

दिल्ली विकास प्राधिकरण



मासिक सो. Master Plan.

टिपणी

पत्र व्यवहार

विषय

Agenda and Minutes of Tech. Comm.
dated : 28/2/84.

TC- 28/2/84

पिछले संध

बाद के संध

DELHI DEVELOPMENT AUTHORITY
VIKAS MINAR
INDRAPRASTHA ESTATE
NEW DELHI-2.

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

Dated 23/2/84

From:

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

To

o/c List attached.

Sir,

I am directed to forward a copy of the Minutes of the meeting of Technical Committee of the Authority on 28/2/84 at 4-00 P.M. in the Conference Room of the D.D.A.; Vikas Minar, Indraprastha Estate, New Delhi for information.

Yours faithfully,

S.R. Shome

(S.R. SHOME)
ASSTT. DIRECTOR (MP)

o/c

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.G. Valapanglear, T & C.P.O.
12. Engineer Member, DDA. *her 23/2*
13. Commr. (Planning) DDA. *23/2*
14. Commr. (Land), DDA. *23/2*
15. Director (CP) DDA. *23/2*
16. Director (P.P) DDA. *23/2*
17. Chief Architect. (H). *23/2*
18. ~~Addl. Director (PDW).~~
19. ~~Addl. Director (DCB).~~
20. Joint Director (B). *23/2*
21. Joint Director (EP). *23/2*
22. ~~R.S. Sibal. Eng. Officer L&D.O.~~
23. Joint Director (TT).
24. R.C. Sabharwal Architect (B.P).
25. P.A. to V.C. for information a/V.C. *23/2*
26. ~~Mr. S.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). *23/2*
31. A.K. Jain Dy. Dir. (EP) H. *23/2*
32. Sh. Chandan Bhatnagar (DD) 2P H. *23/2*

MOST IMMEDIATE

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- ✓ 3. ✓ Senior Architect (H&T.P.I.).
- ✓ 4. ~~Deputy L. & D.O.~~, *Wazirpur Bhowan, New Delhi*
- ✓ 5. Chief Architect. (C.P.W.D.) ✓
- ✓ 6. ~~Chief~~ Town Planner, MCD.
7. ~~Deputy Commr. (P) Traffic.~~
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30. Joint Director (ZF).

(7) *Seven Only*
23/2

- ~~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. ✓ *Nah 28/1/84*
- ~~8. Chief Architect (NDMC).~~
- ✓ 9. Secy. (L&B), Delhi Admn. ✓ *10/2/84* *(1) R S L* *28/2/84*
- ✓ 10. Chief Planner T&CPO. ✓
- ✓ 11. Mr. ~~R.G. Valapanglear~~ *J. K. Porasay*, T & C.P.O. *Baths* *23/2/84*
12. Engineer Member, DDA. ✓
13. Commr. (Planning) DDA. ✓
14. Commr. (Land), DDA. ✓
15. Director (CP) DDA. ✓
16. Director (P.P) DDA. ✓
17. Chief Architect. (H). ✓
18. Addl. Director (RPW). ✓
19. Addl. Director (DC). ✓
20. Joint Director (B). ✓
21. Joint Director (CP). ✓
22. R.S. Sibal. Eng. Officer L&D.O. ✓
23. Joint Director (TT). ✓
24. R.C. Sahharwal Architect (B.P). ✓
25. P.A. to V.C. for information a/V.C. ✓
26. Mr. ~~G.S. Gill~~ *G.S. Gill* Supdtg. Eng. ✓
27. General Manager, D.T.C. New Delhi. ✓ *23/2/84*
28. Sh. S.P. Vatts, Architect (CP). ✓
29. Mr. R.P. Rastogi, D.D. (CP). ✓
30. Joint Director (ZP). ✓
31. ~~Sh. H. V. Jindal~~ *Sh. H. V. Jindal* D.D. (CP) II ✓
32. ~~Sh. Chander Ballabh~~ *Sh. Chander Ballabh* D.D. (CP) I ✓

28.2.84.
Tech. Comm. Mtd.

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

Agenda for the meeting of Technical Committee to be held on Tuesday the 28th February, 1984 at 4.00 P.M. in the Conference Room of Delhi Development Authority, Vikas Minar, I.P. Estate, New Delhi.

.....

<u>S.No.</u>	<u>Subject</u>	<u>Page No.</u>
1.	Proposal for service apartments in property No. A-9/34, Vasant Vihar. (File No. F.10(15)/83-MP)	1
2.	Covering of Remaining portion of Nallah between Yusuf Sarai Community Centre and Hauz Khas Self Financing Scheme. (File No. F.3(123)/83-MP)	2 & 3
3.	Proposal for three additional floors in Hotel Vikram, New Delhi. (File No. F.3(251)/83-MP)	4 & 5
4.	Second Entry to Delhi Main Railway Station. (F.3(285)/71-MP)	6, 7 & 8
5.	Proposal of 2nd approach to the OPD Block of Hindu Rao Hospital, Delhi. (F.5(11)/83-MP).	9 & 10
6.	Allotment of land for a proposed public school to be run by a Trust at Village Satbari. (No. F.9(4)/83-MP)	11
7.	Proposal for regulation of land use of a Temple and Satsang Bhawan in Rameshwari Nehru Nagar, Karol Bagh, New Delhi. (No. F.16(39)/68-MP).	12
8.	Allowing 2½ storey construction on 49, Rajpur Road, Civil Lines, Delhi. (F.3(153)/82-MP).	13 & 14
9.	Permission for Double Storey Construction Sarai Julaina in a Co-operative House Bldg. Society's area (F ₁). — F ₃ (104)/83-MP. P-15/16	
10.	Regarding Allotment of 2.825 acres of land to DESH for the Ex-Pansion of their Existing 33 KV switchyard out of Section no. 211+212, Dhaula Kuan, New Delhi. P-17	
11.	Plot No. 23-26, Lodhi Road, Institutional area — Association of Indian Engineering Industries. P-18-19 F ₁ (17)/84-MP.	

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9

10

11

Item No.
1

Sub: Proposal for service apartments in property
No. A-9/34, Vasant Vihar.
(File No. F.10(15)/83-MP)

.....

A reference has been received from the owner of property No. A-9/34 Vasant Vihar (residential building) for permission of the Delhi Development Authority for use of his residence as 'service apartments' on charges of daily/weekly tariff basis by using the building as a furnished apartment and renting out on short term basis as compared to long term rental basis. The tenancy rights of the tenants would stand cancelled and the tenants would not have to worry about furniture, furnishing etc. The rent would be collected on daily/weekly basis instead of monthly charges.

2. The proposal has been examined and it is observed that under the Hotels, Motels, Boarding Houses, Guest Houses, Hostels, Lodging House (Building Standards) Regulations, 1977 there is no such category as 'service apartments' to be rented out on daily/weekly basis and for renting out the residential premises as furnished apartments, the provisions of the said regulations are not attracted as for such tenancies the owner has not to obtain a licence under the Delhi Police Act and the Sarais Act, the use being of multi-occupancy and not a commercial use as the use of premises under the said regulations.

3. The above proposal is placed before the Tech. Committee for its consideration.

Item No.
2

SUB: COVERING OF REMAINING PORTION OF NALLAH
BETWEEN YUSUF SARAI COMMUNITY CENTRE &
HAUZ KHAS SELF FINANCING SCHEME.

.....

As a policy matter, it has been decided to cover the remaining portion of disused Nallah between Yusuf Sarai Community Centre and Hauz Khas Self Financing Scheme in Zone F-3, since the major portion of the Nallah to the South and North has already been covered. The width of Nallah is 18 to 25 mt. and depth is about 8 mt.

2. Considering the cost involved in covering the Nallah, it is proposed to develop the land around Nallah, measuring about 1 acre to be used as shopping centre to cater to the needs of the Self Financing Scheme and area around, so that the cost of covering the Nallah can be recovered from the sale of the Shopping Centre.

3. The part layout plan of this pocket bounded by Mehrauli Road in the West, 80' zonal road in the North, 60' road in the East and 30' road in the South was approved by the V.C./L.G. as per their orders dated 8.12.82 in File No. F.12(45)/78-LSB(I). According to the above mentioned approved part layout plan, the provisions were made for one primary school, one Hr. Secondary School, Zonal Green and site allotted to three institutions.

4. Keeping in view the above consideration, some minor modifications are proposed in the part layout plan. It is proposed that the entire strip of land existing between Northern boundary of the petrol pump and the existing 9 mt. road in the South, the extended boundary

Contd...2/-

of the General Raj School in the East and Mehrauli Road in the West may be developed as Shopping centre. This requires slight adjustment in the area of Hr. Secondary School and part of the zonal green gets added to the School. This zonal green area would be used for play ground only.

Modified layout plan is laid on the table. The area statement as per earlier approved layout plan and the modified layout plan is given at table-1. ^(Appendix-A) The existing petrol pump of Hindustan Petroleum Co. has been resited with slight adjustment. The area under petrol pump is proposed to be 100' x 120'. The petrol pump site may form part of the shopping centre proposed to be developed on the reclaimed land.

5. The following zonal regulations are proposed for the shopping centre.

- | | | |
|------|---|-----------|
| i) | The total area under shopping centre including Petrol Pump site | 1.1 acre. |
| ii) | Maximum ground coverage | 40% |
| iii) | FAR | 100 |
| iv) | Set back | |
| | Front set backs | 50' |
| | Rear set backs | 20' |
| | Towards 9 mts. Rd. | 30' |
| | Towards petrol pump site | 50' |

These have been indicated in the modified layout plan.

6. The modified layout plan with proposals is submitted for consideration of the Technical Committee.

Item No.
3

Sub: Proposal for three additional floors
in Hotel Vikram, New Delhi.
(No. F.3(251)/63-MP).

.....

The Director, Hotel Vikram, has represented for vertical extension of 3 more storeys of the hotel. In support of his contention, the Director, Vikram Hotel has stated as under:-

- i) D.D.A. had earlier permitted the construction of this hotel at its present plot/site under the provisions of the special appeal provided in the Master Plan.
- ii) Since the construction of existing building was duly permitted by DDA, it would be very harsh to deny vertical extension of the hotel as it would amount to denying them the similar facilities granted to other hotels.
- iii) D.G., Civil Aviation, issued the 'No objection Certificate' after thoroughly satisfying himself of various documents furnished by their Architects for the proposed extension and the feasibility of the proposed construction.
- iv) Once a hotel has been permitted to be constructed, efforts must be made for its growth and development, especially in a growing city like Delhi, the capital of India. Without growth and development it would be like a crippled child. A decision in this respect should be in conformity with the law of equity and natural justice.

Contd...2/-

2. The case has been examined and it is observed that the Authority keeping in view the draft regulations for hotels, motels and boarding houses permitted construction of the hotel on plots No. 1 & 2, Rajpat Nagar IV, from land use point of view as a case of Special Appeal, vide Resolution No. 593 dated 2.12.1963. As regards the height of a hotel in such cases, there was no provision in the draft regulations and the same was also silent in the Authority's permission.

3. In the year 1981, a proposal for addition of 72 more rooms for Asiad' 82 was initiated by Director, Vikram Hotel, on the plea to meet additional room requirement during Asiad. The proposal was examined in detail and was not found feasible and the case was rejected.

4. The proposal for vertical extension of three more storeys of the existing hotel to have additional number of rooms would indirectly imply enhancement of FAR. The hotel has already been constructed with more FAR and height permitted for a residential building. A residential building could be built 3- $\frac{1}{2}$ storey with ground coverage of 33- $\frac{1}{3}$ %. Further 'The Hotels, Boarding Houses, Guest Houses, Hostels, Lodging Houses and Motels (Building Standards) Regulations, 1977' are in force, according to which a hotel is not allowed in a residential area/premises. Therefore, the proposal for the increase in FAR or height can only be considered if the land use is changed to 'Commercial (Hotel)' use.

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

Item No.

4

Sub: Second Entry to Delhi Main Railway
Station.
(F.3(285)/71-MP).

.....

The proposal for opening a second entry to Delhi Main Railway Station is in the first Master Plan of Delhi. Since 1970, exercise is going on from time to time for a proposal to open a second entry from Kashmere Gate side, but so far no concrete proposal has been formulated and discussed in any of the meetings.

2. The Municipal Corporation of Delhi has forwarded a proposal received from Shri Ram Lal, Member of Metropolitan Council regarding the area on the north side of railway line in Kashmere Gate Complex extending from Police Station to Dufferin Bridge. It has been stated in the proposal that this area is earmarked for railway use. The Corporation has stopped building activities for the last 10 years, because of these provisions. It has also been stated that this is highly congested area and its eviction would result in shifting of about 2,000 families, costing more than Rs. 200 crore as compensation as well as provision of houses to the affected residents. It has also been requested that this area should be taken out of railway use in the new plan under preparation.

3. The matter has been examined in the Perspective Planning Wing in consultation with the Consultant (Traffic & Transportation). It is felt that the area earmarked for railway facilities in Master Plan-1961 should be retained for the same use as the area earmarked for rail/road facilities in comparison to other similar size cities is much lower in Urban Delhi. The area on the southern side of the Old Delhi Railway Station is already congested and over saturated.

Contd.....

This needs immediate attention. It is also mentioned that the Northern Railway has already initiated the action for opening the Old Delhi Railway Station on the northern side by utilising the area under reference. The second entry will also provide relief to already over loaded inter-sections of Kauria Pul and Dufferin Bridge as all the traffic generated by the northern side of railway line will use the proposed second entry to Old Delhi Railway Station.

4. Traffic & Transportation Unit of the D.D.A. has studied the problem and stated that second entry to the existing Delhi Main Railway Station from the northern side as proposed in the Delhi Master Plan is not possible and feasible, because thousands of built up residential and commercial properties have to be demolished after clearing them and making alternate allotments. The problem is such a large one that it is not possible to implement it. Following three alternatives have been proposed:-

- a) Existing area of Delhi Engineering College may be used for the purpose of second building of the railway station alongwith ancillary uses like parking, few shops, rest rooms etc. From the proposed railway station, passengers alongwith goods will move at a level of -4mt. in moving walk-ways and will directly reach to various existing platforms. This proposal will not require demolition of any of the private properties except requires shifting of existing Engineering College, for which an alternate land is being allotted in Rohini Complex. Earlier also, DDA has already decided to shift the Engineering College from the existing location due to inadequate size.

Contd.....

- b) On the existing railway yard, a platform of a big size equivalent to width and length of the yard may be constructed at a height of + 10mt. On this platform, railway station building alongwith ancillary uses like parking etc. should be constructed.

These platforms should be linked directly with Shyama Prasad Mukherjee Marg and other roads in the adjoining areas.

- c) Existing Gandhi Ground/Queens Garden may be re-built, at two levels - one at -2mt. and the second at +2mt. The lower level should be used for the parking of vehicles and extension of railway facilities by integrating the two areas on the north and south of S.P. Mukherjee Marg with the help of various sub-ways or constructing S.P. Mukherjee Marg at stilts. +2mt. level will be used as a green open space or activities which are going on today.

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

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Item No.
5

Sub: Proposal of 2nd approach to the OPD
Block of Hindu Rao Hospital, Delhi
(F.5(11)/83-MP).

.....

The Supdg. Engineer, M.C.D. has sent a proposal for the 2nd approach to the OPD block of Hindu Rao Hospital. It has been stated that the present approach cuts across the residential area of the Hospital and is not safe from safety and security point of view. Since the visitors coming to the Hospital mainly visit the OPD block, it is desirable that a separate approach road is provided to the OPD block. He has, further, stated that the work has already been awarded for the construction of the approach road.

2. The proposal has been examined and it is observed that the proposed approach road to OPD block is from the main gate of the Hospital. The proposal is found feasible since the vehicular traffic in the hospital is less than the vehicular traffic on the other roads of the rotary from where the traffic would be diverted. The alignment of the proposed approach road is zig-zag due to the existing site condition. A number of trees affected by the proposed road is to be ascertained and approval from the competent Authority would be required before cutting them. The proposal would also require transfer of land by Lands/Hort. Deptt. of the Authority to Hindu Rao Hospital. (Plan indicating the proposed road is laid on table).

Contd...2/-

Item Sub : Allotment of land for a proposed
No. public school to be run by a Trust
6 at Village Satbari.
(No. F.9(4)/83-MP).

.....

A request has been received for allotment of land at Village Satbari for running a public school. The Development Commissioner, Delhi Ann. has intimated that the proposed public school will be run by a Trust and it has been proposed to allot Kh. No. 1049 which covers 44 bighas and 1 biswas of land of Gaon Sabha Satbari under the Delhi Panchayat Raj Act to All India Personality Enhancement and Cultural Centre for Scholars.

2. The matter has been examined and it is observed that the land under reference falls beyond the present urban limits where schools can be permitted as a case of Special Appeal. There is no specific approved scheme in the long range plan for the land proposed to be allotted to the Trust as mentioned above.

3. The standards worked-out by the Perspective Planning Wing for integrated school are as under:-

- | | |
|---|----------|
| (i) Integrated school without
hostel facilities. | 2.2 hac. |
| (ii) Integrated school with
hostel facilities. | 2.6 hac. |

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

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Item
No. 7

Sub: Proposal for regularisation of land use of a
Temple and Satsang Bhawan in Rameshwari
Nehru Nagar, Karol Bagh, New Delhi.
No. F.16(39)/68-MP.

.....

Shree Gangeshwar Mahadev Mandir Satsang Sabha approached Municipal Corporation of Delhi for regularisation of a piece of land, measuring about 218 sq. yds. in Rameshwari Nahru Nagar in Zone B-2 for religious purpose. The Standing Committee of M.C.D. advised the applicant to obtain clearance from land use point of view from DDA in the first instance, thereafter, incorporation of plot for temple would be considered.

2. The proposal has been examined in the office of the Authority and it is observed that a Temple and Satsang Bhawan are already existing on the plot. The land use is 'residential' as per the Master Plan/Draft zonal development plan and the area is shown for 're-development'. From land use point of view there may not be any objection ~~since~~ the plot is already being used for religious purposes, and the same would be incorporated in the re-development scheme as and when prepared. According to the Master Plan zoning regulations, the religious use is permissible in residential use zone if allowed by the competent authority as a case of 'special appeal'. The plot is indicated on the plan (laid on table).

