

# दिल्ली विकास प्राधिकरण

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अनुभाग - master Plan

मासिक सं. E (23)/85-MP.

टिपणी

पत्र व्यवहार

विषय

Draft Minutes of the meeting of  
Technical Committee held on 21.3.85.

पिछले संदभ

बाद के संदभ

9034

DELHI DEVELOPMENT AUTHORITY  
( Master Plan Section )

Draft Minutes of the meeting of the Technical Committee  
held on 15.3.85 at 3.00 P.M. in the Conference Room of the Delhi  
Development Authority, Vikas Minar, New Delhi.

The following were present:

Delhi Development Authority

1. Shri Prem Kumar,  
Vice-Chairman
2. Sh. J.K. Varshniya,  
Engineer Member
3. Sh. E.F.N. Rebeliro,  
Commissioner (Plg.)
4. Sh. Ved Prakash,  
Chief Architect. (H)
5. Sh. R.G. Gupta,  
Director (CP)
6. Sh. J.C. Gambhir,  
Director (PPW)
7. Sh. S.C. Gupta,  
Director (DC&B)
8. Sh. V.N. Sharma,  
Jt. Director (ZP)
9. Sh. P.N. Dengre,  
Jt. Director (CP).
10. Sh. Pradeep Behari,  
Dy. Director (ZP).
11. Sh. C.P. Rastogi,  
Dy. Director (MP) (Convener)
12. Sh. R.K. Jain,  
Asstt. Director (PPW)

~~13x~~ Police Department

13. Sh. Kewal Singh,  
Asstt. Commr. Police (Traffic)

New Delhi Municipal Committee

14. Sh. R.C. Sabharwal,  
Sr. Architect.

Municipal Corporation of Delhi

15. Sh. D.D. Mathur,  
Town Planner.
16. Sh. Arjun Dev,  
Chief Architect.



Land & Development Officer

17. G.S.P. Shastri,  
Engineer Officer.
18. Sh. R.C. Manchanda,  
Chief Architect, Design Group.

For item No. I.

19x DESU

19. Sh. P.D. Sharma,  
Chief Engineer (Plg.)
20. Sh. H.K.L. Kaushal,  
S.E. (Plg.) I).
21. Sh. D.K. Sgri,  
Ex-Engineer (Plg.)

For item No. 14.

Delhi Urban Art Commission

22. Sh. G.D. Mathur,  
Secretary

U.P. Govt.

23. Sh. S.R. Sangal,  
O.S.D. (Director), Walmi, U.P.
24. Sh. B.S. Gupta,  
E.C. Walmi, U.P.

For item No. 2.

Heavy Engineering Corporation Ltd.,

25. Sh. T. Khan,  
Dy. General Manager
26. Sh. K.S.R.K. Parsad,  
Dy. Manager
27. Sh. Darshan Singh,  
Dy. Manager
28. Sh. J.M. Malik,  
Dy. Manager (Local Office)
29. Sh. K.R. Derairaj,  
Dy. Manager
30. Sh. P.K. Adhikari,  
Chief Town Planner and Architect.

For item No. 3.

N.T.P.C.

31. Sh. K.K. Varshney,  
Engineer

For item No. 15/1.

Tata & Sons Ltd.,

32. Sh. F.A. Pancha,  
General Manager
33. Sh. A. Gupta,  
Architect.
34. Sh. Manjit Singh,

For item No. 1.

DELHI DEVELOPMENT AUTHORITY  
( Master Plan Section )

Draft minutes of the meeting of the Technical Committee held on 21.3.85 at 3.00 P.M. in the Conference Room of Delhi Development Authority, Vikas Minar, New Delhi.

The following were present:

DELHI DEVELOPMENT AUTHORITY

1. Shri Prem Kumar,  
Vice-Chairman
2. Sh. J.K. Varshniya,  
Engineer Member
3. Sh. R.G. Gupta,  
Director (CP)
4. Sh. J.C. Gambhir,  
Director (PPW)
5. Sh. S.C. Gupta,  
Director (DC&B)
6. Sh. C.P. Rastogi,  
Dy. Director (MP)

(Convenor)

POLICE DEPARTMENT

7. Shri Kewal Singh,  
Asstt. Commr. Police (Traffic)

LAND & DEVELOPMENT OFFICE

8. Sh. L.D. Ganotra,  
Building Officer

D.T.C.

