehru Nagar, Delhi.
(File No. 9/2/84-MP).

.....

DECISION

The Technical Committee was informed by the Chief Architect, CPWD, that the proposals for allotment of land to various uses like Dr. Vidya Sagar Hospital, Cancer

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Hospital & Dev Samaj Model School, are being examined by his Department. The Technical Committee therefore, desired that the entire area be planned keeping in view the land requirements of such institutions and the additional land for Dev Samaj School.

Item No.

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- Sub: Regarding change of land use of 19.75 acres of land in Zone F.7(Okhla)
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DECISION

The Technical Committee noted the proposal for change of land use in zone F.7 (Okhla) and recommended that the proposed change in the land use, as now suggested in para-3 of the preamble, be approved.

Item No.

6

- Sub: Plans in respect of 8 Aurangzeb Road New Delhi-Proposal for building annexe to the Ambassador's Residence. (F.16(13)/84-MP).

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DECISION

The Technical Committee noted that this plot is

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owned by a Foreign Mission and is used as Brazil Embassy and their Ambassador's residence. The construction is proposed after demolition of the existing building to accommodate the offices for the Embassy, which will subsequently convert this space into the residential use for the guests of the Ambassador. The Technical Committee noted that the proposed construction falls within the envelope control, FAR and height restriction of 45 ft. as recommended by the erstwhile NDRAC. Keeping in view this point, the Technical Committee find no objection for the proposed construction from zoning regulations point of view.

Item No.

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Sub: Allotment of 1700 sq. mtrs. of land at Hauz Khas for Cultural and Indian Classical Dance Centre-Request for increase in FAR.

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DECISION

The Technical Committee examined the total space requirements proposed by Nritya Kaushtubha Cultural Society (Regd.) keeping in view that no additional land will be available for allotment to this Society, decided that the FAR maximum to the extent of 125 be allowed on this plot.

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Item No.
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DECISION

The Technical Committee discussed in detail the regulations proposed for various sizes of plots in Rohini Scheme. It was decided that in the first instance the item be discussed by Commissioner (Plg.) with V.C.

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Sub: Proposal for the construction of building for the Indian Society of International Law at Bhagwan Dass Road, New Delhi. (F.16(62)/83-MP).

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The Technical Committee noted the regulations, are recommended by the erstwhile New Delhi re-development Advisory Committee for institutional plots for this zone. The Chief Architect, CPWD pointed out that the plot size is very tight and to meet all the requirements of the Institute, the relaxation in FAR & ground coverage is required. The Technical Committee after detailed discussion decided that the envelope control and maximum FAR, as prescribed by NDRAC, be followed. However, the ground coverage upto 33.1/3 per cent be allowed instead of 25 per cent. The Technical

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Sub: Proposal to change the land use of vacant land at Rohtak Road. (Zone G-4), Delhi.
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Sub: Regarding allotment of additional land Dev Samaj Modern School, Nehru Nagar, Delhi.
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DECISION

The Technical Committee was informed by the Chief Architect, CPWD, that the proposals for allotment of land to various uses like Dr. Vidya Sagar Hospital, Cancer

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Hospital & Dev Samaj Model School, are being examined by his Department. The Technical Committee therefore, desired that the entire area be planned keeping in view the land requirements of such institutions and the additional land for Dev Samaj School.

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- Sub: Regarding change of land use of 19.75 acres of land in Zone F.7(Okhla)
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DECISION

The Technical Committee noted the proposal for change of land use in zone F.17 (Okhla) and recommended that the proposed change in the land use, as now suggested in para-3 of the preamble, be approved.

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- Sub: Plans in respect of 8 Aurangzeb Road New Delhi-Proposal for building annexe to the Ambassador's Residence. (F.16(13)/84-MP).

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DECISION

The Technical Committee noted that this plot is

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owned by a Foreign Mission and is used as Brazil Embassy and their Ambassador's residence. The construction is proposed after demolition of the existing building to accommodate the offices for the Embassy, which will subsequently convert this space into the residential use for the guests of the Ambassador. The Technical Committee noted that the proposed construction falls within the envelope control, FAR and height restriction of 45 ft. as recommended by the erstwhile NDRAC. Keeping in view this point, the Technical Committee find no objection for the proposed construction from zoning regulations point of view.

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The Technical Committee examined the total space requirements proposed by Nritya Kaushtubha Cultural Society (Regd.) keeping in view that no additional land will be available for allotment to this Society, decided that the FAR maximum to the extent of 125 be allowed on this plot.