3. The proposal to regularise religious use on the plot in question from land use point of view is placed before the Technical Committee for its consideration.

Item No. 82.1 SU2: Allowing 2½ storey construction on 49, Rajpur Road, Civil Lines, Delhi. (F.3(153)/82-MP).

....

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

- a) Ground Floor coverage -25%
- b) F.A.R.75(35'ht.)
- c) Density 62-75 p.p.a. (15 DUs per acre).

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

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

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

$$\text{Density} = \frac{150}{1.71} = 87.7 \text{ PPA}$$

Permissible density as per zonal plan = 62 ppa

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

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

.....

APPENDIX 'A' TO ITEM NO. 2
Table 1

COMPARATIVE AREA STATEMENT-PART LAYOUT PLAN FOR ZONE F-3

Area in Acres

<u>S.No.</u>	<u>Use</u>	<u>as per Approved layout plan</u>	<u>as per Modified plan</u>
1.	High. Sec. School	3.50	3.50
2.	Primary School	2.00	2.00
3.	P. School Ext.	0.41	0.00
4.	Petrol Pump	0.22	0.27
5.	Instt.	2.82	2.82
6.	Convenient Shopping	-	0.83
7.	Green	3.70	3.23
Total:-		12.65	12.65

Item
No.
9

Sub:- Permission for double storey construction in Sarai
Julaina Co-operative House Building Society's area(F-7).
(F.3(104)/83-MP).

The Sarai Julaina Co-operative House Building Society has made representation for permission to construct double storey building in their colony. The land covered under Sarai Julaina Co-operative House Building Society Ltd., falls in Zone F-7 for which the Zonal Development Plan stands approved by the Central Government. The revised layout plan of the Society was approved by M.C.D. in 1970. As per the approved layout plan, the colony covers an area of 35.23 acres and 273 plots were carved out. Only 7 plots were allowed two dwelling units per plot and the remaining 266 plots were permitted 1½ storey construction. As per Master Plan/Zonal Development Plan the permissible density is 45 persons per acre and this has already been achieved by the Society. By permitting double storey construction the density will increase to about 90 p.p.a. and the area under community facilities will be deficient by 3.60 acres.

2. The Authority, vide its Resolution No.71 dated 5.7.82, while considering the case of Anand Niketan Society, decided that double storey construction may be allowed in similar other cases and subsequently Kalayan Vihar Co-operative Society and Vir Nagar Colony cases were examined and double storey construction were approved vide DDA's Resolution No.131 dated 27.11.1982 and Resolution No.81 dated 23rd April, 1983 respectively, however subject to certain conditions. Since, these colonies are located in the area under jurisdiction of the MCD, the decision of the Authority was communicated to the Corporation. The Corporation sought clarification in respect of Kalayan Vihar Co-operative Society and Vir Nagar colony about the additional community facilities to be provided in these colonies and stated that since these colonies have already been developed and it is not possible to provide more area for additional community facilities within the colonies and, therefore, it is not possible to implement this condition of the decision of the DDA. In the present case also due to the increase in density, the additional area required for community facilities, to the extent of about 3.60 acres is not possible to be provided within the colony.

3. In view of the above observations, the case is submitted for consideration of the Technical Committee for

contd.....2/-

permission in Sarai Julaina Co-operative House Building Society (Sukhdev Vihar) for double-storey construction without barsati with two D.U.s. on each plot subject to the following :-

- (i) No additional residential plot in the facility area to be carved out.
- (ii) The deficiency in the community facilities ^{area} be met by the Society at its own cost.
- (iii) The augmentation of public utility for the revised density to be made by the Society at its own cost.
- (iv) Permission, if necessary, be obtained from the Lessor for increase in the density in the land allotted to the Society.

The case is also submitted for a decision whether in such cases where the Society is not in a position to provide the area required for additional facilities within the colony, the price of the developed land may be charged and the provision for community facilities in the nearby area to be developed, be provided.

Item No. 10

Subject:- Regarding allotment of 2.825 acres of land to DESU for the expansion of their existing 33 KV switch yard out of serial no.211 and 212, Dhaula Kuan, New Delhi. (F.3(32)/80-M.P.)

...

DESU has requested for allotment of 2.825 acres of land located in Dhaula Kuan area for expansion of their existing 33 KV switch yard and for establishment of another 66 KV sub-stn. DESU has stated that the proposal is based on the recommendations of studies carried out by Indian Institute of Science, Bangalore on large Range System and also taking into the requirements of cantonment area and its surroundings. The area desired by DESU is shown on L&DO Plan (Laid on the table).

2. The proposal has been examined and it is observed that the land proposed for allotment is located in 'recreational' area in zone F-6. Director (Hort.) of the Authority has observed that about 250 trees are existing in the area proposed. DESU Authorities were, therefore, requested to obtain approval of the competent Authority for removal/cutting out the affected trees. Ex. Engineer, DESU has, however, intimated that they would take care to save maximum possible trees and in case the trees required to be cut, approval of the Lt. Governor, Delhi would be obtained before cutting such trees. The ownership of the land vests with the L&DO which intimated that they have no objection for allotment of land to DESU.

3. The proposal was subsequently discussed by Sub-Co-ordination Committee on 20.10.83 and the Committee desired that the position of existing/proposed land, existing/proposed sub-station site and position of existing trees be indicated on the layout plan. The area proposed by DESU, existing/proposed lines and the trees are accordingly indicated on the plan (laid on the table). The land desired by DESU has been readjusted and is indicated in black lines on the plan (laid on the table).. The Sub Co-ordination Committee discussed and recommended approval for allotment of additional land as per the revised plan.

4. The proposal for allotment of 2.825 acres of land is placed before the Technical Committee for its consideration.

28.2.84.
Tech. Comm. Meeting

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

Agenda for the meeting of Technical Committee to be held on Tuesday the 28th February, 1984 at 4.00 P.M. in the Conference Room of Delhi Development Authority, Vikas Minar, I.P. Estate, New Delhi.

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<u>S.No.</u>	<u>Subject</u>	<u>Page No.</u>
1.	Proposal for service apartments in property No. A-9/34, Vasant Vihar. (File No. F.10(15)/83-MP)	1
2.	Covering of Remaining portion of Nallah between Yusuf Sarai Community Centre and Hauz Khas Self Financing Scheme. (File No. F.3(123)/83-MP)	2 & 3
3.	Proposal for three additional floors in Hotel Vikram, New Delhi. (File No. F.3(251)/63-MP)	4 & 5
4.	Second Entry to Delhi Main Railway Station. (F.3(285)/71-MP)	6, 7 & 8
5.	Proposal of 2nd approach to the OPD Block of Hindu Rao Hospital, Delhi. (F.5(11)/83-MP).	9 & 10
6.	Allotment of land for a proposed public school to be run by a Trust at Village Satbari. (No. F.9(4)/83-MP)	11
7.	Proposal for regulation of land use of a Temple and Satsang Bhawan in Rameshwari Nehru Nagar, Karol Bagh, New Delhi. (No. F.16(39)/68-MP).	12
8.	Allowing 2½ storey construction on 49, Rajpur Road, Civil Lines, Delhi. (F.3(153)/82-MP).	13 & 14
9.	Permission for Double storey construction, Sarai Julana in a Co-operative House Bldg. Society. <i>F-1546</i> <i>F3(104)/83-MP</i>	
10.	Regarding Allotment of 2.825 acres of land to DESU for the Expansion of their Existing 33 KV Switch yard out of Section No.-211 and 212, Okhla Kham, New Delhi. <i>P17+</i>	
11.	Plot No. 23-26, Lodhi Road, Institutional area - Association of Indian Engineering Industries. <i>P-18-19</i> <i>F3(321)/80-MP.</i> <i>F1(17)/84-MP.</i>	

Item No.
1

Sub: Proposal for service apartments in property
No. A-9/34, Vasant Vihar.
(File No. F.10(15)/83-MP)

.....

A reference has been received from the owner of property No. A-9/34 Vasant Vihar (residential building) for permission of the Delhi Development Authority for use of his residence as 'service apartments' on charges of daily/weekly tariff basis by using the building as a furnished apartment and renting out on short term basis as compared to long term rental basis. The tenancy rights of the tenants would stand cancelled and the tenants would not have to worry about furniture, furnishing etc. The rent would be collected on daily/weekly basis instead of monthly charges.

2. The proposal has been examined and it is observed that under the Hotels, Motels, Boarding Houses, Guest Houses, Hostels, Lodging House (Building Standards) Regulations, 1977 there is no such category as 'service apartments' to be rented out on daily/weekly basis and for renting out the residential premises as furnished apartments, the provisions of the said regulations are not attracted as for such tenancies the owner has not to obtain a licence under the Delhi Police Act and the Sarais Act, the use being of multi-occupancy and not a commercial use as the use of premises under the said regulations.

3. The above proposal is placed before the Tech. Committee for its consideration.

Item No.
2

SUB: COVERING OF REMAINING PORTION OF NALLAH
BETWEEN YUSUF SARAI COMMUNITY CENTRE &
HAUZ KHAS SELF FINANCING SCHEME.

.....

As a policy matter, it has been decided to cover the remaining portion of disused Nallah between Yusuf Sarai Community Centre and Hauz Khas Self Financing Scheme in Zone F-3, since the major portion of the Nallah to the South and North has already been covered. The width of Nallah is 18 to 25 mt. and depth is about 8 mt.

2. Considering the cost involved in covering the Nallah, it is proposed to develop the land around Nallah, measuring about 1 acre to be used as shopping centre to cater to the needs of the Self Financing Scheme and area around, so that the cost of covering the Nallah can be recovered from the sale of the Shopping Centre.

3. The part layout plan of this pocket bounded by Mehrauli Road in the West, 80' zonal road in the North, 60' road in the East and 30' road in the South was approved by the V.C./L.G. as per their orders dated 8.12.82 in File No. F.12(45)/78-LSB(I). According to the above mentioned approved part layout plan, the provisions were made for one primary school, one Hr. Secondary School, Zonal Green and site allotted to three institutions.

4. Keeping in view the above consideration, some minor modifications are proposed in the part layout plan. It is proposed that the entire strip of land existing between Northern boundary of the petrol pump and the existing 9 mt. road in the South, the extended boundary

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of the General Raj School in the East and Mehrauli Road in the West may be developed as Shopping centre. This requires slight adjustment in the area of Hr. Secondary School and part of the zonal green gets added to the School. This zonal green area would be used for play ground only. Modified layout plan is laid on the table. The area statement as per earlier approved layout plan and the modified layout plan is given at table-1. ^(Appendix-A) The existing petrol pump of Hindustan Petroleum Co. has been resited with slight adjustment. The area under petrol pump is proposed to be 100' x 120'. The petrol pump site may form part of the shopping centre proposed to be developed on the reclaimed land.

5. The following zonal regulations are proposed for the shopping centre.

- | | | |
|------|---|-----------|
| i) | The total area under shopping centre including Petrol Pump site | 1.1 acre. |
| ii) | Maximum ground coverage | 40% |
| iii) | FAR | 100 |
| iv) | Set back | |
| | Front set backs | 50' |
| | Rear set backs | 20' |
| | Towards 9 mts. Rd. | 30' |
| | Towards petrol pump site | 50' |

These have been indicated in the modified layout plan.

6. The modified layout plan with proposals is submitted for consideration of the Technical Committee.

Item No.
3

Sub: Proposal for three additional floors
in Hotel Vikram, New Delhi.
(No. F.3(251)/63-MP).

.....

The Director, Hotel Vikram, has represented for vertical extension of 3 more storeys of the hotel. In support of his contention, the Director, Vikram Hotel has stated as under:-

- i) D.D.A. had earlier permitted the construction of this hotel at its present plot/site under the provisions of the special appeal provided in the Master Plan.
- ii) Since the construction of existing building was duly permitted by DDA, it would be very harsh to deny vertical extension of the hotel as it would amount to denying them the similar facilities granted to other hotels.
- iii) D.G., Civil Aviation, issued the 'No objection Certificate' after thoroughly satisfying himself of various documents furnished by their Architects for the proposed extension and the feasibility of the proposed construction.
- iv) Once a hotel has been permitted to be constructed, efforts must be made for its growth and development, especially in a growing city like Delhi, the capital of India. Without growth and development it would be like a crippled child. A decision in this respect should be in conformity with the law of equity and natural justice.

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2. The case has been examined and it is observed that the Authority keeping in view the draft regulations for hotels, motels and boarding houses permitted construction of the hotel on plots No. 1 & 2, Rajpat Nagar IV, from land use point of view as a case of Special Appeal, vide Resolution No. 593 dated 2.12.1963. As regards the height of a hotel in such cases, there was no provision in the draft regulations and the same was also silent in the Authority's permission.

3. In the year 1981, a proposal for addition of 72 more rooms for Asiad' 82 was initiated by Director, Vikram Hotel, on the plea to meet additional room requirement during Asiad. The proposal was examined in detail and was not found feasible and the case was rejected.

4. The proposal for vertical extension of three more storeys of the existing hotel to have additional number of rooms would indirectly imply enhancement of FAR. The hotel has already been constructed with more FAR and height permitted for a residential building. A residential building could be built $3\frac{1}{2}$ storey with ground coverage of $33\frac{1}{3}\%$. Further 'The Hotels, Boarding Houses, Guest Houses, Hostels, Lodging Houses and Motels (Building Standards) Regulations, 1977' are in force, according to which a hotel is not allowed in a residential area/premises. Therefore, the proposal for the increase in FAR or height can only be considered if the land use is changed to 'Commercial (Hotel)' use.

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

Item No.
4

Sub: Second Entry to Delhi Main Railway
Station.
(F.3(285)/71-MP).

.....

The proposal for opening a second entry to Delhi Main Railway Station is in the first Master Plan of Delhi.

Since 1970, exercise is going on from time to time for a proposal to open a second entry from Kashmere Gate side, but so far no concrete proposal has been formulated and discussed in any of the meetings.

2. The Municipal Corporation of Delhi has forwarded a proposal received from Shri Ram Lal, Member of Metropolitan Council regarding the area on the north side of railway line in Kashmere Gate Complex extending from Police Station to Dufferin Bridge. It has been stated in the proposal that this area is earmarked for railway use. The Corporation has stopped building activities for the last 10 years, because of these provisions. It has also been stated that this is highly congested area and its eviction would result in shifting of about 2,000 families, costing more than Rs. 200 crore as compensation as well as provision of houses to the affected residents. It has also been requested that this area should be taken out of railway use in the new plan under preparation.

3. The matter has been examined in the Perspective Planning Wing in consultation with the Consultant (Traffic & Transportation). It is felt that the area earmarked for railway facilities in Master Plan-1961 should be retained for the same use as the area earmarked for rail/road facilities in comparison to other similar size cities is much lower in Urban Delhi. The area on the southern side of the Old Delhi Railway Station is already congested and over saturated.

Contd.....

This needs immediate attention. It is also mentioned that the Northern Railway has already initiated the action for opening the Old Delhi Railway Station on the northern side by utilising the area under reference. The second entry will also provide relief to already over loaded inter-sections of Kauria Pul and Dufferin Bridge as all the traffic generated by the northern side of railway line will use the proposed second entry to Old Delhi Railway Station.

4. Traffic & Transportation Unit of the D.D.A. has studied the problem and stated that second entry to the existing Delhi Main Railway Station from the northern side as proposed in the Delhi Master Plan is not possible and feasible, because thousands of built up residential and commercial properties have to be demolished after clearing them and making alternate allotments. The problem is such a large one that it is not possible to implement it. Following three alternatives have been proposed:-

- a) Existing area of Delhi Engineering College may be used for the purpose of second building of the railway station alongwith ancillary uses like parking, few shops, rest rooms etc. From the proposed railway station, passengers alongwith goods will move at a level of 4mt. in moving walk-ways and will directly reach to various existing platforms. This proposal will not require demolition of any of the private properties except requires shifting of existing Engineering College, for which an alternate land is being allotted in Rohini Complex. Earlier also, DDA has already decided to shift the Engineering College from the existing location due to inadequate size.

Contd.....

- b) On the existing railway yard, a platform of a big size equivalent to width and length of the yard may be constructed at a height of +10mt. On this platform, railway station building alongwith ancillary uses like parking etc. should be constructed.

These platforms should be linked directly with Shyama Prasad Mukherjee Marg and other roads in the adjoining areas.

- c) Existing Gandhi Ground/Queens Garden may be re-built, at two levels - one at -2mt. and the second at +2mt. The lower level should be used for the parking of vehicles and extension of railway facilities by integrating the two areas on the north and south of S.P. Mukherjee Marg with the help of various sub-ways or constructing S.P. Mukherjee Marg at stilts. +2mt. level will be used as a green open space or activities which are going on today.

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

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Item No.
5

Sub: Proposal of 2nd approach to the OPD
Block of Hindu Rao Hospital, Delhi
(F.5(11)/83-MP).

.....

The Supdg. Engineer, M.C.D. has sent a proposal for the 2nd approach to the OPD block of Hindu Rao Hospital. It has been stated that the present approach cuts across the residential area of the Hospital and is not safe from safety and security point of view. Since the visitors coming to the Hospital mainly visit the OPD block, it is desirable that a separate approach road is provided to the OPD block. He has, further, stated that the work has already been awarded for the construction of the approach road.

2. The proposal has been examined and it is observed that the proposed approach road to OPD block is from the main gate of the Hospital. The proposal is found feasible since the vehicular traffic in the hospital is less than the vehicular traffic on the other roads of the rotary from where the traffic would be diverted. The alignment of the proposed approach road is zig-zag due to the existing site condition. A number of trees affected by the proposed road is to be ascertained and approval from the competent Authority would be required before cutting them. The proposal would also require transfer of land by Lands/Hort. Deptt. of the Authority to Hindu Rao Hospital. (Plan indicating the proposed road is laid on table).

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Item	Sub :	Allotment of land for a proposed
No.		public school to be run by a Trust
6		at Village Satbari.
		(No. F.9(4)/83-MP).