9. Dr. P.S. Rana,  
Development Advisor

N.T.P.C. ? Badarpur

10. Sh. P.K. Singh,  
Dy. Manager (CC).
11. Sh. K.K. Varshney,  
A.E. (Civil)

For item No. 15/1.



DELHI DEVELOPMENT AUTHORITY  
Master Plan Section  
Vikas Minar, I.P. Estate,  
NEW DELHI.

Agenda for the meeting of the deffered Technical Committee  
(15.3.85) to be held on Thursday the 21st March, 1985 at 3.00 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>Remarks</u>	<u>Page No.</u>
1.	Plans in respect of residential complex at 23, Prithvi Raj Road, New Delhi (F.16(22)/84-MP).	Discussed 15.3.85	1 to 2
2.	Proposal to change the land use from Recreational to Institutional at Okhla by U.P. Govt. (Irrigation Deptt. (U.P. Govt.)). F.3(88)/73-MP.	Discussed 15.3.85	3 to 4
3.	L.T.C. Project for Delhi. (DDA/PPW/INF)/81/608)	Discussed 15.3.85	5 to 6
4.	Civic centre and General Commercial at Minto Road (Zone D-2). F.3(224)/64-MP).	Discussed 15.3.85	7 to 8
5.	Request for additional Power Load of 1200 HP and Lighting Load of 49-80 KW for H.V.O.C.'s Vanaspathi Unit at Subzi Mandi Delhi. (F.3(104)/81-MP + F.7(29)/82-MP).		9
6.	Norms for covered Parking. F.20(8)/82-MP).		10
7.	Change of land use from 'Recreational to 'Crenation Ground' in Karachwala Bagh near Inder Lok, Delhi. F.20(17)/84-MP + F.42(2)/83-LSB(Instl.) + F.13(4)/83/CRC.		11
8.	Regularisation/Allotment of land in favour of Shri Chandgi Ram Vayayamshala Samiti, New Delhi. F.3(6)/85-MP).		12 to 13
9.	Approval of 66 KV Towerline from Ring Road to Lodhi Complex. F.6(6)/84-MP.	Discussed 15.3.85	14

Contd...2/-



10. Proposed Alignment Plan of Bara Bazar Marg, Kashmere Gate, Delhi. Discussed 15  
F.16(101)/75-MP Pt. + F.16(101)/75-MP. 15.3.85
11. Regarding Religious sites in Yamuna Puri Block 'B' (North Yamuna Vihar). 16  
F.3(97)/80-MP.
12. Proposed Alignment Plan of the Mall Road, Extension (Road No. 46) and Magazine Road, Majnu Ka Tila. F.5(25)/71-MP. Discussed 17to18  
15.3.85
13. Permission for construction of storage space over the existing shops in Khanna Market, Lodhi Road, New Delhi. 19 to 20  
F.3(161)/71-MP.
14. Regarding clearance of 66 KV & Electric line for M/s. Maruti Udyog Limited for the route falling with the Union Territory of Delhi and loop in land loop out of Rohtak Road, Bijwasan. Discussed 21 to 22  
F.1(6)/Inf./84/06/PPW/+F.6(10)/83-MP. 15.3.85
15. Other items:
- 15/1. Acquisition of 460 hect. of land on the eastern side of Agra Canal (between Agra Canal and Yamuna Right bank) for ash pond area of BTPS-issue of 'No objection Certificate'. 23to24  
(F.3(73)/84-MP).
- 15/2. Draft layout plan for vacant land behind Lady Sri Ram College-Change of land use. 25to26  
(F.20(16)/84-MP).
- 15/3. Proposed plan for extension to Punjab Bhawan at Copernicus Marg, New Delhi. 27to28  
(F.16(11)/84-MP).
- 15/4. Separate Sewerage Treatment Plant for vacant Kunj S.F.S. Area. 29  
(File No. PA/DD(PPW/85/1141).
- 15/5. Change of trade for industrial plot No. 2/76, Block 2, Kirti Nagar Area. 30to31  
(File No. F.9(68)/71-LSB(I).
- 15/6. Standards/norms for the development of residential areas (plotted development). 32to33  
(file No. PS/Dir.(DC&B)/84
- 15/7. Change of land use of 400 sq. yds. in Sarojini Nagar Adjoining areas in possession of Karlibari Samiti. 34  
(F.20(5)/85-MP).
- 15/8. Norms regarding construction of Higher Secondary School in Village Burari 35  
File No. F.1(21)/84-MP).
- 15/9. Permission/no objection for development under various land use categories earmarked in Delhi Master Plan-Urban Land Policy. 36to37  
(PS/Dir.(DC)/85).
- 15/10. Conversion of lease in respect of plot No. F-1, Jhandewalan Estate, New Delhi. 38to39  
(FE-14(16)/64-Pt.).