.....

A request has been received for allotment of land at Village Satbari for running a public school. The Development Commissioner, Delhi Arm. has intimated that the proposed public school will be run by a Trust and it has been proposed to allot Kh. No. 1047 which covers 44 bighas and 1 biswas of land of Gaon Sabha Satbari under the Delhi Panchayat Raj Act to All India Personality Enhancement and Cultural Centre for Scholars.

2. The matter has been examined and it is observed that the land under reference falls beyond the present urban limits where schools can be permitted as a case of Special Appeal. There is no specific approved scheme in the long range plan for the land proposed to be allotted to the Trust as mentioned above.

3. The standards worked-out by the Perspective Planning Wing for integrated school are as under:-

- | | | |
|------|---------------------------|----------|
| (i) | Integrated school without | |
| | hostel facilities. | 2.2 hac. |
| (ii) | Integrated school with | |
| | hostel facilities. | 2.6 hac. |

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

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Item
No. 7

Sub: Proposal for regularisation of land use of a Temple and Satsang Bhawan in Rameshwari Nehru Nagar, Karol Bagh, New Delhi.
No. F.16(39)/68-MP.

.....

Shree Gangeshwar Mahadev Mandir Satsang Sabha approached Municipal Corporation of Delhi for regularisation of a piece of land, measuring about 218 sq. yds. in Rameshwari Nahru Nagar in Zone B-2 for religious purpose. The Standing Committee of M.C.D. advised the applicant to obtain clearance from land use point of view from DDA in the first instance, thereafter, incorporation of plot for temple would be considered.

2. The proposal has been examined in the office of the Authority and it is observed that a Temple and Satsang Bhawan are already existing on the plot. The land use is 'residential' as per the Master Plan/Draft zonal development plan and the area is shown for 're-development'. From land use point of view there may not be any objection ~~since~~ the plot is already being used for religious purposes, and the same would be incorporated in the re-development scheme as and when prepared. According to the Master Plan zoning regulations, the religious use is permissible in residential use zone if allowed by the competent authority as a case of 'special appeal'. The plot is indicated on the plan (laid on table).

3. The proposal to regularise religious use on the plot in question from land use point of view is placed before the Technical Committee for its consideration.

Item No. 82.1 SUP: Allowing 2½ storey construction on 49, Rajpur Road, Civil Lines, Delhi. (F.3(153)/82-MP).

....

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

- a) Ground Floor coverage -25%
- b) F.A.R.75(35'ht.)
- c) Density 62-75 p.p.a. (15 DUs per acre).

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

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

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

Density $\frac{150}{1.71} = 87.7$ PPA

Permissible density as per zonal plan = 62 ppa

Thus, from the above it is observed that the existing population/density on 47, Rajpur Road (7 plots) is more than as stipulated in D.D.A. resolution No.184 dated 27.12.80. In case double storey with barsati on all plots is allowed, density works out 117.2 ppa against the permissible density of 62 ppa. Therefore, it is observed that already higher density has been achieved on plot No.49, Rajpur Road consisting of 7 sub-divided plots with no area left for community facilities. This case has no similarity with the case/concept of co-operative house building societies wherein the layout plans of such societies have sufficient provisions for community facilities like schools/shopping/ centres/open spaces and road net-work.

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

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APPENDIX 'A' TO ITEM NO. 2
Table 1

COMPARATIVE AREA STATEMENT-PART LAYOUT PLAN FOR ZONE F-3

S.No.	Use	Area in Acres	
		as per Approved layout plan	as per Modified plan
1.	High. Sec. School	3.50	3.50
2.	Primary School	2.00	2.00
3.	P. School Ext.	0.41	0.00
4.	Petrol Pump	0.22	0.27
5.	Instt.	2.82	2.82
6.	Convenient Shopping	-	0.83
7.	Green	3.70	3.23
Total:-		12.65	12.65

Item
No.
9

Sub:- Permission for double storey construction in Sarai Julaina Co-operative House Building Society's area(F-7). (F.3(104)/83-MP).

The Sarai Julaina Co-operative House Building Society has made representation for permission to construct double storey building in their colony. The land covered under Sarai Julaina Co-operative House Building Society Ltd., falls in Zone F-7 for which the Zonal Development Plan stands approved by the Central Government. The revised layout plan of the Society was approved by M.C.D. in 1970. As per the approved layout plan, the colony covers an area of 35.23 acres and 273 plots were carved out. Only 7 plots were allowed two dwelling units per plot and the remaining 266 plots were permitted 1½ storey construction. As per Master Plan/Zonal Development Plan the permissible density is 45 persons per acre and this has already been achieved by the Society. By permitting double storey construction the density will increase to about 90 p.p.a. and the area under community facilities will be deficient by 3.60 acres.

2. The Authority, vide its Resolution No.71 dated 5.7.82, while considering the case of Anand Niketan Society, decided that double storey construction may be allowed in similar other cases and subsequently Kalayan Vihar Co-operative Society and Vir Nagar Colony cases were examined and double storey construction were approved vide DDA's Resolution No.131 dated 27.11.1982 and Resolution No.81 dated 22nd April, 1983 respectively, however subject to certain conditions. Since, these colonies are located in the area under jurisdiction of the MCD, the decision of the Authority was communicated to the Corporation. The Corporation sought clarification in respect of Kalayan Vihar Co-operative Society and Vir Nagar colony about the additional community facilities to be provided in these colonies and stated that since these colonies have already been developed and it is not possible to provide more area for additional community facilities within the colonies and, therefore, it is not possible to implement this condition of the decision of the DDA. In the present case also due to the increase in density, the additional area required for community facilities, to the extent of about 3.60 acres is not possible to be provided within the colony.

3. In view of the above observations, the case is submitted for consideration of the Technical Committee for

contd.....2/-

permission in Sarai Julaina Co-operative House Building Society (Sukhdev Vihar) for double-storey construction without barsati with two D.U.s. on each plot subject to the following :-

- (i) No additional residential plot in the facility area to be carved out.
- (ii) The deficiency in the community facilities area be met by the Society at its own cost.
- (iii) The augmentation of public utility for the revised density to be made by the Society at its own cost.
- (iv) Permission, if necessary, be obtained from the Lessor for increase in the density in the land allotted to the Society.

The case is also submitted for a decision whether in such cases where the Society is not in a position to provide the area required for additional facilities within the colony, the price of the developed land may be charged and the provision for community facilities in the nearby area to be developed, be provided.

Item No. 10

Subject:- Regarding allotment of 2.825 acres of land to DESU for the expansion of their existing 33 KV switch yard out of serial no.211, and 212, Dhaula Kuan, New Delhi. (F.3(32)/80-M.P.)

...

DESU has requested for allotment of 2.825 acres of land located in Dhaula Kuan area for expansion of their existing 33 KV switch yard and for establishment of another 66 KV sub-stn. DESU has stated that the proposal is based on the recommendations of studies carried out by Indian Institute of Science, Bangalore on large Range System and also taking into the requirements of cantonment area and its surroundings. The area desired by DESU is shown on L&DO Plan (Laid on the table).

2. The proposal has been examined and it is observed that the land proposed for allotment is located in 'recreational' area in zone F-6. Director (Hort.) of the Authority has observed that about 250 trees are existing in the area proposed. DESU Authorities were, therefore, requested to obtain approval of the competent Authority for removal/cutting out the affected trees. Ex. Engineer, DESU has, however, intimated that they would take care to save maximum possible trees and in case the trees required to be cut, approval of the Lt. Governor, Delhi would be obtained before cutting such trees. The ownership of the land vests with the L&DO which intimated that they have no objection for allotment of land to DESU.

3. The proposal was subsequently discussed by Sub-Co-ordination Committee on 20.10.83 and the Committee desired that the position of existing/proposed land, existing/proposed sub-station site and position of existing trees be indicated on the layout plan. The area proposed by DESU, existing/proposed lines and the trees are accordingly indicated on the plan (laid on the table). The land desired by DESU has been readjusted and is indicated in black lines on the plan (laid on the table).. The Sub Co-ordination Committee discussed and recommended approval for allotment of additional land as per the revised plan.

4. The proposal for allotment of 2.825 acres of land is placed before the Technical Committee for its consideration.

ITEM NO.
11

Subject: Plot No.23-26, Lodhi Road Institutional Area - Association of Indian Engineering Industries.
(File No. F.1(17)/84-MP)

Reference is invited to the letter received from Shri J.R. Bhell, Architect of M/s Stein Doshi & Bhalla, Architects, Engineers, Planners & Consultants, New Delhi. Plots No.23 & 26, Lodhi Road Institutional Area, measuring 773 sq.mtrs. are allotted for a Institutional Building to be constructed for Association of Indian Engineering Industries. The basement of the building is to be used for parking and for the air-conditioning plant room. According to the building-byelaws-1983, in case of the institutional plots, the maximum ground coverage on a plot area upto 2 acres is 33-1/3 percent. If the basement is provided 33-1/3 per cent of the plot area then the space available is not sufficient for parking and for air-conditioning plant room neither proper access to the basement in the form of a ramp for parking purposes is feasible and therefore, the Architect has made a request that he may be allowed to extend the basement area for this purpose within the 'envelope control' after leaving the mandatory Set back lines. In that case, the area of the basement works out to 59 per cent of the plot area.

2. The matter has been examined and it is observed that under the zoning & sub-division regulations, the maximum ground coverage is 33-1/3 per cent of the plot area within

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the plots upto 2 acres and accordingly in the new building bye-laws, 1983, the construction of the basement shall be allowed equivalent to the ground coverage (bye-law clause No.14.12.1 & 14.12.1.1). However, keeping in view that the basement under the proposed scheme is to be used for parking and extra basement is required only to provide the approach to the parking area, the case may be considered.

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

DECISION

The Technical Committee observed that in the size institutional plots where sufficient parking cannot be provided in the basement (below the ground coverage), the basement area may be allowed to 50% of the plot area, of permissible 33-1/3%, however, keeping in view that basement construction is extended in the mandatory setbacks lines. Individual cases be referred and put up to Technical Committee for approval. In the present case, Technical Committee approved the proposal to have the basement 50% for parking, plant room & approaches.

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

Agenda for the meeting of Technical Committee to be held on Tuesday the 28th February, 1984 at 4.00 P.M. in the Conference Room of Delhi Development Authority, Vikas Minar, I.P. Estate, New Delhi.

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<u>S.No.</u>	<u>Subject</u>	<u>Page No.</u>
1.	Proposal for service apartments in property No. A-9/34, Vasant Vihar. (File No. F.10(15)/83-MP)	1
2.	Covering of Remaining portion of Nallah between Yusuf Sarai Community Centre and Hauz Khas Self Financing Scheme. (File No. F.3(123)/83-MP)	2 & 3
3.	Proposal for three additional floors in Hotel Vikram, New Delhi. (File No. F.3(251)/63-MP)	4 & 5
4.	Second Entry to Delhi Main Railway Station. (F.3(285)/71-MP)	6,7 & 8
5.	Proposal of 2nd approach to the OPD Block of Hindu Rao Hospital, Delhi. (F.5(11)/83-MP).	9 & 10
6.	Allotment of land for a proposed public school to be run by a Trust at Village Satbari. (No. F.9(4)/83-MP)	11
7.	Proposal for regulation of land use of a Temple and Satsang Bhawan in Rameshwari Nehru Nagar, Karol Bagh, New Delhi. (No. F.16(39)/68-MP).	12
8.	Allowing 2½ storey construction on 49, Rajpur Road, Civil Lines, Delhi. (F.3(153)/82-MP).	13 & 14

9.

10.

11

28-284

Item No.
1

Sub: Proposal for service apartments in property
No. A-9/34, Vasant Vihar.
(File No. F.10(15)/83-MP)
.....

A reference has been received from the owner of property No. A-9/34 Vasant Vihar (residential building) for permission of the Delhi Development Authority for use of his residence as 'service apartments' on charges of daily/weekly tariff basis by using the building as a furnished apartment and renting out on short term basis as compared to long term rental basis. The tenancy rights of the tenants would stand cancelled and the tenants would not have to worry about furniture, furnishing etc. The rent would be collected on daily/weekly basis instead of monthly charges.

2. The proposal has been examined and it is observed that under the Hotels, Motels, Boarding Houses, Guest Houses, Hostels, Lodging House (Building Standards) Regulations, 1977 there is no such category as 'service apartments' to be rented out on daily/weekly basis and for renting out the residential premises as furnished apartments, the provisions of the said regulations are not attracted as for such tenancies the owner has not to obtain a licence under the Delhi Police Act and the Sarais Act, the use being of multi-occupancy and not a commercial use as the use of premises under the said regulations.

3. The above proposal is placed before the Tech. Committee for its consideration.

Item No.
2

SUB: COVERING OF REMAINING PORTION OF NALLAH
BETWEEN YUSUF SARAI COMMUNITY CENTRE &
HAUZ KHAS SELF FINANCING SCHEME.

.....

As a policy matter, it has been decided to cover the remaining portion of disused Nallah between Yusuf Sarai Community Centre and Hauz Khas Self Financing Scheme in Zone F-3, since the major portion of the Nallah to the South and North has already been covered. The width of Nallah is 18 to 25 mt. and depth is about 8 mt.

2. Considering the cost involved in covering the Nallah, it is proposed to develop the land around Nallah, measuring about 1 acre to be used as shopping centre to cater to the needs of the Self Financing Scheme and area around, so that the cost of covering the Nallah can be recovered from the sale of the Shopping Centre.

3. The part layout plan of this pocket bounded by Mehrauli Road in the West, 80' zonal road in the North, 60' road in the East and 30' road in the South was approved by the V.C./L.G. as per their orders dated 8.12.82 in File No. F.12(45)/78-LSB(I). According to the above mentioned approved part layout plan, the provisions were made for one primary school, one Hr. Secondary School, Zonal Green and site allotted to three institutions.

4. Keeping in view the above consideration, some minor modifications are proposed in the part layout plan. It is proposed that the entire strip of land existing between Northern boundary of the petrol pump and the existing 9 mt. road in the South, the extended boundary

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of the General Raj School in the East and Mehrauli Road in the West may be developed as Shopping centre. This requires slight adjustment in the area of Hr. Secondary School and part of the zonal green gets added to the School. This zonal green area would be used for play ground only. Modified layout plan is laid on the table. The area statement as per earlier approved layout plan and the modified layout plan is given at table-1/ (Appendix-A). The existing petrol pump of Hindustan Petroleum Co. has been resited with slight adjustment. The area under petrol pump is proposed to be 100' x 120'. The petrol pump site may form part of the shopping centre proposed to be developed on the reclaimed land.

5. The following zonal regulations are proposed for the shopping centre.

i)	The total area under shopping centre including Petrol Pump site	1.1 acre.
ii)	Maximum ground coverage	40%
iii)	FAR	100
iv)	Set back	
	Front set backs	50'
	Rear set backs	20'
	Towards 9 mts. Rd.	30'
	Towards petrol pump site	50'

These have been indicated in the modified layout plan.

6. The modified layout plan with proposals is submitted for consideration of the Technical Committee.

Item No.
3

Sub: Proposal for three additional floors
in Hotel Vikram, New Delhi.
(No. F.3(251)/63-MP).

.....

The Director, Hotel Vikram, has represented for vertical extension of 3 more storeys of the hotel. In support of his contention, the Director, Vikram Hotel has stated as under:-

- i) D.D.A. had earlier permitted the construction of this hotel at its present plot/site under the provisions of the special appeal provided in the Master Plan.
- ii) Since the construction of existing building was duly permitted by DDA, it would be very harsh to deny vertical extension of the hotel as it would amount to denying them the similar facilities granted to other hotels.
- iii) D.G., Civil Aviation, issued the 'No objection Certificate' after thoroughly satisfying himself of various documents furnished by their Architects for the proposed extension and the feasibility of the proposed construction.
- iv) Once a hotel has been permitted to be constructed, efforts must be made for its growth and development, especially in a growing city like Delhi, the capital of India. Without growth and development it would be like a crippled child. A decision in this respect should be in conformity with the law of equity and natural justice.

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2. The case has been examined and it is observed that the Authority keeping in view the draft regulations for hotels, motels and boarding houses permitted construction of the hotel on plots No. 1 & 2, Rajpat Nagar IV, from land use point of view as a case of Special Appeal, vide Resolution No. 593 dated 2.12.1963. As regards the height of a hotel in such cases, there was no provision in the draft regulations and the same was also silent in the Authority's permission.

3. In the year 1981, a proposal for addition of 72 more rooms for Asiad '82 was initiated by Director, Vikram Hotel, on the plea to meet additional room requirement during Asiad. The proposal was examined in detail and was not found feasible and the case was rejected.

4. The proposal for vertical extension of three more storeys of the existing hotel to have additional number of rooms would indirectly imply enhancement of FAR. The hotel has already been constructed with more FAR and height permitted for a residential building. A residential building could be built $3\frac{1}{2}$ storey with ground coverage of $33\frac{1}{3}\%$. Further 'The Hotels, Boarding Houses, Guest Houses, Hostels, Lodging Houses and Motels (Building Standards) Regulations, 1977' are in force, according to which a hotel is not allowed in a residential area/premises. Therefore, the proposal for the increase in FAR or height can only be considered if the land use is changed to 'Commercial (Hotel)' use.

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

Item No.

4

Sub: Second Entry to Delhi Main Railway Station.
(F.3(285)/71-MP).

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The proposal for opening a second entry to Delhi Main Railway Station is in the first Master Plan of Delhi.

Since 1970, exercise is going on from time to time for a proposal to open a second entry from Kashmere Gate side, but so far no concrete proposal has been formulated and discussed in any of the meetings.

2. The Municipal Corporation of Delhi has forwarded a proposal received from Shri Ram Lal, Member of Metropolitan Council regarding the area on the north side of railway line in Kashmere Gate Complex extending from Police Station to Dufferin Bridge. It has been stated in the proposal that this area is earmarked for railway use. The Corporation has stopped building activities for the last 10 years, because of these provisions. It has also been stated that this is highly congested area and its eviction would result in shifting of about 2,000 families, costing more than Rs. 200 crore as compensation as well as provision of houses to the affected residents. It has also been requested that this area should be taken out of railway use in the new plan under preparation.