Item No.

1

Sub: Redevelopment proposal in respect of residential complex at 23-Prithvi Raj Road- Prescribed building envelope. (File No. F.16(22)/84-MP).

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The proposal for the construction of a residential complex at 23-Prithvi Raj Road, New Delhi, regarding the relaxation in the set back lines (building envelope) was discussed by the Technical Committee in its meeting held on 16.11.84. The Technical Committee observed that- the zoning regulations and the envelope control as stipulated by NDRAC and the modification as subsequently decided w.r. t. height and number of dwelling units be followed while formulating the new scheme as the scheme received through the NDMC is mainly based on the concept of set back lines and not based on the envisaged envelope control system the Technical Committee did not agree to approve the proposal submitted by the party. The minutes of the Technical Committee dated 16.11.84 is at Appendix 'A' (Page-66-67/Cor.).

2. Subsequently on a representation from the party and their Architect/<sup>the proposals</sup> were examined by Commissioner (Planning), DDA who made the following observations-

"No. 23, Prithvi Raj Road is currently leased to M/s. Tata Sons Ltd., by the Ministry of Works & Housing and over the last 4 years the company have been trying to redevelop this plot within the zoning and sub-division regulations as prescribed and building bye-laws as applicable.

2. There has been considerable difficulty in re-developing privately leased plots in D-11 and D-12 ever since the NDRAC was set up in 1971. The freeze on re-development has however, been lifted in isolated cases and on these plots individual bungalows have given way to block of flats at prescribed low to medium density and height controls upto 80 feet.

3. On this plot, however, redevelopment has not yet been permitted for the following main reasons:

(i) Setbacks are not in conformity with the NDRAC envelope control lines;

(ii) Total number of dwelling units proposed is not at the rate of 20 dwelling units per acre with plus minus 15 per cent variation.

Contd...2



All other major stipulations have been fulfilled.

4. The lessees have a letter from the Ministry of Works & Housing as written by US (Lands) specifying building lines and which are not in conformity with the NDRAC drawings. The NDMC have probably accepted these setback lines prescribed by the Ministry of Works & Housing, even though it has come from Under Secretary (Lands) instead of Under Secretary (DD). There is some confusion on the prescribed authority to issue such clearance from the Ministry. In fact, it should only be done through Under Secretary (DD) but the lessees argue that this is not their concern. Their view is that they have a clearance from the Govt. of India and their architects have prepared the plans accordingly on the basis of setback lines prescribed to them.

5. In this connection I have to offer the following views-

(i) The NDRAC setback lines were to ensure that most fully grown trees within the plots are preserved and also in a situation where horizontal access to flats (group-housing), the space around the building be consideration for the common good. Therefore, boundary walls were proposed to be demolished and integrated open space systems for this entire zone introduced as a result. This has since not worked and accordingly, isolated plots have been allowed redevelopment within their respective boundary walls.

(ii) We may now have to consider redevelopment on these privately leased plots by retaining compound wall after catering to prescribed road widening and retention of trees within plots. The arguments of the lessee that set back as given to them would ensure that all trees and in a courtyards pattern, has merit with the emerging change in concept.