3. The matter has been examined in the Perspective Planning Wing in consultation with the Consultant (Traffic & Transportation). It is felt that the area earmarked for railway facilities in Master Plan-1961 should be retained for the same use as the area earmarked for rail/road facilities in comparison to other similar size cities is much lower in Urban Delhi. The area on the southern side of the Old Delhi Railway Station is already congested and over saturated.

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This needs immediate attention. It is also mentioned that the Northern Railway has already initiated the action for opening the Old Delhi Railway Station on the northern side by utilising the area under reference. The second entry will also provide relief to already over loaded inter-sections of Kauria Pul and Dufferin Bridge as all the traffic generated by the northern side of railway line will use the proposed second entry to Old Delhi Railway Station.

4. Traffic & Transportation Unit of the D.D.A. has studied the problem and stated that second entry to the existing Delhi Main Railway Station from the northern side as proposed in the Delhi Master Plan is not possible and feasible, because thousands of built up residential and commercial properties have to be demolished after clearing them and making alternate allotments. The problem is such a large one that it is not possible to implement it. Following three alternatives have been proposed:-

- a) Existing area of Delhi Engineering College may be used for the purpose of second building of the railway station alongwith ancillary uses like parking, few shops, rest rooms etc. From the proposed railway station, passengers alongwith goods will move at a level of 4mt. in moving walk-ways and will directly reach to various existing platforms. This proposal will not require demolition of any of the private properties except requires shifting of existing Engineering College, for which an alternate land is being allotted in Rohini Complex. Earlier also, DDA has already decided to shift the Engineering College from the existing location due to inadequate size.

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- b) On the existing railway yard, a platform of a big size equivalent to width and length of the yard may be constructed at a height of + 10mt. On this platform, railway station building alongwith ancillary uses like parking etc. should be constructed.

These platforms should be linked directly with Shyama Prasad Mukherjee Marg and other roads in the adjoining areas.

- c) Existing Gandhi Ground/Queens Garden may be re-built, at two levels - one at -2mt. and the second at +2mt. The lower level should be used for the parking of vehicles and extension of railway facilities by integrating the two areas on the north and south of S.P. Mukherjee Marg with the help of various sub-ways or constructing S.P. Mukherjee Marg at stilts. +2mt. level will be used as a green open space or activities which are going on today.

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

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Item No.

5

Sub: Proposal of 2nd approach to the OPD
Block of Hindu Rao Hospital, Delhi
(F.5(11)/83-MP).

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The Supdg. Engineer, M.C.D. has sent a proposal for the 2nd approach to the OPD block of Hindu Rao Hospital. It has been stated that the present approach cuts across the residential area of the Hospital and is not safe from safety and security point of view. Since the visitors coming to the Hospital mainly visit the OPD block, it is desirable that a separate approach road is provided to the OPD block. He has, further, stated that the work has already been awarded for the construction of the approach road.

2. The proposal has been examined and it is observed that the proposed approach road to OPD block is from the main gate of the Hospital. The proposal is found feasible since the vehicular traffic in the hospital is less than the vehicular traffic on the other roads of the rotary from where the traffic would be diverted. The alignment of the proposed approach road is zig-zag due to the existing site condition. A number of trees affected by the proposed road is to be ascertained and approval from the competent Authority would be required before cutting them. The proposal would also require transfer of land by Lands/Hort. Deptt. of the Authority to Hindu Rao Hospital. (Plan indicating the proposed road is laid on table).

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Item	Sub :	Allotment of land for a proposed
No. _____		public school to be run by a Trust
6		at Village Satbari.
		(No. F.9(4)/83-MP).

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A request has been received for allotment of land at Village Satbari for running a public school. The Development Commissioner, Delhi Arn. has intimated that the proposed public school will be run by a Trust and it has been proposed to allot Kh. No. 1049 which covers 44 bighas and 1 biswas of land of Gaon Sabha Satbari under the Delhi Panchayat Raj Act to All India Personality Enhancement and Cultural Centre for Scholars.

2. The matter has been examined and it is observed that the land under reference falls beyond the present urban limits where schools can be permitted as a case of Special Appeal. There is no specific approved scheme in the long range plan for the land proposed to be allotted to the Trust as mentioned above.

3. The standards worked-out by the Perspective Planning Wing for integrated school are as under:-

- | | | |
|------|---|----------|
| (i) | Integrated school without
hostel facilities. | 2.2 hac. |
| (ii) | Integrated school with
hostel facilities. | 2.6 hac. |

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

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Item
No. 7

Sub: Proposal for regularisation of land use of a
Temple and Satsang Bhawan in Rameshwari
Nehru Nagar, Karol Bagh, New Delhi.
No. F.16(39)/68-MP.

.....

Shree Gangeshwar Mahadev Mandir Satsang Sabha approached Municipal Corporation of Delhi for regularisation of a piece of land, measuring about 218 sq. yds. in Rameshwari Nahru Nagar in Zone B-2 for religious purpose. The Standing Committee of M.C.D. advised the applicant to obtain clearance from land use point of view from DDA in the first instance, thereafter, incorporation of plot for temple would be considered.

2. The proposal has been examined in the office of the Authority and it is observed that a Temple and Satsang Bhawan are already existing on the plot. The land use is 'residential' as per the Master Plan/Draft zonal development plan and the area is shown for 're-development'. From land use point of view there may not be any objection **since** the plot is already being used for religious purposes, and the same would be incorporated in the re-development scheme as and when prepared. According to the Master Plan zoning regulations, the religious use is permissible in residential use zone if allowed by the competent authority as a case of 'special appeal'. The plot is indicated on the plan (laid on table).

3. The proposal to regularise religious use on the plot in question from land use point of view is placed before the Technical Committee for its consideration.

Item No. 82.1 SUB: Allowing 2½ storey construction on 49, Rajpur Road, Civil Lines, Delhi. (F.3(153)/82-MP).

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

- a) Ground Floor coverage -25%
- b) F.A.R.75(35'ht.)
- c) Density 62-75 p.p.a. (15 DUs per acre).

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

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

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

Density $\frac{150}{1.71} = 87.7$ PPA

Permissible density as per zonal plan = 62 ppa

Thus, from the above it is observed that the existing population/density on 47, Rajpur Road (7 plots) is more than as stipulated in D.D.A. resolution No.184 dated 27.12.80. In case double storey with barsati on all plots is allowed, density works out 117.2 ppa against the permissible density of 62 ppa. Therefore, it is observed that already higher density has been achieved on plot No.49, Rajpur Road consisting of 7 sub-divided plots with no area left for community facilities. This case has no similarity with the case/concept of co-operative house building societies wherein the layout plans of such societies have sufficient provisions for community facilities like schools/shopping/ centres/open spaces and road.net-work.

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

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COMPARATIVE AREAS, SEVENTH-PART LAYOUT PLAN FOR ZONE P-3

<u>S.No.</u>	<u>Use</u>	<u>Area in Acres</u>	
		<u>as per Approved layout plan</u>	<u>as per Modified plan</u>
1.	High. Sec. School	3.50	3.50
2.	Primary School	2.00	2.00
3.	P. School Ext.	0.41	0.00
4.	Patrol Pump	0.22	0.27
5.	Instt.	2.82	2.82
6.	Convenient Shopping	-	0.83
7.	Green	3.70	3.23
Total:-		12.65	12.65

Item
No.
9

Sub:- Permission for double storey construction in Sarai
Julaina Co-operative House Building Society's area(F-7).
(F.3(104)/83-1P).

The Sarai Julaina Co-operative House Building Society has made representation for permission to construct double storey building in their colony. The land covered under Sarai Julaina Co-operative House Building Society Ltd., falls in Zone F-7 for which the Zonal Development Plan stands approved by the Central Government. The revised layout plan of the Society was approved by M.C.D. in 1970. As per the approved layout plan, the colony covers an area of 35.23 acres and 273 plots were carved out. Only 7 plots were allowed two dwelling units per plot and the remaining 266 plots were permitted 1½ storey construction. As per Master Plan/Zonal Development Plan the permissible density is 45 persons per acre and this has already been achieved by the Society. By permitting double storey construction the density will increase to about 90 p.p.a. and the area under community facilities will be deficient by 3.60 acres.

2. The Authority, vide its Resolution No.71 dated 5.7.82, while considering the case of Anand Niketan Society, decided that double storey construction may be allowed in similar other cases and subsequently Kalayan Vihar Co-operative Society and Vir Nagar Colony cases were examined and double storey construction were approved vide DDA's Resolution No.131 dated 27.11.1982 and Resolution No.81 dated 22nd April, 1983 respectively, however subject to certain conditions. Since, these colonies are located in the area under jurisdiction of the MCD, the decision of the Authority was communicated to the Corporation. The Corporation sought clarification in respect of Kalayan Vihar Co-operative Society and Vir Nagar colony about the additional community facilities to be provided in these colonies and stated that since these colonies have already been developed and it is not possible to provide more area for additional community facilities within the colonies and, therefore, it is not possible to implement this condition of the decision of the DDA. In the present case also due to the increase in density, the additional area required for community facilities, to the extent of about 3.60 acres is not possible to be provided within the colony.

3. In view of the above observations, the case is submitted for consideration of the Technical Committee for

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permission in Sarai Julaina Co-operative House Building Society (Sukhdev Vihar) for double-storey construction without barsati with two D.U.s. on each plot subject to the following :-

- (i) No additional residential plot in the facility area to be carved out.
- (ii) The deficiency in the community facilities area be met by the Society at its own cost.
- (iii) The augmentation of public utility for the revised density to be made by the Society at its own cost.
- (iv) Permission, if necessary, be obtained from the Lessor for increase in the density in the land allotted to the Society.

The case is also submitted for a decision whether in such cases where the Society is not in a position to provide the area required for additional facilities within the colony, the price of the developed land may be charged and the provision for community facilities in the nearby area to be developed, be provided.

Item No. 10

Subject:- Regarding allotment of 2.825 acres of land to DESU for the expansion of their existing 33 KV switch yard out of serial no.211 and 212, Dhaula Kuan, New Delhi. (F.3(32)/80-M.P.)

...

DESU has requested for allotment of 2.825 acres of land located in Dhaula Kuan area for expansion of their existing 33 KV switch yard and for establishment of another 66 KV sub-stn. DESU has stated that the proposal is based on the recommendations of studies carried out by Indian Institute of Science, Bangalore on large Range System and also taking into the requirements of cantonment area and its surroundings. The area desired by DESU is shown on L&DO Plan (Laid on the table).

2. The proposal has been examined and it is observed that the land proposed for allotment is located in 'recreational' area in zone F-6. Director (Hort.) of the Authority has observed that about 250 trees are existing in the area proposed. DESU Authorities were, therefore, requested to obtain approval of the competent Authority for removal/cutting out the affected trees. Ex. Engineer, DESU has, however, intimated that they would take care to save maximum possible trees and in case the trees required to be cut, approval of the Lt. Governor, Delhi would be obtained before cutting such trees. The ownership of the land vests with the L&DO which intimated that they have no objection for allotment of land to DESU.

3. The proposal was subsequently discussed by Sub-Co-ordination Committee on 20.10.83 and the Committee desired that the position of existing/proposed land, existing/proposed sub-station site and position of existing trees be indicated on the layout plan. The area proposed by DESU, existing/proposed lines and the trees are accordingly indicated on the plan (laid on the table). The land desired by DESU has been readjusted and is indicated in black lines on the plan (laid on the table).. The Sub Co-ordination Committee discussed and recommended approval for allotment of additional land as per the revised plan.

4. The proposal for allotment of 2.825 acres of land is placed before the Technical Committee for its consideration.

ITEM NO. 11

Subject:

Plot No. 23-26, Lodhi Road Institutional Area - Association of Indian Engineers Industries.
(File No. F.1(17)/84-MP)

Reference is invited to the letter received from Shri J.R. Bhall, Architect of M/s Stein Doshi & Bhalla,

Architects, Engineers, Planners & Consultants, New Delhi. Plots No. 23 & 26, Lodhi Road Institutional Area, measuring 773 sq.mtrs. are allotted for a Institutional Building to be constructed

for Association of Indian Engineering Industries. The basement of the building is to be used for parking and for the air-conditioning plant room. According to the building-byelaws-1983, in case of the institutional plots, the maximum

ground coverage on a plot area upto 2 acres is 33-1/3 percent. If the basement is provided 33-1/3 per cent of the plot area then the space available is not sufficient for parking and for air-conditioning plant room neither proper

access to the basement in the form of a ramp for parking purposes is feasible and therefore, the Architect has

made a request that he may be allowed to extend the basement area for this purpose within the 'envelope control' after

leaving the mandatory set back lines. In that case, the area of the basement works out to 59 per cent of the plot

area.

2. The matter has been examined and it is observed that under the zoning & sub-division regulations, the maximum ground coverage is 33-1/3 per cent of the plot area within

the plots upto 2 acres and accordingly in the new bye-laws, 1983, the construction of the basement shall be allowed equivalent to the ground coverage (bye-law clause No. 14.12.1 & 14.12.1.1). However, keeping in view that the basement under the proposed scheme is to be used for parking and extra basement is required only to provide the approach to the parking area, the case may be considered.

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

DECISION

The Technical Committee observed that in the size institutional plots where sufficient parking cannot be provided in the basement (below the ground coverage), the basement area may be allowed to 50% of the plot area instead of permissible 33-1/3%, however, keeping in view that the basement construction is extended in the mandatory section lines. Individual cases be referred and put up to Technical Committee for approval. In the present case, Technical Committee approved the proposal to have the basement upto 50% for parking, plant room & approaches.

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

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2. The proposal has been examined and it is observed that under the Hotels, Motels, Boarding Houses, Guest Houses, Hostels, Lodging House (Building Standards) Regulations, 1977 there is no such category as 'service apartments' to be rented out on daily/weekly basis and for renting out the residential premises as furnished apartments, the provisions of the said regulations are not attracted as for such tenancies the owner has not to obtain a licence under the Delhi Police Act and the Sarais Act, the use being of multi-occupancy and not a commercial use as the use of premises under the said regulations.

3. The above proposal is placed before the Tech. Committee for its consideration.

Item No.
2

SUB: COVERING OF REMAINING PORTION OF NALLAH
BETWEEN YUSUF SARAI COMMUNITY CENTRE &
HAUZ KHAS SELF FINANCING SCHEME.

.....

As a policy matter, it has been decided to cover the remaining portion of disused Nallah between Yusuf Sarai Community Centre and Hauz Khas Self Financing Scheme in Zone F-3, since the major portion of the Nallah to the South and North has already been covered. The width of Nallah is 18 to 25 mt. and depth is about 8 mt.

2. Considering the cost involved in covering the Nallah, it is proposed to develop the land around Nallah, measuring about 1 acre to be used as shopping centre to cater to the needs of the Self Financing Scheme and area around, so that the cost of covering the Nallah can be recovered from the sale of the Shopping Centre.

3. The part layout plan of this pocket bounded by Mehrauli Road in the West, 80' zonal road in the North, 60' road in the East and 30' road in the South was approved by the V.C./L.G. as per their orders dated 8.12.82 in File No. F.12(45)/78-LSB(I). According to the above mentioned approved part layout plan, the provisions were made for one primary school, one Hr. Secondary School, Zonal Green and site allotted to three institutions.

4. Keeping in view the above consideration, some minor modifications are proposed in the part layout plan. It is proposed that the entire strip of land existing between Northern boundary of the petrol pump and the existing 9 mt. road in the South, the extended boundary

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of the General Raj School in the East and Mehrauli Road in the West may be developed as Shopping centre. This requires slight adjustment in the area of Hr. Secondary School and part of the zonal green gets added to the School. This zonal green area would be used for play ground only. Modified layout plan is laid on the table. The area statement as per earlier approved layout plan and the modified layout plan is given at table-1/ (Appendix-A). The existing petrol pump of Hindustan Petroleum Co. has been resited with slight adjustment. The area under petrol pump is proposed to be 100' x 120'. The petrol pump site may form part of the shopping centre proposed to be developed on the reclaimed land.

5. The following zonal regulations are proposed for the shopping centre.

i)	The total area under shopping centre including Petrol Pump site	1.1 acre.
ii)	Maximum ground coverage	40%
iii)	FAR	100
iv)	Set back	
	Front set backs	50'
	Rear set backs	20'
	Towards 9 mts. Rd.	30'
	Towards petrol pump site	50'

These have been indicated in the modified layout plan.

6. The modified layout plan with proposals is submitted for consideration of the Technical Committee.

Item No.
3

Sub: Proposal for three additional floors
in Hotel Vikram, New Delhi.
(No. F.3(251)/63-MP).

.....

The Director, Hotel Vikram, has represented for vertical extension of 3 more storeys of the hotel. In support of his contention, the Director, Vikram Hotel has stated as under:-

- i) D.D.A. had earlier permitted the construction of this hotel at its present plot/site under the provisions of the special appeal provided in the Master Plan.
- ii) Since the construction of existing building was duly permitted by DDA, it would be very harsh to deny vertical extension of the hotel as it would amount to denying them the similar facilities granted to other hotels.
- iii) D.G., Civil Aviation, issued the 'No objection Certificate' after thoroughly satisfying himself of various documents furnished by their Architects for the proposed extension and the feasibility of the proposed construction.
- iv) Once a hotel has been permitted to be constructed, efforts must be made for its growth and development, especially in a growing city like Delhi, the capital of India. Without growth and development it would be like a crippled child. A decision in this respect should be in conformity with the law of equity and natural justice.

Contd...2/-

2. The case has been examined and it is observed that the Authority keeping in view the draft regulations for Hotels, motels and boarding houses permitted construction of the hotel on plots No. 1 & 2, Rajpat Nagar IV, from land use point of view as a case of Special Appeal, vide Resolution No. 593 dated 2.12.1963. As regards the height of a hotel in such cases, there was no provision in the draft regulations and the same was also silent in the Authority's permission.

3. In the year 1981, a proposal for addition of 72 more rooms for Asiad' 82 was initiated by Director, Vikram Hotel, on the plea to meet additional room requirement during Asiad. The proposal was examined in detail and was not found feasible and the case was rejected.

4. The proposal for vertical extension of three more storeys of the existing hotel to have additional number of rooms would indirectly imply enhancement of FAR. The hotel has already been constructed with more FAR and height permitted for a residential building. A residential building could be built $3\frac{1}{2}$ storey with ground coverage of $33\frac{1}{3}\%$. Further 'The Hotels, Boarding Houses, Guest Houses, Hostels, Lodging Houses and Motels' (Building Standards) Regulations, 1977" are in force, according to which a hotel is not allowed in a residential area/premises. Therefore, the proposal for the increase in FAR or height can only be considered if the land use is changed to 'Commercial (Hotel)' use.

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

Item No. Sub: Second Entry to Delhi Main Railway
4 Station.
 (F.3(285)/71-MP).

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The proposal for opening a second entry to Delhi Main Railway Station is in the first Master Plan of Delhi.

Since 1970, exercise is going on from time to time for a proposal to open a second entry from Kashmere Gate side, but so far no concrete proposal has been formulated and discussed in any of the meetings.

2. The Municipal Corporation of Delhi has forwarded a proposal received from Shri Ram Lal, Member of Metropolitan Council regarding the area on the north side of railway line in Kashmere Gate Complex extending from Police Station to Dufferin Bridge. It has been stated in the proposal that this area is earmarked for railway use. The Corporation has stopped building activities for the last 10 years, because of these provisions. It has also been stated that this is highly congested area and its eviction would result in shifting of about 2,000 families, costing more than Rs. 200 crore as compensation as well as provision of houses to the affected residents. It has also been requested that this area should be taken out of railway use in the new plan under preparation.

3. The matter has been examined in the Perspective Planning Wing in consultation with the Consultant (Traffic & Transportation). It is felt that the area earmarked for railway facilities in Master Plan-1961 should be retained for the same use as the area earmarked for rail/road facilities in comparison to other similar size cities is much lower in Urban Delhi. The area on the southern side of the Old Delhi Railway Station is already congested and over saturated.

Contd.....

This needs immediate attention. It is also mentioned that the Northern Railway has already initiated the action for opening the Old Delhi Railway Station on the northern side by utilising the area under reference. The second entry will also provide relief to already over loaded inter-sections of Kauria Pul and Dufferin Bridge as all the traffic generated by the northern side of railway line will use the proposed second entry to Old Delhi Railway Station.

4. Traffic & Transportation Unit of the D.D.A. has studied the problem and stated that second entry to the existing Delhi Main Railway Station from the northern side as proposed in the Delhi Master Plan is not possible and feasible, because thousands of built up residential and commercial properties have to be demolished after clearing them and making alternate allotments. The problem is such a large one that it is not possible to implement it. Following three alternatives have been proposed:-

- a) Existing area of Delhi Engineering College may be used for the purpose of second building of the railway station alongwith ancillary uses like parking, few shops, rest rooms etc. From the proposed railway station, passengers alongwith goods will move at a level of -4mt. in moving walk-ways and will directly reach to various existing platforms. This proposal will not require demolition of any of the private properties except requires shifting of existing Engineering College, for which an alternate land is being allotted in Rohini Complex. Earlier also, DDA has already decided to shift the Engineering College from the existing location due to inadequate size.

Contd.....

- b) On the existing railway yard, a platform of a big size equivalent to width and length of the yard may be constructed at a height of + 10mt. On this platform, railway station building alongwith ancillary uses like parking etc. should be constructed.

These platforms should be linked directly with Shyama Prasad Mukherjee Marg and other roads in the adjoining areas.

- c) Existing Gandhi Ground/Queens Garden may be re-built, at two levels - one at -2mt. and the second at +2mt. The lower level should be used for the parking of vehicles and extension of railway facilities by integrating the two areas on the north and south of S.P. Mukherjee Marg with the help of various sub-ways or constructing S.P. Mukherjee Marg at stilts. +2mt. level will be used as a green open space or activities which are going on today.

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

.....

Item No.
5

Sub: Proposal of 2nd approach to the OPD
Block of Hindu Rao Hospital, Delhi
(F.5(11)/83-NP).

.....

The Supdg. Engineer, M.C.D. has sent a proposal for the 2nd approach to the OPD block of Hindu Rao Hospital. It has been stated that the present approach cuts across the residential area of the Hospital and is not safe from safety and security point of view. Since the visitors coming to the Hospital mainly visit the OPD block, it is desirable that a separate approach road is provided to the OPD block. He has, further, stated that the work has already been awarded for the construction of the approach road.

2. The proposal has been examined and it is observed that the proposed approach road to OPD block is from the main gate of the Hospital. The proposal is found feasible since the vehicular traffic in the hospital is less than the vehicular traffic on the other roads of the rotary from where the traffic would be diverted. The alignment of the proposed approach road is zig-zag due to the existing site condition. A number of trees affected by the proposed road is to be ascertained and approval from the competent Authority would be required before cutting them. The proposal would also require transfer of land by Lands/Hort. Deptt. of the Authority to Hindu Rao Hospital. (Plan indicating the proposed road is laid on table).

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Item	Sub :	Allotment of land for a proposed
No.		public school to be run by a Trust
6		at Village Satbari.
		(No. F.9(4)/83-MP).

.....

A request has been received for allotment of land at Village Satbari for running a public school. The Development Commissioner, Delhi Ann. has intimated that the proposed public school will be run by a Trust and it has been proposed to allot Kh. No. 1049 which covers 44 bighas and 1 biswas of land of Gaon Sabha Satbari under the Delhi Panchayat Raj Act to All India Personality Enhancement and Cultural Centre for Scholars.

2. The matter has been examined and it is observed that the land under reference falls beyond the present urban limits where schools can be permitted as a case of Special Appeal. There is no specific approved scheme in the long range plan for the land proposed to be allotted to the Trust as mentioned above.

3. The standards worked-out by the Perspective Planning Wing for integrated school are as under:-

- | | | |
|------|---|----------|
| (i) | Integrated school without
hostel facilities. | 2.2 hac. |
| (ii) | Integrated school with
hostel facilities. | 2.6 hac. |

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

.....

Item
No.
7

Sub: Proposal for regularisation of land use of a
Temple and Satsang Bhawan in Rameshwari
Nehru Nagar, Karol Bagh, New Delhi.
No. F.16(39)/68-MP.

.....

Shree, Gangeshwar Mahadev Mandir Satsang Sabha approached Municipal Corporation of Delhi for regularisation of a piece of land, measuring about 218 sq. yds. in Rameshwari Nahru Nagar in Zone B-2 for religious purpose. The Standing Committee of M.C.D. advised the applicant to obtain clearance from land use point of view from DDA in the first instance, thereafter, incorporation of plot for temple would be considered.

2. The proposal has been examined in the office of the Authority and it is observed that a Temple and Satsang Bhawan are already existing on the plot. The land use is 'residential' as per the Master Plan/Draft zonal development plan and the area is shown for 're-development'. From land use point of view there may not be any objection ~~since~~ the plot is already being used for religious purposes, and the same would be incorporated in the re-development scheme as and when prepared. According to the Master Plan zoning regulations, the religious use is permissible in residential use zone if allowed by the competent authority as a case of 'special appeal'. The plot is indicated on the plan (laid on table).

3. The proposal to regularise religious use on the plot in question from land use point of view is placed before the Technical Committee for its consideration.

Item No. 82.1 SUB: Allowing 2½ storey construction on 49, Rajpur Road, Civil Lines, Delhi. (F.3(153)/82-MP).

....

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

- a) Ground Floor coverage -25%
- b) F.A.R.75(35'ht.)
- c) Density 62-75 p.p.a. (15 DUs per acre).

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

3. The matter has again been examined in detail. According to the approved zonal development plan for zones C-1,2,3,11 and 12, the land use of the property under reference is residential. Plot No.49, Rajpur Road, Civil Lines, measuring 7000 sq.yds. was subdivided into 7 plots by the Standing Committee of M.C.D. vide its resolution No.740 dated 17.10.82. The information supplied by M.C.D. about the area of the plot, existing population/density for partly double storey and partly single storey construction are as follows:

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

Density $\frac{150}{1.71} = 87.7$ PPA

Permissible density as per zonal plan = 62 ppa

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

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

.....

Item
No.
9

Sub:- Permission for double storey construction in Sarai
Julaina Co-operative House Building Society's area(F-7).
(F.3(104)/83-MP).

The Sarai Julaina Co-operative House Building Society has made representation for permission to construct double storey building in their colony. The land covered under Sarai Julaina Co-operative House Building Society Ltd., falls in Zone F-7 for which the Zonal Development Plan stands approved by the Central Government. The revised layout plan of the Society was approved by M.C.D. in 1970. As per the approved layout plan, the colony covers an area of 35.23 acres and 273 plots were carved out. Only 7 plots were allowed two dwelling units per plot and the remaining 266 plots were permitted 1½ storey construction. As per Master Plan/Zonal Development Plan the permissible density is 45 persons per acre and this has already been achieved by the Society. By permitting double storey construction the density will increase to about 90 p.p.a. and the area under community facilities will be deficient by 3.60 acres.

2. The Authority, vide its Resolution No.71 dated 5.7.82, while considering the case of Anand Niketan Society, decided that double storey construction may be allowed in similar other cases and subsequently Kalayan Vihar Co-operative Society and Vir Nagar Colony cases were examined and double storey construction were approved vide DDA's Resolution No.131 dated 27.11.1982 and Resolution No.31 dated 22nd April, 1983 respectively, however subject to certain conditions. Since, these colonies are located in the area under jurisdiction of the MCD, the decision of the Authority was communicated to the Corporation. The Corporation sought clarification in respect of Kalayan Vihar Co-operative Society and Vir Nagar colony about the additional community facilities to be provided in these colonies and stated that since these colonies have already been developed and it is not possible to provide more area for additional community facilities within the colonies and, therefore, it is not possible to implement this condition of the decision of the DDA. In the present case also due to the increase in density, the additional area required for community facilities, to the extent of about 3.60 acres is not possible to be provided within the colony.

3. In view of the above observations, the case is submitted for consideration of the Technical Committee for

contd.....2/-

permission in Sarai Julaina Co-operative House Building Society (Sukhdev Vihar) for double-storey construction without barsati with two D.U.s. on each plot subject to the following :-

- (i) No additional residential plot in the facility area to be carved out.
- (ii) The deficiency in the community facilities area be met by the Society at its own cost.
- (iii) The augmentation of public utility for the revised density to be made by the Society at its own cost.
- (iv) Permission, if necessary, be obtained from the Lessor for increase in the density in the land allotted to the Society.

The case is also submitted for a decision whether in such cases where the Society is not in a position to provide the area required for additional facilities within the colony, the price of the developed land may be charged and the provision for community facilities in the nearby area to be developed, be provided.

- A-1 -
APPENDIX 'A' TO ITEM NO. 2
Table 1

COMPARATIVE AREAS BETWEEN PART LAYOUT PLAN FOR ZONE F-3

<u>S.No.</u>	<u>Use</u>	<u>Area in Acres</u>	
		<u>as per Approved layout plan</u>	<u>as per Modified plan</u>
1.	High. Sec. School	3.50	3.50
2.	Primary School	2.00	2.00
3.	P. School Extd.	0.41	0.00
4.	Petrol Pump	0.22	0.27
5.	Instt.	2.82	2.82
6.	Convenient Shopping	-	0.83
7.	Green	3.70	3.23
<u>Total:-</u>		12.65	12.65

Item No. 10

Subject:- Regarding allotment of 2.825 acres of land to DESU for the expansion of their existing 33 KV switch yard out of serial no.211 and 212, Dhaula Kuan, New Delhi. (F.3(32)/80-M.P.)

...

DESU has requested for allotment of 2.825 acres of land located in Dhaula Kuan area for expansion of their existing 33 KV switch yard and for establishment of another 66 KV sub-stn. DESU has stated that the proposal is based on the recommendations of studies carried out by Indian Institute of Science, Bangalore on large Range System and also taking into the requirements of cantonment area and its surroundings. The area desired by DESU is shown on L&DO Plan (Laid on the table).

2. The proposal has been examined and it is observed that the land proposed for allotment is located in 'recreational' area in zone F-6. Director (Hort.) of the Authority has observed that about 250 trees are existing in the area proposed. DESU Authorities were, therefore, requested to obtain approval of the competent Authority for removal/cutting out the affected trees. Ex. Engineer, DESU has, however, intimated that they would take care to save maximum possible trees and in case the trees required to be cut, approval of the Lt. Governor, Delhi would be obtained before cutting such trees. The ownership of the land vests with the L&DO which intimated that they have no objection for allotment of land to DESU.

3. The proposal was subsequently discussed by Sub-Co-ordination Committee on 20.10.83 and the Committee desired that the position of existing/proposed land, existing/proposed sub-station sub-station site and position of existing trees be indicated on the layout plan. The area proposed by DESU, existing/proposed lines and the trees are accordingly indicated on the plan (laid on the table). The land desired by DESU has been readjusted and is indicated in black lines on the plan (laid on the table).. The Sub Co-ordination Committee discussed and recommended approval for allotment of additional land as per the revised plan.

4. The proposal for allotment of 2.825 acres of land is placed before the Technical Committee for its consideration.

ITEM NO.

11

Subject: Plot No.23-26, Lodhi Road Institutional Area - Association of Indian Engineering Industries.
(File No. F.1(17)/84-MP)

Reference is invited to the letter received from Shri J.R. Bhell, Architect of M/s Stein Doshi & Bhalla, Architects, Engineers, Planners & Consultants, New Delhi. Plots No.23 & 26, Lodhi Road Institutional Area, measuring 773 sq.mtrs. are allotted for a Institutional Building to be constructed for Association of Indian Engineering Industries. The basement of the building is to be used for parking and for the air-conditioning plant room. According to the building-byelaws-1983, in case of the institutional plots, the maximum ground coverage on a plot area upto 2 acres is 33-1/3 percent. If the basement is provided 33-1/3 per cent of the plot area then the space available is not sufficient for parking and for air-conditioning plant room neither proper access to the basement in the form of a ramp for parking purposes is feasible and therefore, the Architect has made a request that he may be allowed to extend the basement area for this purpose within the 'envelope control' after leaving the mandatory Set back lines. In that case, the area of the basement works out to 59 per cent of the plot area.

2. The matter has been examined and it is observed that under the zoning & sub-division regulations, the maximum ground coverage is 33-1/3 per cent of the plot area within

.....19/-

the plots upto 2 acres and accordingly in the new building bye-laws, 1983, the construction of the basement shall be allowed equivalent to the ground coverage (bye-law clause No.14.12.1 & 14.12.1.1). However, keeping in view that the basement under the proposed scheme is to be used for parking and extra basement is required only to provide the approach to the parking area, the case may be considered.

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

DECISION

The Technical Committee observed that in the small size institutional plots where sufficient parking cannot be provided in the basement (below the ground coverage), the basement area may be allowed to 50% of the plot area instead of permissible 33-1/3%, however, keeping in view that no basement construction is extended in the mandatory settlement lines. Individual cases be referred and put up to Technical Committee for approval. In the present case, Technical Committee approved the proposal to have the basement upto 50% for parking, plant room & approaches.

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

Agenda for the meeting of Technical Committee to be held
on Tuesday the 28th February, 1984 at 4.00 P.M. in the
Conference Room of Delhi Development Authority, Vikas Minar,
I.P. Estate, New Delhi.

.....

<u>S.No.</u>	<u>Subject</u>	<u>Page No.</u>
1.	Proposal for service apartments in property No. A-9/34, Vasant Vihar. (File No. F.10(15)/83-MP)	1
2.	Covering of Remaining portion of Nallah between Yusuf Sarai Community Centre and Hauz Khas Self Financing Scheme. (File No. F.3(123)/83-MP)	2 & 3
3.		
3.	Proposal for three additional floors in Hotel Vikram, New Delhi. (File No. F.3(251)/63-MP)	4 & 5
4.	Second Entry to Delhi Main Railway Station. (F.3(285)/71-MP)	6, 7 & 8
5.	Proposal of 2nd approach to the OPD Block of Hindu Rao Hospital, Delhi. (F.5(11)/83-MP).	9 & 10
6.	Allotment of land for a proposed public school to be run by a Trust at Village Satbari. (No. F.9(4)/83-MP)	11
7.	Proposal for regulation of land use of a Temple and Satsang Bhawan in Rameshwari Nehru Nagar, Karol Bagh, New Delhi. (No. F.16(39)/68-MP).	12
8.	Allowing 2½ storey construction on 49, Rajpur Road, Civil Lines, Delhi. (F.3(153)/82-MP).	13 & 14

Item No.
1

Sub: Proposal for service apartments in property
No. A-9/34, Vasant Vihar.
(File No. F.10(15)/83-MP)

.....

A reference has been received from the owner of property No. A-9/34 Vasant Vihar (residential building) for permission of the Delhi Development Authority for use of his residence as 'service apartments' on charges of daily/weekly tariff basis by using the building as a furnished apartment and renting out on short term basis as compared to long term rental basis. The tenancy rights of the tenants would stand cancelled and the tenants would not have to worry about furniture, furnishing etc. The rent would be collected on daily/weekly basis instead of monthly charges.

2. The proposal has been examined and it is observed that under the Hotels, Motels, Boarding Houses, Guest Houses, Hostels, Lodging House (Building Standards) Regulations, 1977 there is no such category as 'service apartments' to be rented out on daily/weekly basis and for renting out the residential premises as furnished apartments, the provisions of the said regulations are not attracted as for such tenancies the owner has not to obtain a licence under the Delhi Police Act and the Sarais Act, the use being of multi-occupancy and not a commercial use as the use of premises under the said regulations.

3. The above proposal is placed before the Tech. Committee for its consideration.

Item No.
2

SUB: COVERING OF REMAINING PORTION OF NALLAH
BETWEEN YUSUF SARAI COMMUNITY CENTRE &
HAUZ KHAS SELF FINANCING SCHEME.