(iii) The point at issue is that the NDRAC prescribed envelope line have not yet been changed and the process for such change has to be through the Authority and then the Ministry. It is for consideration whether on the basis of the letter now received from the Ministry we could agree to the setbacks and on which the drawings of M/s. Tata Sons' Ltd., have been prepared. In my opinion not too much damage would be done in accepting these setback lines and in fact they have already been accepted by the DUAC in giving clearance to aesthetics for this plot on the basis of designs submitted.

6. Regarding the number of dwelling units to be provided on the plot I have explained to the architects of M/s. Tata Sons Ltd., that the density prescribed has to be achieved namely, 20 dwellings per acre with plus or minus 15 per cent variation. Thereby they would have to increase the number of dwellings proposed by them by atleast another 8 units or so."

7. The representation with the comments of Commr. (P), DDA placed before the Technical Committee for re-consideration this item in view of its earlier decision.

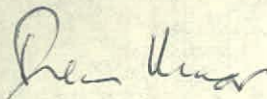


### DECISION

The proposal was discussed in the meeting of the Technical Committee which was also explained by the concerned Architect. The Chief Architect (Design Cell), Ministry of Works and Housing pointed out that they have taken up this area for study and it would be better if no changes be allowed in the 'development controls' specified by NDRAC. <sup>He</sup> ~~and~~ also pointed out that in the proposed scheme, the Architect has not shown the existing trees. The representative <sup>who</sup> ~~was present in the meeting,~~ on behalf of the owners, pointed out that clearance has been given by the Ministry of Works and Housing for the proposed 'development controls' for this plot, and therefore, emphasised that the project should be cleared so that they can approach to NDMC for <sup>Sanction</sup> approval as Delhi Urban Art Commission has also approved the project. It was observed that in the scheme submitted, the relaxation is required in the front and side set backs as the setback on one side and rear side are <sup>proposed</sup> as per envelope controls of NDRAC and the relaxation in ~~these~~ set backs is required to save the maximum trees.

After detailed discussion, the Technical Committee decided that relaxation in the side setback from 105' to 25' and in the front from 80' to 65' (50' front set back + 15' road widening) may be allowed to save the maximum trees and the scheme should be worked out for 20 DUs per acre as prescribed by the NDRAC.

✓  
Rep.  11.4.85

  
1977



A-1

Sub: Plans in respect of residential Complex  
at 23, Prithvi Raj Road-prescribed  
building envelope.  
(F.16(22)/84-MP).

.....

The proposal for the construction of residential complex at 23, Prithvi Raj Road, New Delhi, received through NDMC has been examined. The property is located in zones D-11 and 12 of the Master Plan for Delhi. According to the Master Plan/Draft Zonal Development Plan for zones D-11 and 12, the land use of the property under reference is 'residential' and is earmarked for re-development as 'Group Housing'.

2. The Government of India, in the year 1971 constituted New Delhi Redevelopment Advisory Committee to study and formulate proposals for New Delhi area. According to the proposals formulated by the erstwhile NDRAC, plot No. 23, Prithvi Raj Road New Delhi is proposed for 'group housing' development. The NDRAC in its comprehensive report of 1974 stipulated the following set-backs in respect of this plot -

- i) 80' (65' + 15' r/w) fronting Prithvi Raj Road.
- ii) 25' (18' + 7' R/W) on the side of Aurangzeb Lane.
- iii) 40' on the side of Amrit Sher Gill Marg.
- iv) 105' on the fourth side.

3. The Government of India in April, 1983 conveyed to the D.D.A. that the report of 1974 of NDRAC on Privately leased area (D-11 and D-12) should form the broad frame work on the basis of which the lease may be permitted to develop 'group housing scheme' on the basis of FAR of 75, dwelling units 20 and height of 45'.

4. The Government of India, Ministry of Works and Housing vide their letter No. 15011/1/82-LD(DOI) dated 30.9.83 informed that lessee of the plot in question, may develop the plot subject to the provisions of the municipal Bye-laws with the following set backs.

Prithvi Raj Road	- 50' (40' + 15' R/W)
Aurangzeb Lane	- 25' (18' + 7' R/W)
Amrita Shergill Marg	- 25'
Side (Fourth side.)	- 18'



5. The party has submitted the scheme, keeping in view these set back lines, which are against the provision of NDRAC report of 1974.