.....

As a policy matter, it has been decided to cover the remaining portion of disused Nallah between Yusuf Sarai Community Centre and Hauz Khas Self Financing Scheme in Zone F-3, since the major portion of the Nallah to the South and North has already been covered. The width of Nallah is 18 to 25 mt. and depth is about 8 mt.

2. Considering the cost involved in covering the Nallah, it is proposed to develop the land around Nallah, measuring about 1 acre to be used as shopping centre to cater to the needs of the Self Financing Scheme and area around, so that the cost of covering the Nallah can be recovered from the sale of the Shopping Centre.

3. The part layout plan of this pocket bounded by Mehrauli Road in the West, 80' zonal road in the North, 60' road in the East and 30' road in the South was approved by the V.C./L.G. as per their orders dated 8.12.82 in File No. F.12(45)/78-LSB(I). According to the above mentioned approved part layout plan, the provisions were made for one primary school, one Hr. Secondary School, Zonal Green and site allotted to three institutions.

4. Keeping in view the above consideration, some minor modifications are proposed in the part layout plan. It is proposed that the entire strip of land existing between Northern boundary of the petrol pump and the existing 9 mt. road in the South, the extended boundary

Contd...2/-

of the General Raj School in the East and Mehrauli Road in the West may be developed as Shopping centre. This requires slight adjustment in the area of Hr. Secondary School and part of the zonal green gets added to the School. This zonal green area would be used for play ground only. Modified layout plan is laid on the table. The area statement as per earlier approved layout plan and the modified layout plan is given at table-1/ (Appendix-A). The existing petrol pump of Hindustan Petroleum Co. has been resited with slight adjustment. The area under petrol pump is proposed to be 100' x 120'. The petrol pump site may form part of the shopping centre proposed to be developed on the reclaimed land.

5. The following zonal regulations are proposed for the shopping centre.

- | | | |
|------|---|-----------|
| i) | The total area under shopping centre including Petrol Pump site | 1.1 acre. |
| ii) | Maximum ground coverage | 40% |
| iii) | FAR | 100 |
| iv) | Set back | |
| | Front set backs | 50' |
| | Rear set backs | 20' |
| | Towards 9 mts. Rd. | 30' |
| | Towards petrol pump site | 50' |

These have been indicated in the modified layout plan.

6. The modified layout plan with proposals is submitted for consideration of the Technical Committee.

Item No.
3

Sub: Proposal for three additional floors
in Hotel Vikram, New Delhi.
(No. F.3(251)/63-MP).

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The Director, Hotel Vikram, has represented for vertical extension of 3 more storeys of the hotel. In support of his contention, the Director, Vikram Hotel has stated as under:-

- i) D.D.A. had earlier permitted the construction of this hotel at its present plot/site under the provisions of the special appeal provided in the Master Plan.
- ii) Since the construction of existing building was duly permitted by DDA, it would be very harsh to deny vertical extension of the hotel as it would amount to denying them the similar facilities granted to other hotels.
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2. The case has been examined and it is observed that the Authority keeping in view the draft regulations for hotels, motels and boarding houses permitted construction of the hotel on plots No. 1 & 2, Rajpat Nagar IV, from land use point of view as a case of Special Appeal, vide Resolution No. 593 dated 2.12.1963. As regards the height of a hotel in such cases, there was no provision in the draft regulations and the same was also silent in the Authority's permission.

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Station.
(F.3(285)/71-MP).

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Since 1970, exercise is going on from time to time for a proposal to open a second entry from Kashmere Gate side, but so far no concrete proposal has been formulated and discussed in any of the meetings.

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3. The matter has been examined in the Perspective Planning Wing in consultation with the Consultant (Traffic & Transportation). It is felt that the area earmarked for railway facilities in Master Plan-1961 should be retained for the same use as the area earmarked for rail/road facilities in comparison to other similar size cities is much lower in Urban Delhi. The area on the southern side of the Old Delhi Railway Station is already congested and over saturated.

Contd....

This needs immediate attention. It is also mentioned that the Northern Railway has already initiated the action for opening the Old Delhi Railway Station on the northern side by utilising the area under reference. The second entry will also provide relief to already over loaded inter-sections of Kauria Pul and Dufferin Bridge as all the traffic generated by the northern side of railway line will use the proposed second entry to Old Delhi Railway Station.

4. Traffic & Transportation Unit of the D.D.A. has studied the problem and stated that second entry to the existing Delhi Main Railway Station from the northern side as proposed in the Delhi Master Plan is not possible and feasible, because thousands of built up residential and commercial properties have to be demolished after clearing them and making alternate allotments. The problem is such a large one that it is not possible to implement it. Following three alternatives have been proposed:-

- a) Existing area of Delhi Engineering College may be used for the purpose of second building of the railway station alongwith ancillary uses like parking, few shops, rest rooms etc. From the proposed railway station, passengers alongwith goods will move at a level of -4mt. in moving walk-ways and will directly reach to various existing platforms. This proposal will not require demolition of any of the private properties except requires shifting of existing Engineering College, for which an alternate land is being allotted in Rohini Complex. Earlier also, DDA has already decided to shift the Engineering College from the existing location due to inadequate size.

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- b) On the existing railway yard, a platform of a big size equivalent to width and length of the yard may be constructed at a height of + 10mt. On this platform, railway station building alongwith ancillary uses like parking etc. should be constructed.

These platforms should be linked directly with Shyam Prasad Mukherjee Marg and other roads in the adjoining areas.

- c) Existing Gandhi Ground/Queens Garden may be re-built, at two levels - one at -2mt. and the second at +2mt. The lower level should be used for the parking of vehicles and extension of railway facilities by integrating the two areas on the north and south of S.P. Mukherjee Marg with the help of various sub-ways or constructing S.P. Mukherjee Marg at stilts. +2mt. level will be used as a green open space or activities which are going on today.

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

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Item No.
5.

Sub: Proposal of 2nd approach to the OPD
Block of Hindu Rao Hospital, Delhi
(F.5(11)/83-MP).

.....

The Supdg. Engineer, M.C.D. has sent a proposal for the 2nd approach to the OPD block of Hindu Rao Hospital. It has been stated that the present approach cuts across the residential area of the Hospital and is not safe from safety and security point of view. Since the visitors coming to the Hospital mainly visit the OPD block, it is desirable that a separate approach road is provided to the OPD block. He has, further, stated that the work has already been awarded for the construction of the approach road.

2. The proposal has been examined and it is observed that the proposed approach road to OPD block is from the main gate of the Hospital. The proposal is found feasible since the vehicular traffic in the hospital is less than the vehicular traffic on the other roads of the rotary from where the traffic would be diverted. The alignment of the proposed approach road is zig-zag due to the existing site condition. A number of trees affected by the proposed road is to be ascertained and approval from the competent Authority would be required before cutting them. The proposal would also require transfer of land by Lands/Hort. Deptt. of the Authority to Hindu Rao Hospital. (Plan indicating the proposed road is laid on table).

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Item Sub : Allotment of land for a proposed
No. : public school to be run by a Trust
6 at Village Satbari.
(No. F.9(4)/83-MP).

.....

1. A request has been received for allotment of land at Village Satbari for running a public school. The Development Commissioner, Delhi Ann. has intimated that the proposed public school will be run by a Trust and it has been proposed to allot Kh. No. 1049 which covers 44 bighas and 1 biswas of land of Gaon Sabha Satbari under the Delhi Panchayat Raj Act to All India Personality Enhancement and Cultural Centre for Scholars.

2. The matter has been examined and it is observed that the land under reference falls beyond the present urban limits where schools can be permitted as a case of Special Appeal. There is no specific approved scheme in the long range plan for the land proposed to be allotted to the Trust as mentioned above.

3. The standards worked-out by the Perspective Planning Wing for integrated school are as under:-

- | | |
|---|----------|
| (i) Integrated school without
hostel facilities. | 2.2 hac. |
| (ii) Integrated school with
hostel facilities. | 2.6 hac. |

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

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Item
No. 7

Sub: Proposal for regularisation of land use of a Temple and Satsang Bhawan in Rameshwari Nehru Nagar, Karol Bagh, New Delhi.
No. F.16(39)/68-MP.

.....

Shree Gangeshwar Mahadev Mandir Satsang Sabha approached Municipal Corporation of Delhi for regularisation of a piece of land, measuring about 218 sq. yds. in Rameshwari Nahru Nagar in Zone B-2 for religious purpose. The Standing Committee of M.C.D. advised the applicant to obtain clearance from land use point of view from DDA in the first instance, thereafter, incorporation of plot for temple would be considered.

2. The proposal has been examined in the office of the Authority and it is observed that a Temple and Satsang Bhawan are already existing on the plot. The land use is 'residential' as per the Master Plan/Draft zonal development plan and the area is shown for 're-development'. From land use point of view there may not be any objection ~~since~~ the plot is already being used for religious purposes, and the same would be incorporated in the re-development scheme as and when prepared. According to the Master Plan zoning regulations, the religious use is permissible in residential use zone if allowed by the competent authority as a case of 'special appeal'. The plot is indicated on the plan (laid on table).

3. The proposal to regularise religious use on the plot in question from land use point of view is placed before the Technical Committee for its consideration.

Item No. 82.71 SUB: Allowing 2½ storey construction on 49, Rajpur Road, Civil Lines, Delhi. (F.3(153)/82-MP).

....

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

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

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

3. The matter has again been examined in detail. According to the approved zonal development plan for zones C-1,2,3,11 and 12, the land use of the property under reference is residential. Plot No.49, Rajpur Road, Civil Lines, measuring 7000 sq.yds. was subdivided into 7 plots by the Standing Committee of M.C.D. vide its resolution No.740 dated 17.10.82. The information supplied by M.C.D. about the area of the plot, existing population/density for partly double storey and partly single storey construction are as follows:

Plot No.	Area (Sq.yds)	Main DU	Serv.Qtrs.	Population
Plot No.1	2156	3	3	20
Plot No.2	890	2	2	15
Plot No.3	584	2	2	13
Plot No.4	871	4	4	26
Plot No.5	800	4	4	26
Plot No.6	800	4	4	26
Plot No.7	800	4	4	26
Density		$\frac{150}{1.71}$	= 87.7 PPA	

Permissible density as per zonal plan = 62 ppa

Thus, from the above it is observed that the existing population/density on 40, Rajpur Road (7 plots) is more than as stipulated in D.D.A. resolution No.184 dated 27.12.80. In case double storey with barsati on all plots is allowed, density works out 117.2 ppa against the permissible density of 62 ppa. Therefore, it is observed that already higher density has been achieved on plot No.49, Rajpur Road consisting of 7 sub-divided plots with no area left for community facilities. This case has no similarity with the case/concept of co-operative house building societies wherein the layout plans of such societies have sufficient provisions for community facilities like schools/ shopping/ centres/open spaces and road network.

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

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APPENDIX I A TO ITEM NO. 2
Table 1

COMPARATIVE AREA STATEMENT-PART LAYOUT PLAN FOR ZONE F-3

S.No.	Use	Area in Acres	
		as per Approved layout plan	as per Modified plan
1.	High. Sec. School	3.50	3.50
2.	Primary School	2.00	2.00
3.	P. School Ext.	0.41	0.00
4.	Patrol Pump	0.22	0.27
5.	Instt.	2.82	2.82
6.	Convenient Shopping	-	0.83
7.	Green	3.70	3.23
Total:-		12.65	12.65

Item No. <u>9</u>	Sub:- Permission for double storey construction in Sarai Julaina Co-operative House Building Society's area(F-7). (F.3(104)/83-MP).
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The Sarai Julaina Co-operative House Building Society has made representation for permission to construct double storey building in their colony. The land covered under Sarai Julaina Co-operative House Building Society Ltd., falls in Zone F-7 for which the Zonal Development Plan stands approved by the Central Government. The revised layout plan of the Society was approved by M.C.D. in 1970. As per the approved layout plan, the colony covers an area of 35.23 acres and 273 plots were carved out. Only 7 plots were allowed two dwelling units per plot and the remaining 266 plots were permitted 1½ storey construction. As per Master Plan/Zonal Development Plan the permissible density is 45 persons per acre and this has already been achieved by the Society. By permitting double storey construction the density will increase to about 90 p.p.a. and the area under community facilities will be deficient by 3.60 acres.

2. The Authority, vide its Resolution No.71 dated 5.7.82, while considering the case of Anand Niketan Society, decided that double storey construction may be allowed in similar other cases and subsequently Kalayan Vihar Co-operative Society and Vir Nagar Colony cases were examined and double storey construction were approved vide DDA's Resolution No.131 dated 27.11.1982 and Resolution No.81 dated 22nd April, 1983 respectively, however subject to certain conditions. Since, these colonies are located in the area under jurisdiction of the MCD, the decision of the Authority was communicated to the Corporation. The Corporation sought clarification in respect of Kalayan Vihar Co-operative Society and Vir Nagar colony about the additional community facilities to be provided in these colonies and stated that since these colonies have already been developed and it is not possible to provide more area for additional community facilities within the colonies and, therefore, it is not possible to implement this condition of the decision of the DDA. In the present case also due to the increase in density, the additional area required for community facilities, to the extent of about 3.60 acres is not possible to be provided within the colony.

3. In view of the above observations, the case is submitted for consideration of the Technical Committee for

contd.....2/-

permission in Sarai Julaina Co-operative House Building Society (Sukhdev Vihar) for double-storey construction without barsati with two D.U.s. on each plot subject to the following :-

- (i) No additional residential plot in the facility area to be carved out.
- (ii) The deficiency in the community facilities area be met by the Society at its own cost.
- (iii) The augmentation of public utility for the revised density to be made by the Society at its own cost.
- (iv) Permission, if necessary, be obtained from the Lessor for increase in the density in the land allotted to the Society.

The case is also submitted for a decision whether in such cases where the Society is not in a position to provide the area required for additional facilities within the colony, the price of the developed land may be charged and the provision for community facilities in the nearby area to be developed, be provided.

Item No. 10

Subject:- Regarding allotment of 2.825 acres of land to DESU for the expansion of their existing 33 KV switch yard out of serial no.211 and 212, Dhaula Kuan, New Delhi. (F.3(32)/80-M.P.)

...

DESU has requested for allotment of 2.825 acres of land located in Dhaula Kuan area for expansion of their existing 33 KV switch yard and for establishment of another 66 KV sub-stn. DESU has stated that the proposal is based on the recommendations of studies carried out by Indian Institute of Science, Bangalore on large Range System and also taking into the requirements of cantonment area and its surroundings. The area desired by DESU is shown on L&DO Plan (Laid on the table).

2. The proposal has been examined and it is observed that the land proposed for allotment is located in 'recreational' area in zone F-6. Director (Hort.) of the Authority has observed that about 250 trees are existing in the area proposed. DESU Authorities were, therefore, requested to obtain approval of the competent Authority for removal/cutting out the affected trees. Ex. Engineer, DESU has, however, intimated that they would take care to save maximum possible trees and in case the trees required to be cut, approval of the Lt. Governor, Delhi would be obtained before cutting such trees. The ownership of the land vests with the L&DO which intimated that they have no objection for allotment of land to DESU.

3. The proposal was subsequently discussed by Sub-Co-ordination Committee on 20.10.83 and the Committee desired that the position of existing/proposed land, existing/proposed sub-station site and position of existing trees be indicated on the layout plan. The area proposed by DESU, existing/proposed lines and the trees are accordingly indicated on the plan (laid on the table). The land desired by DESU has been readjusted and is indicated in black lines on the plan (laid on the table).. The Sub Co-ordination Committee discussed and recommended approval for allotment of additional land as per the revised plan.

4. The proposal for allotment of 2.825 acres of land is placed before the Technical Committee for its consideration.

ITEM NO.
11

Subject: Plot No.23-26, Lodhi Road Institutional Area - Association of Indian Engineering Industries.
(File No.F.1(17)/84-MP)

Reference is invited to the letter received from Shri J.R. Bshell, Architect of M/s Stein Doshi & Bhalla, Architects, Engineers, Planners & Consultants, New Delhi. Plots No.23 & 26, Lodhi Road Institutional Area, measuring 773 sq.mtrs. are allotted for a Institutional Building to be constructed for Association of Indian Engineering Industries. The basement of the building is to be used for parking and for the air-conditioning plant room. According to the building-byelaws-1983, in case of the institutional plots, the maximum ground coverage on a plot area upto 2 acres is 33-1/3 percent. If the basement is provided 33-1/3 per cent of the plot area then the space available is not sufficient for parking and for air-conditioning plant room neither proper access to the basement in the form of a ramp for parking purposes is feasible and therefore, the Architect has made a request that he may be allowed to extend the basement area for this purpose within the 'envelope control' after leaving the mandatory Set back lines. In that case, the area of the basement works out to 59 per cent of the plot area.

2. The matter has been examined and it is observed that under the zoning & sub-division regulations, the maximum ground coverage is 33-1/3 per cent of the plot area within

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the plots upto 2 acres and accordingly in the new building bye-laws, 1983, the construction of the basement shall be allowed equivalent to the ground coverage (bye-law clause No.14.12.1 & 14.12.1.1). However, keeping in view that the basement under the proposed scheme is to be used for parking and extra basement is required only to provide the approach to the parking area, the case may be considered.

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

DECISION

The Technical Committee observed that in the small size institutional plots where sufficient parking cannot be provided in the basement (below the ground coverage), the basement area may be allowed to 50% of the plot area instead of permissible 33-1/3%, however, keeping in view that no basement construction is extended in the mandatory setback lines. Individual cases be referred and put up to Technical Committee for approval. In the present case, Technical Committee approved the proposal to have the basement upto 50% for parking, plant room & approaches.

Item
No.
9

Sub:- Permission for double storey construction in Sarai Julaina Co-operative House Building Society's area(F-7). (F.3(104)/83-MP).

The Sarai Julaina Co-operative House Building Society has made representation for permission to construct double storey building in their colony. The land covered under Sarai Julaina Co-operative House Building Society Ltd., falls in Zone F-7 for which the Zonal Development Plan stands approved by the Central Government. The revised layout plan of the Society was approved by M.C.D. in 1970. As per the approved layout plan, the colony covers an area of 35.23 acres and 273 plots were carved out. Only 7 plots were allowed two dwelling units per plot and the remaining 266 plots were permitted 1½ storey construction. As per Master Plan/Zonal Development Plan the permissible density is 45 persons per acre and this has already been achieved by the Society. By permitting double storey construction the density will increase to about 90 p.p.a. and the area under community facilities will be deficient by 3.60 acres.

2. The Authority, vide its Resolution No.71 dated 5.7.82, while considering the case of Anand Niketan Society, decided that double storey construction may be allowed in similar other cases and subsequently Kalayan Vihar Co-operative Society and Vir Nagar Colony cases were examined and double storey construction were approved vide DDA's Resolution No.131 dated 27.11.1982 and Resolution No.81 dated 22nd April, 1983 respectively, however subject to certain conditions. Since, these colonies are located in the area under jurisdiction of the MCD, the decision of the Authority was communicated to the Corporation. The Corporation sought clarification in respect of Kalayan Vihar Co-operative Society and Vir Nagar colony about the additional community facilities to be provided in these colonies and stated that since these colonies have already been developed and it is not possible to provide more area for additional community facilities within the colonies and, therefore, it is not possible to implement this condition of the decision of the DDA. In the present case also due to the increase in density, the additional area required for community facilities, to the extent of about 3.60 acres is not possible to be provided within the colony.

3. In view of the above observations, the case is submitted for consideration of the Technical Committee for

contd.....2/-

permission in Sarai Julaina Co-operative House Building Society (Sukhdev Vihar) for double-storey construction without barsati with two D.U.s. on each plot subject to the following :-

- (i) No additional residential plot in the facility area to be carved out.
- (ii) The deficiency in the community facilities area be met by the Society at its own cost.
- (iii) The augmentation of public utility for the revised density to be made by the Society at its own cost.
- (iv) Permission, if necessary, be obtained from the Lessor for increase in the density in the land allotted to the Society.

The case is also submitted for a decision whether in such cases where the Society is not in a position to provide the area required for additional facilities within the colony, the price of the developed land may be charged and the provision for community facilities in the nearby area to be developed, be provided.

Item No. 10

Subject:- Regarding allotment of 2.825 acres of land to DESU for the expansion of their existing 33 KV switch yard out of serial no.211 and 212, Dhaula Kuan, New Delhi. (F.3(32)/80-M.P.)

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DESU has requested for allotment of 2.825 acres of land located in Dhaula Kuan area for expansion of their existing 33 KV switch yard and for establishment of another 66 KV sub-stn. DESU has stated that the proposal is based on the recommendations of studies carried out by Indian Institute of Science, Bangalore on large Range System and also taking into the requirements of cantonment area and its surroundings. The area desired by DESU is shown on L&DO Plan (Laid on the table).

2. The proposal has been examined and it is observed that the land proposed for allotment is located in 'recreational' area in zone F-6. Director (Hort.) of the Authority has observed that about 250 trees are existing in the area proposed. DESU Authorities were, therefore, requested to obtain approval of the competent Authority for removal/cutting out the affected trees. Ex. Engineer, DESU has, however, intimated that they would take care to save maximum possible trees and in case the trees required to be cut, approval of the Lt. Governor, Delhi would be obtained before cutting such trees. The ownership of the land vests with the L&DO which intimated that they have no objection for allotment of land to DESU.

3. The proposal was subsequently discussed by Sub-Co-ordination Committee on 20.10.83 and the Committee desired that the position of existing/proposed land, existing/proposed sub-station site and position of existing trees be indicated on the layout plan. The area proposed by DESU, existing/proposed lines and the trees are accordingly indicated on the plan (laid on the table). The land desired by DESU has been readjusted and is indicated in black lines on the plan (laid on the table).. The Sub Co-ordination Committee discussed and recommended approval for allotment of additional land as per the revised plan.

4. The proposal for allotment of 2.825 acres of land is placed before the Technical Committee for its consideration.

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Julaina Co-operative House Building Society's area(F-7).
(F.3(104)/83-MP).

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2. The proposal has been examined and it is observed that the land proposed for allotment is located in 'recreational' area in zone F-6. Director (Hort.) of the Authority has observed that about 250 trees are existing in the area proposed. DESU Authorities were, therefore, requested to obtain approval of the competent Authority for removal/cutting out the affected trees. Ex. Engineer, DESU has, however, intimated that they would take care to save maximum possible trees and in case the trees required to be cut, approval of the Lt. Governor, Delhi would be obtained before cutting such trees. The ownership of the land vests with the L&DO which intimated that they have no objection for allotment of land to DESU.

3. The proposal was subsequently discussed by Sub-Co-ordination Committee on 20.10.83 and the Committee desired that the position of existing/proposed land, existing/proposed sub-station site and position of existing trees be indicated on the layout plan. The area proposed by DESU, existing/proposed lines and the trees are accordingly indicated on the plan (laid on the table). The land desired by DESU has been readjusted and is indicated in black lines on the plan (laid on the table).. The Sub Co-ordination Committee discussed and recommended approval for allotment of additional land as per the revised plan.

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2. The proposal has been examined and it is observed that the land proposed for allotment is located in 'recreational' area in zone F-6. Director (Hort.) of the Authority has observed that about 250 trees are existing in the area proposed. DESU Authorities were, therefore, requested to obtain approval of the competent Authority for removal/cutting out the affected trees. Ex. Engineer, DESU has, however, intimated that they would take care to save maximum possible trees and in case the trees required to be cut, approval of the Lt. Governor, Delhi would be obtained before cutting such trees. The ownership of the land vests with the L&DO which intimated that they have no objection for allotment of land to DESU.

3. The proposal was subsequently discussed by Sub-Co-ordination Committee on 20.10.83 and the Committee desired that the position of existing/proposed land, existing/proposed sub-station site and position of existing trees be indicated on the layout plan. The area proposed by DESU, existing/proposed lines and the trees are accordingly indicated on the plan (laid on the table). The land desired by DESU has been readjusted and is indicated in black lines on the plan (laid on the table).. The Sub Co-ordination Committee discussed and recommended approval for allotment of additional land as per the revised plan.

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Julaina Co-operative House Building Society's area(F-7).
(F.3(104)/83-MP).

The Sarai Julaina Co-operative House Building Society has made representation for permission to construct double storey building in their colony. The land covered under Sarai Julaina Co-operative House Building Society Ltd., falls in Zone F-7 for which the Zonal Development Plan stands approved by the Central Government. The revised layout plan of the Society was approved by M.C.D. in 1970. As per the approved layout plan, the colony covers an area of 35.23 acres and 273 plots were carved out. Only 7 plots were allowed two dwelling units per plot and the remaining 266 plots were permitted 1½ storey construction. As per Master Plan/Zonal Development Plan the permissible density is 45 persons per acre and this has already been achieved by the Society. By permitting double storey construction the density will increase to about 90 p.p.a. and the area under community facilities will be deficient by 3.60 acres.

2. The Authority, vide its Resolution No.71 dated 5.7.82, while considering the case of Anand Niketan Society, decided that double storey construction may be allowed in similar other cases and subsequently Kalayan Vihar Co-operative Society and Vir Nagar Colony cases were examined and double storey construction were approved vide DDA's Resolution No.131 dated 27.11.1982 and Resolution No.51 dated 22nd April, 1983 respectively, however subject to certain conditions. Since, these colonies are located in the area under jurisdiction of the MCD, the decision of the Authority was communicated to the Corporation. The Corporation sought clarification in respect of Kalayan Vihar Co-operative Society and Vir Nagar colony about the additional community facilities to be provided in these colonies and stated that since these colonies have already been developed and it is not possible to provide more area for additional community facilities within the colonies and, therefore, it is not possible to implement this condition of the decision of the DDA. In the present case also due to the increase in density, the additional area required for community facilities, to the extent of about 3.60 acres is not possible to be provided within the colony.

3. In view of the above observations, the case is submitted for consideration of the Technical Committee for

contd.....2/-

permission in Sarai Julaina Co-operative House Building Society (Sukhdev Vihar) for double-storey construction without barsati with two D.U.s. on each plot subject to the following :-

- (i) No additional residential plot in the facility area to be carved out.
- (ii) The deficiency in the community facilities area be met by the Society at its own cost.
- (iii) The augmentation of public utility for the revised density to be made by the Society at its own cost.
- (iv) Permission, if necessary, be obtained from the Lessor for increase in the density in the land allotted to the Society.

The case is also submitted for a decision whether in such cases where the Society is not in a position to provide the area required for additional facilities within the colony, the price of the developed land may be charged and the provision for community facilities in the nearby area to be developed, be provided.

Item No. 10

Subject:- Regarding allotment of 2.825 acres of land to DESU for the expansion of their existing 33 KV switch yard out of serial no.211 and 212, Dhaula Kuan, New Delhi. (F.3(32)/80-M.P.)

...

DESU has requested for allotment of 2.825 acres of land located in Dhaula Kuan area for expansion of their existing 33 KV switch yard and for establishment of another 66 KV sub-stn. DESU has stated that the proposal is based on the recommendations of studies carried out by Indian Institute of Science, Bangalore on large Range System and also taking into the requirements of cantonment area and its surroundings. The area desired by DESU is shown on L&DO Plan (Laid on the table).

2. The proposal has been examined and it is observed that the land proposed for allotment is located in 'recreational' area in zone F-6. Director (Hort.) of the Authority has observed that about 250 trees are existing in the area proposed. DESU Authorities were, therefore, requested to obtain approval of the competent Authority for removal/cutting out the affected trees. Ex. Engineer, DESU has, however, intimated that they would take care to save maximum possible trees and in case the trees required to be cut, approval of the Lt. Governor, Delhi would be obtained before cutting such trees. The ownership of the land vests with the L&DO which intimated that they have no objection for allotment of land to DESU.

3. The proposal was subsequently discussed by Sub-Co-ordination Committee on 20.10.83 and the Committee desired that the position of existing/proposed land, existing/proposed sub-station site and position of existing trees be indicated on the layout plan. The area proposed by DESU, existing/proposed lines and the trees are accordingly indicated on the plan (laid on the table). The land desired by DESU has been readjusted and is indicated in black lines on the plan (laid on the table).. The Sub Co-ordination Committee discussed and recommended approval for allotment of additional land as per the revised plan.

4. The proposal for allotment of 2.825 acres of land is placed before the Technical Committee for its consideration.

Item
No.
9

Sub:- Permission for double storey construction in Sarai Julaina Co-operative House Building Society's area(F-7). (F.3(104)/83-MP).

The Sarai Julaina Co-operative House Building Society has made representation for permission to construct double storey building in their colony. The land covered under Sarai Julaina Co-operative House Building Society Ltd., falls in Zone F-7 for which the Zonal Development Plan stands approved by the Central Government. The revised layout plan of the Society was approved by M.C.D. in 1970. As per the approved layout plan, the colony covers an area of 35.23 acres and 273 plots were carved out. Only 7 plots were allowed two dwelling units per plot and the remaining 266 plots were permitted 1½ storey construction. As per Master Plan/Zonal Development Plan the permissible density is 45 persons per acre and this has already been achieved by the Society. By permitting double storey construction the density will increase to about 90 p.p.a. and the area under community facilities will be deficient by 3.60 acres.

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contd.....2/-

permission in Sarai Julaina Co-operative House Building Society (Sukhdev Vihar) for double-storey construction without barsati with two D.U.s. on each plot subject to the following :-

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4. The proposal for allotment of 2.825 acres of land is placed before the Technical Committee for its consideration.

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

Minutes of the meeting of Technical Committee held
on 28th February, 1984 at 4.00 p.m. in the Conference
Room of Delhi Development Authority, Vikas Minar,
I.P. Estate, New Delhi.

The following were present:

DELHI DEVELOPMENT AUTHORITY:

1. Shri Harish Khanna
Vice-Chairman
2. Shri E.F.N. Ribiero,
Commissioner (Plg.)
3. Shri R.G. Gupta,
Director (CP)
4. Shri S.C. Gupta,
Director (DC)
5. Shri J.C. Gambhir,
Director (PPW)
6. Shri Ved Parkash,
Chief Architect (H)
7. Sh. A.K. Jain,
Deputy Director (ZP) II
8. Shri Chandra Ballabh,
Deputy Director (ZP) I
9. Shri R.D. Gohar,
Joint Director (ZP)
10. Shri A.K. Gupta,
Deputy Director (MP) (Convenor)

POLICE DEPARTMENT:

11. Shri Ram Perakash,
A.C.P. (Traffic)
12. Shri M.S. Upadhyay,
A.C.P. (Traffic)

MUNICIPAL CORPORATION OF DELHI:

13. Shri D.D. Mathur,
Town Planner.

Contd...2/-

Item No.
1

Sub: Proposal for service apartments in
property No. A-9/34, Vasant Vihar.
(File No. F.10(15)/83-MP).

.....

DECISION

The consideration of this item was postponed.

.....

Item No.
2

Sub: Covering of remaining portion of Nallah
between Yusuf Sarai Community Centre &
Hauz Khas Self Financing Scheme.

.....

DECISION

The Technical Committee recommended that an area
measuring about 1.1. acres be developed as a 'Local
shopping centre' with a maximum ground coverage 25%
and FAR of 100, with adequate setbacks and parking
space. Entry to the shopping centre be provided from
the side road and the existing petrol pump be adjusted
as per standard size of 120' x 100' in the scheme.

ITEM NO.
3

Sub: Proposal for three additional floors
in Hotel Vikram, New Delhi.
(No. F.3(251)/63-MP).

.....

DECISION

The consideration of this item was postponed.

.....

Contd.....

Item No.
4

Sub: Second Entry to Delhi main Railway Station.
(F.3(285)/71-MP).

.....

DECISION

The Technical Committee felt that in the first instance the matter may be examined by the Perspective Planning Wing, keeping in view the proposal recently formulated by the Northern Railways for providing Second Entry to Old Delhi Railway Station.

ITEM NO.
5

Sub: Proposal of 2nd approach to the OPD Block of Hindu Rao Hospital, Delhi
(F.5(11)/83-MP).

.....

DECISION

The Technical Committee examined the proposal and desired that the approach road as proposed and discussed in the Coordination Committee be approved.

Item No.
6

Sub: Allotment of land for a proposed public school to be run by a Trust at Village Satbari.
(No. F.9(4)/83-MP).

.....

DECISION

The Technical Committee Recommended that the proposed school in Khasra No. 1049 (Sat Bari Gaon) having an area of 44 Bigas and 1 Biswa be approved as a case of special appeal subject to condition that maximum ground coverage, FAR and height be followed as decided by the Authority in other similar cases where permission is given in agricultural Green Belt/Rural use zone for such purposes.

Contd.....

Item No.

7

Sub: Proposal for regularisation of land use of a Temple and Satsang Bhawan in Rameshwari Nehru Nagar, Karol Bagh, New Delhi.
(No. F.16(39)/68-MP).

.....

DECISION

The Technical Committee observed that the plot is under use for religious purpose since long and decided that the same be incorporated in the ZDP for 'religious purposes/use.

Item No.

8

Sub: Allowing 2½ storey construction on 49, Rajpur Road, Civil Lines, Delhi.
(F.3(153)/82-MP).

.....

DECISION

The Technical Committee observed that in this case MCD approved the sub-division plan for plot No. 49 Rajpur Road, Civil Lines Delhi, on the basis of density of this area and the building plans on individual sub-divided portion were sanctioned. The Technical Committee was of the opinion that this case should not be mixed up with the cases of 'Cooperative House Building Society' where the layout plans were approved by the Authority/MCD to accommodate the Members of the Cooperative House Building Society with 1-1/2 storey construction on individual plots. In view of this, the Technical Committee decided that there should be no change from the approved layout plan/sanctioned building plan of the MCD in the present case.

Item No.

9

Sub: Permission for double storey construction in Sami Julaina Co-operative House Building Society's area (F-7).
(F.3(104)/83-MP).

.....

DECISION

The Technical Committee discussed in detail the proposal for 2-1/2 storey construction on individual plots

Contd....

The Technical Committee observed that in this case MCD approved the sub-division plan for plot No. 49 Rajpur Road, Civil Lines Delhi, on the basis of density of this area and the building plans on individual sub-divided portion were sanctioned. The Technical Committee was of the opinion that this case should not be mixed up with the cases of 'Cooperative House Building Society' where the layout plans were approved by the Authority/MCD to accommodate the Members of the Cooperative House Building Society with 1-1/2 storey construction on individual plots. In view of this, the Technical Committee decided that there should be no change from the approved layout plan/sanctioned building plan of the MCD in the present case.

NOTICE

Instead of 1-1/2 storey construction sanctioned in some of the Cooperative House Building Society area and observed that the Authority in its earlier meetings agreed to allow the construction as applicable to the plot located in other cooperative House Building Society area subject to certain conditions.

The Technical Committee recommended that in all such cooperative House Building Societies where the layout plans were sanctioned with the condition that 1-1/2 storey will be allowed on the individual plots, be agreed to 2-1/2 storey construction as applicable to other plots in Cooperative Societies, however, subject to the conditions that:

- a) No additional plot is to be carved out.
- b) The deficiency in the area required for community facilities on the basis of increased densities be provided by the Society in its own area. However, in case of the societies where it is not feasible to provide land for such community facilities in its own area, the cost equivalent to the developed land required for such facilities, be paid to the DDA so that the provision could be made for additional community facilities in the nearby area.
- c) The cost for the augmentation of public utility services on the basis of the revised density, if any, be met by the society at its own cost.

Item No.

10

Sub: Regarding allotment of 2.825 acres of land to DESU for the expansion of their existing 33 KV switch yard out of serial No. 211 and 212, Dhaula Kuan, New Delhi. (F.3(32)/80-MP).

DECISION

The Technical Committee desired that the layout plan of the existing KV Switchyard and its further expansion programme on an area measuring 2.825 acres be obtained and examined at the first instance.

Contd.....

Item No.
11

Sub: Plot No. 23-26, Lodhi Road Institutional
Area-Association of Indian Engineering
Industries.
(File No. F.1(17)/84-MP).