6. The set back lines/envelope controls as allowed by the Ministry of Works & Housing is placed before the Technical Committee for discussion, consideration and its view as it is a technical matter.

#### DECISION

The Technical Committee was of the considered view that the zoning regulations and the envelope control as stipulated by NDRAC and the modification as subsequently decided w.r.t. height and number of dwelling units be followed while formulating the new scheme, as the scheme received through the NDMC is mainly based on the concept of set back lines and not based on the envisaged envelope control system, the Technical Committee did not agree to approve the envelope control.

.....



<u>Item No.</u> 2.	Sub: Proposal to change the land use of 10 acres of land belonging to Irrigation Department, Govt. of Uttar Pradesh, at Okhla, from 'recreational' to 'public & semi-public use (Institutional)'. (F.3(88)/73-MP).
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The Water and Land Management Institute, Irrigation Deptt., Govt. of U.P., formulated a scheme for the construction of a 'WALMI' Institute alongwith the ancillary facilities such as residential accommodation on a piece of land measuring about 39 acres at Okhla New Delhi. The land belongs to Irrigation Department, Govt. of U.P.

2. The proposal was examined and the Secretary to the Govt. of U.P., Deptt. of Irrigation, was informed that the proposal involves change of land use from 'recreational' to 'institutional' since the land use according to the Delhi Master Plan/Zonal Development Plan is 'district park, play grounds and open spaces'. It was also informed that a comprehensive plan for the surrounding area has been prepared by the Jamia Milia University, which has also been approved by the Delhi Urban Arts Commission in principle. The proposal for the Institute Complex, as envisaged by 'WALMI' may invite objections from the DUAC.

3. Subsequently, Shri S.R. Sangal, OSD, WALMI Institute, Govt. of U.P., discussed the proposal with V.C., DDA, and requested that they should be allowed to use about 10 acres of land out of 39 acres for institutional use for this institute. The plan indicating the land for the proposed institutional use is laid-down on the table.

4. The Secretary to the Govt. of U.P., Irrigation Department, also informed that 10 acres of land out of 39 acres is urgently required for this purpose. The Govt. of India has contracted with International Development Association, for a Development Credit Agreement for Upper Ganga Irrigation-Modernisation Project of U.P.



The WALMI is an integral part of this project. The Development Credit Agreement itself stipulates that the said institute will be established at Okhla, New Delhi. Also the Ministry of Finance, Department of Economic Affairs and the Ministry of Irrigation, Govt. of India, are signatories to that Credit Agreement and the Govt. of India, is thus, committed to the World Bank about establishing the Institute at Okhla. The Govt. of U.P. have no land other than this 39 acres and therefore, the Institute has to set up on this plot.

5. The proposal to change the land use of 10 acres of land from 'recreational' to public & semi-public use (institutional) is placed before the Technical Committee for its consideration.

#### DECISION

The WALMI is an integral part of this project. The Development Credit Agreement itself stipulates that the said institute will be established at Okhla, New Delhi. Also the Ministry of Finance, Department of Economic Affairs and the Ministry of Irrigation, Govt. of India, are signatories to that Credit Agreement and the Govt. of India, is thus, committed to the World Bank about establishing the Institute at Okhla. The Govt. of U.P. have no land other than this 39 acres and therefore, the Institute has to set up on this plot.

..... *Prakash* 11.4.85

5. The proposal to change the land use of 10 acres of land from 'recreational' to public & semi-public use (institutional) is placed before the Technical Committee for its consideration.

The WALMI is an integral part of this project. The Development Credit Agreement itself stipulates that the said institute will be established at Okhla, New Delhi. Also the Ministry of Finance, Department of Economic Affairs and the Ministry of Irrigation, Govt. of India, are signatories to that Credit Agreement and the Govt. of India, is thus, committed to the World Bank about establishing the Institute at Okhla. The Govt. of U.P. have no land other than this 39 acres and therefore, the Institute has to set up on this plot.



Item No.  
3.

Sub: Regarding LTC Project for Delhi.  
(DDA/PPW/INF/81/608).