.....

DECISION

The Technical Committee observed that in the smaller size institutional plots where sufficient parking cannot be provided in the basement (below the ground coverage), the basement area may be allowed to 50% of the plot area instead of permissible 33-1/3%, however, keeping in view that no basement construction is extended in the mandatory setback lines. Individual cases be referred and put up to Technical Committee for approval. In the present case, Technical Committee approved the proposal to have the basement upto 50% for parking, plant room and approaches.

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

Minutes of the meeting of Technical Committee held
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The following were present:

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Director (DC)
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Director (PPW)
6. Shri Ved Parkash,
Chief Architect (H)
7. Sh. A.K. Jain,
Deputy Director (ZP) II
8. Shri Chandra Ballabh,
Deputy Director (ZP) I
9. Shri R.D. Gohar,
Joint Director (ZP)
10. Shri A.K. Gupta,
Deputy Director (MP) (Convenor)

POLICE DEPARTMENT:

11. Shri Ram Perakash,
A.C.P. (Traffic)
12. Shri M.S. Upadhyay,
A.C.P. (Traffic)

MUNICIPAL CORPORATION OF DELHI:

13. Shri D.D. Mathur,
Town Planner.

Contd...2/-

Item No.
1

Sub: Proposal for service apartments in
property No. A-9/34, Vasant Vihar.
(File No. F.10(15)/83-MP).

.....

DECISION

The consideration of this item was postponed.

.....

Item No.
2

Sub: Covering of remaining portion of Nallah
between Yusuf Sarai Community Centre &
Hauz Khas Self Financing Scheme.

.....

DECISION

The Technical Committee recommended that an area
measuring about 1.1. acres be developed as a 'Local
shopping centre' with a maximum ground coverage 25%
and FAR of 100, with adequate setbacks and parking
space. Entry to the shopping centre be provided from
the side road and the existing petrol pump be adjusted
as per standard size of 120' x 100' in the scheme.

.....

ITEM NO.
3

Sub: Proposal for three additional floors
in Hotel Vikram, New Delhi.
(No. F.3(251)/63-MP).

.....

DECISION

The consideration of this item was postponed.

.....

Contd.....

Item No.
4

Sub: Second Entry to Delhi main Railway Station.
(F.3(285)/71-MP).
.....

DECISION

The Technical Committee felt that in the first instance the matter may be examined by the Perspective Planning Wing, keeping in view the proposal recently formulated by the Northern Railways for providing Second Entry to Old Delhi Railway Station.

ITEM NO.
5

Sub: Proposal of 2nd approach to the OPD Block of Hindu Rao Hospital, Delhi
(F.5(11)/83-MP).
.....

DECISION

The Technical Committee examined the proposal and desired that the approach road as proposed and discussed in the Coordination Committee be approved.

Item No.
6

Sub: Allotment of land for a proposed public school to be run by a Trust at Village Satbari.
(No. F.9(4)/83-MP).
.....

DECISION

The Technical Committee Recommended that the proposed school in Khasra No. 1049 (Sat Bari Gaon) having an area of 44 Bigas and 1 Biswa be approved as a case of special appeal subject to condition that maximum ground coverage, FAR and height be followed as decided by the Authority in other similar cases where permission is given in agricultural Green Belt/Rural use zone for such purposes.

Contd.....

Item No.

7

Sub: Proposal for regularisation of land use of a Temple and Satsang Bhawan in Rameshwari Nehru Nagar, Karol Bagh, New Delhi.
(No. F.16(39)/68-MP).

.....

DECISION

The Technical Committee observed that the plot is under use for religious purpose since long and decided that the same be incorporated in the ZDP for 'religious purposes/use.

Item No.

8

Sub: Allowing 2½ storey construction on 49, Rajpur Road, Civil Lines, Delhi.
(F.3(153)/82-MP).

.....

DECISION

The Technical Committee observed that in this case MCD approved the sub-division plan for plot No. 49 Rajpur Road, Civil Lines Delhi, on the basis of density of this area and the building plans on individual sub-divided portion were sanctioned. The Technical Committee was of the opinion that this case should not be mixed up with the cases of 'Cooperative House Building Society' where the layout plans were approved by the Authority/MCD to accommodate the Members of the Cooperative House Building Society with 1-1/2 storey construction on individual plots. In view of this, the Technical Committee decided that there should be no change from the approved layout plan/sanctioned building plan of the MCD in the present case.

Item No.

9

Sub: Permission for double storey construction in Sami Julaina Co-operative House Building Society's area (F-7).
(F.3(104)/83-MP).

.....

DECISION

The Technical Committee discussed in detail the proposal for 2-1/2 storey construction on individual plots

Contd....

instead of 1-1/2 storey construction sanction in some of the Cooperative House Building Society area and observed that the Authority in its earlier meetings agreed to allow the construction as applicable to the plot located in other cooperative House Building Society area subject to certain conditions.

The Technical Committee recommended that in all such cooperative House Building Societies where the layout plans were sanctioned with the condition that 1-1/2 storey will be allowed on the individual plots, be agreed to 2-1/2 storey construction as applicable to other plots in Cooperative Societies, however, subject to the conditions that:

- a) No additional plot is to be carved out.
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- c) The cost for the augmentation of public utility services on the basis of the revised density, if any, be met by the society at its own cost.

Item No.
10

Sub: Regarding allotment of 2.825 acres of land to DESU for the expansion of their existing 33 KV switch yard out of serial No. 211 and 212, Dhaula Kuan, New Delhi. (F.3(32)/80-MP).

.....

DECISION

The Technical Committee desired that the layout plan of the existing KV Switchyard and its further expansion programme on an area measuring 2.825 acres be obtained and examined at the first instance.

Contd.....

Item No.

11

Sub: Plot No. 23-26, Lodhi Road Institutional
Area-Association of Indian Engineering
Industries.
(File No. F.1(17)/84-MP).

.....

DECISION

The Technical Committee observed that in the smaller size institutional plots where sufficient parking cannot be provided in the basement (below the ground coverage), the basement area may be allowed to 50% of the plot area instead of permissible 33-1/3%, however, keeping in view that no basement construction is extended in the mandatory setback lines. Individual cases be referred and put up to Technical Committee for approval. In the present case, Technical Committee approved the proposal to have the basement upto 50% for parking, plant room and approaches.

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Contd...2/-

Item No.
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property No. A-9/34, Vasant Vihar.
(File No. F.10(15)/83-MP).

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DECISION

The consideration of this item was postponed.

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Item No.
2

Sub: Covering of remaining portion of Nallah
between Yusuf Sarai Community Centre &
Hauz Khas Self Financing Scheme.

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DECISION

The Technical Committee recommended that an area
measuring about 1.1. acres be developed as a 'Local
shopping centre' with a maximum ground coverage 25%
and FAR of 100, with adequate setbacks and parking
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ITEM NO.
3

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in Hotel Vikram, New Delhi.
(No. F.3(251)/63-MP).

.....

DECISION

The consideration of this item was postponed.

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Contd.....

Item No.
4

Sub: Second Entry to Delhi main Railway Station.
(F.3(285)/71-MP).

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DECISION

The Technical Committee felt that in the first instance the matter may be examined by the Perspective Planning Wing, keeping in view the proposal recently formulated by the Northern Railways for providing Second Entry to Old Delhi Railway Station.

ITEM NO.
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DECISION

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Contd.....

Item No. 7

Sub: Proposal for regularisation of land use of a Temple and Satsang Bhawan in Rameshwari Nehru Nagar, Karol Bagh, New Delhi.
(No. F.16(39)/68-MP).

DECISION

The Technical Committee observed that the plot is under use for religious purpose since long and decided that the same be incorporated in the ZDP for religious purposes/use.

Item No. 8

Sub: Allowing 2½ storey construction on 49, Rajpur Road, Civil Lines, Delhi.
(F.3(153)/82-MP).

DECISION

The Technical Committee observed that in this case MCD approved the sub-division plan for plot No. 49 of this area and the building plans on individual sub-divided portion were sanctioned. The Technical Committee was of the opinion that this case should not be mixed up with the cases of 'Cooperative House Building Society' where the layout plans were approved by the Authority/MCD to accommodate the Members of the Cooperative House Building Society with 1-1/2 storey construction on individual plots. In view of this, the Technical Committee decided that there should be no change from the approved layout plan/sanctioned building plan of the MCD in the present case.

Item No. 9

Sub: Permission for double storey construction in same Building Society's area (F-7).
(F.3(104)/83-MP).

DECISION

The Technical Committee discussed in detail the proposal for 2-1/2 storey construction on individual plots

Contd....

instead of 1-1/2 storey construction sanction in some of the Cooperative House Building Society area and observed that the Authority in its earlier meetings agreed to allow the construction as applicable to the plot located in other cooperative House Building Society area subject to certain conditions.

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DECISION

The Technical Committee desired that the layout plan of the existing KV Switchyard and its further expansion programme on an area measuring 2.825 acres be obtained and examined at the first instance.

Contd.....

Item No.
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Sub: Plot No. 23-26, Lodhi Road Institutional
Area-Association of Indian Engineering
Industries.
(File No. F.1(17)/84-MP).

.....

DECISION

The Technical Committee observed that in the smaller size institutional plots where sufficient parking cannot be provided in the basement (below the ground coverage), the basement area may be allowed to 50% of the plot area instead of permissible 33-1/3%, however, keeping in view that no basement construction is extended in the mandatory setback lines. Individual cases be referred and put up to Technical Committee for approval. In the present case, Technical Committee approved the proposal to have the basement upto 50% for parking, plant room and approaches.

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

Minutes of the meeting of Technical Committee held
on 28th February, 1984 at 4.00 p.m. in the Conference
Room of Delhi Development Authority, Vikas Minar,
I.P. Estate, New Delhi.

The following were present:

DELHI DEVELOPMENT AUTHORITY:

1. Shri Harish Khanna
Vice-Chairman
2. Shri E.F.N. Ribiero,
Commissioner (Plg.)
3. Shri R.G. Gupta,
Director (CP)
4. Shri S.C. Gupta,
Director (DC)
5. Shri J.C. Gambhir,
Director (PPW)
6. Shri Ved Parkash,
Chief Architect (H)
7. Sh. A.K. Jain,
Deputy Director (ZP) II
8. Shri Chandra Ballabh,
Deputy Director (ZP) I
9. Shri R.D. Gohar,
Joint Director (ZP)
10. Shri A.K. Gupta,
Deputy Director (MP) (Convenor)

POLICE DEPARTMENT:

11. Shri Ram Perkash,
A.C.P. (Traffic)
12. Shri M.S. Upadhyay,
A.C.P. (Traffic)

MUNICIPAL CORPORATION OF DELHI:

13. Shri D.D. Mathur,
Town Planner.

Contd...2/-

Item No.
1

Sub: Proposal for service apartments in
property No. A-9/34, Vasant Vihar.
(File No. F.10(15)/83-MP).
.....

DECISION

The consideration of this item was postponed.

.....

Item No.
2

Sub: Covering of remaining portion of Nallah
between Yusuf Sarai Community Centre &
Hauz Khas Self Financing Scheme.
.....

DECISION

The Technical Committee recommended that an area
measuring about 1.1. acres be developed as a 'Local
shopping centre' with a maximum ground coverage 25%
and FAR of 100, with adequate setbacks and parking
space. Entry to the shopping centre be provided from
the side road and the existing petrol pump be adjusted
as per standard size of 120' x 100' in the scheme.

ITEM NO.
3

Sub: Proposal for three additional floors
in Hotel Vikram, New Delhi.
(No. F.3(251)/63-MP).
.....

DECISION

The consideration of this item was postponed.

.....

Contd.....

Item No.
4

Sub: Second Entry to Delhi main Railway Station.
(F.3(285)/71-MP).
.....

DECISION

The Technical Committee felt that in the first instance the matter may be examined by the Perspective Planning Wing, keeping in view the proposal recently formulated by the Northern Railways for providing Second Entry to Old Delhi Railway Station.

ITEM NO.
5

Sub: Proposal of 2nd approach to the OPD Block of Hindu Rao Hospital, Delhi
(F.5(11)/83-MP).
.....

DECISION

The Technical Committee examined the proposal and desired that the approach road as proposed and discussed in the Coordination Committee be approved.

Item No.
6

Sub: Allotment of land for a proposed public school to be run by a Trust at Village Satbari.
(No. F.9(4)/83-MP).
.....

DECISION

The Technical Committee Recommended that the proposed school in Khasra No. 1049 (Sat Bari Gaon) having an area of 44 Bigas and 1 Biswa be approved as a case of special appeal subject to condition that maximum ground coverage, FAR and height be followed as decided by the Authority in other similar cases where permission is given in agricultural Green Belt/Rural use zone for such purposes.

Contd.....

Item No.
7

Sub: Proposal for regularisation of land use of a Temple and Satsang Bhawan in Rameshwari Nehru Nagar, Karol Bagh, New Delhi.
(No. F.16(39)/68-MP).

.....

DECISION

The Technical Committee observed that the plot is under use for religious purpose since long and decided that the same be incorporated in the ZDP for 'religious purposes/use.

Item No.
8

Sub: Allowing 2½ storey construction on 49, Rajpur Road, Civil Lines, Delhi.
(F.3(153)/82-MP).

.....

DECISION

The Technical Committee observed that in this case MCD approved the sub-division plan for plot No. 49 Rajpur Road, Civil Lines Delhi, on the basis of density of this area and the building plans on individual sub-divided portion were sanctioned. The Technical Committee was of the opinion that this case should not be mixed up with the cases of 'Cooperative House Building Society' where the layout plans were approved by the Authority/MCD to accommodate the Members of the Cooperative House Building Society with 1-1/2 storey construction on individual plots. In view of this, the Technical Committee decided that there should be no change from the approved layout plan/sanctioned building plan of the MCD in the present case.

Item No.
9

Sub: Permission for double storey construction in Sami Julaina Co-operative House Building Society's area (F-7).
(F.3(104)/83-MP).

.....

DECISION

The Technical Committee discussed in detail the proposal for 2-1/2 storey construction on individual plots

Contd.....

instead of 1-1/2 storey construction sanction in some of the Cooperative House Building Society area and observed that the Authority in its earlier meetings agreed to allow the construction as applicable to the plot located in other cooperative House Building Society area subject to certain conditions.

The Technical Committee recommended that in all such cooperative House Building Societies where the layout plans were sanctioned with the condition that 1-1/2 storey will be allowed on the individual plots, be agreed to 2-1/2 storey construction as applicable to other plots in Cooperative Societies, however, subject to the conditions that:

- a) No additional plot is to be carved out.
- b) The deficiency in the area required for community facilities on the basis of increased densities be provided by the Society in its own area. However, in case of the societies where it is not feasible to provide land for such community facilities in its own area, the cost equivalent to the developed land required for such facilities, be paid to the DDA so that the provision could be made for additional community facilities in the nearby area.
- c) The cost for the augmentation of public utility services on the basis of the revised density, if any, be met by the society at its own cost.

Item No.
10

Sub: Regarding allotment of 2.825 acres of land to DESU for the expansion of their existing 33 KV switch yard out of serial No. 211 and 212, Dhaula Kuan, New Delhi. (F.3(32)/80-MP).

.....

DECISION

The Technical Committee desired that the layout plan of the existing KV Switchyard and its further expansion programme on an area measuring 2.825 acres be obtained and examined at the first instance.

Contd.....

Item No.
11

Sub: Plot No. 23-26, Lodhi Road Institutional
Area-Association of Indian Engineering
Industries.
(File No. F.1(17)/84-MP).

.....

DECISION

The Technical Committee observed that in the smaller size institutional plots where sufficient parking cannot be provided in the basement (below the ground coverage), the basement area may be allowed to 50% of the plot area instead of permissible 33-1/3%, however, keeping in view that no basement construction is extended in the mandatory setback lines. Individual cases be referred and put up to Technical Committee for approval. In the present case, Technical Committee approved the proposal to have the basement upto 50% for parking, plant room and approaches.

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Item No.
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Sub: Plot No. 23-26, Lodhi Road Institutional
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DECISION

The Technical Committee observed that in the smaller size institutional plots where sufficient parking cannot be provided in the basement (below the ground coverage), the basement area may be allowed to 50% of the plot area instead of permissible 33-1/3%, however, keeping in view that no basement construction is extended in the mandatory setback lines. Individual cases be referred and put up to Technical Committee for approval. In the present case, Technical Committee approved the proposal to have the basement upto 50% for parking, plant room and approaches.

ITEM NO.
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Subject: Plot No.23-26, Lodhi Road Institutional Area - Association of Indian Engineering Industries.
(File No. F.1(17)/84-MP)

Reference is invited to the letter received from Shri J.R. Bhell, Architect of M/s Stein Doshi & Bhalla, Architects, Engineers, Planners & Consultants, New Delhi. Plots No.23 & 26, Lodhi Road Institutional Area, measuring 773 sq.mtrs. are allotted for a Institutional Building to be constructed for Association of Indian Engineering Industries. The basement of the building is to be used for parking and for the air-conditioning plant room. According to the building-byelaws-1983, in case of the institutional plots, the maximum ground coverage on a plot area upto 2 acres is 33-1/3 percent. If the basement is provided 33-1/3 per cent of the plot area then the space available is not sufficient for parking and for air-conditioning plant room neither proper access to the basement in the form of a ramp for parking purposes is feasible and therefore, the Architect has made a request that he may be allowed to extend the basement area for this purpose within the 'envelope control' after leaving the mandatory Set back lines. In that case, the area of the basement works out to 59 per cent of the plot area.

2. The matter has been examined and it is observed that under the zoning & sub-division regulations, the maximum ground coverage is 33-1/3 per cent of the plot area within

.....19/-

the plots upto 2 acres and accordingly in the new building bye-laws, 1983, the construction of the basement shall be allowed equivalent to the ground coverage (bye-law clause No.14.12.1 & 14.12.1.1). However, keeping in view that the basement under the proposed scheme is to be used for parking and extra basement is required only to provide the approach to the parking area, the case may be considered.

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