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The demand of fuel gas is increasing and major part of this is being fulfilled by LPG gas and very little by sewage gas system, introduced recently on trial basis. During the preparation of PDP for Delhi-2001 few studies on the subject of demand and supply of fuel gas have been conducted in PPW.

As the LTC plant process is non-hazardous and pollution free, DDA may examine the possibility of setting up LTC plant in Delhi within the recommendations framed and adopted in Revised Master Plan for Delhi.

Heavy Engineering Corporation Ltd., (A Govt. of India Enterprise) Project & Consultancy Division Ranchi, has shown interest in preparation of a feasibility report for setting up of Low Temperature Carbonisation Plant in Delhi for manufacturing fuel gas from coal.

As desired by Deptt. of Coal, Ministry of Energy and DDA, some preliminary studies for examining the long term gas demand in Delhi and for micro location of the proposed LTC Plant were initiated by Central Mine Planning & Design institute.

HEC is setting up Dankuni LTC Plant for Coal India Ltd. on turn key basis, first of its kind in India. The Working Group in the Planning Commission had recommended the setting up of a plant near Calcutta to produce smokeless solid fuel and town gas for supply to the metropolis. Feasibility report for LTC plant proposed to be set up in Kanpur has been prepared and submitted to PICUP, Lucknow and another feasibility report is being made by HEC for LTC plant to be set up at Patna for Govt. of Bihar.

Contd....



The capacity of the plant can be decided only after the demand survey. In the opinion of HEC experts, 1500 TPD plant can cater the needs of fuel gas through pipe lines to 3.5 lakh of families. The carbonisation of 1500 tonnes of coal each day would produce.

(a) 1,000 tonnes of solid smokeless fuel (b) 18 to 20 million cubic of BTU gas (c) 70-75 tonnes of liquid desired from tar. With 1500 TPD plant it is expected that 65-70 tonnes of ash per day from the gas producers of the plant and  $410 \text{ M}^3/\text{day}$  industrial waste would be required to dispose off.

The LTC project of 1500 TDP would generate employment for 1000 people and in addition to it about 10,000 job would be available in ancillary units.

Approximately 90 acres of land area for 800 TPD plant and 125 acres of land area for 1500 TPD plant would be sufficient. Additional infrastructure required for the plant are connecting roads and railway sidings for incoming coal and outgoing coke tar products etc.

Tentative life of the plant is about 20 years with periodical repairs. The whole process is pollution free of any kind i.e. air or water.

To prepare detail feasibility HEC would take about 5-6 months time and consultancy fee is subjected to negotiation and scope of the project.

#### DECISION

The Technical Committee observed that it is not possible to earmark such a big chunk of land for this Project and felt that the possibility may be explored for location such a project in the NCR outside Delhi Metropolitan area.

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*Prakash*  
20/4

22.4.85



Item No.      SUB:- Proposal to increase the FAR of the  
4.                      proposed Civic Centre at Jawahar Lal  
                         Nehru Marg (Zone D-2)  
                         (File No.F.3(224)/64-MPO)

.....

A proposal has been received from Commissioner, MCD, to increase the FAR of the proposed Civic Centre at Jawahar Lal Nehru Marg opposite Ramlila Maidan, New Delhi. The Commissioner, MCD, has stated that the Civic Centre will not only house the offices of the Corporation (General Wing, Water Wing & DESU) and for the Deliberative but also provide for conference rooms, museum, library & auditorium for about 1500 persons for public use. In addition, facilities will have to be provided for banking, Post Offices, Fire Station & other ancillary facilities. It has, therefore, been proposed to develop the Civic Centre at 250 FAR instead of permissible FAR of 150. Commissioner, MCD has also mentioned that 250 FAR was decided in a meeting held under the Chairmanship of Shri M.Srinivasan, Joint Secretary, Ministry of Works & Housing, on 6th May, 1982, keeping in view the limited area at the site and the space requirement for various uses.

According to the Delhi Master Plan, this activity falls under the category of 'governmental' land use for which maximum FAR applicable is 150 with a ground coverage of 25 per cent. The zoning regulations were earlier communicated to MCD.

Contd...2.



The proposal has further been examined in the office of the Authority. The plot size of the Civic Centre is about 12 acres and taking FAR as 150, the total floor area will be about 18 acres. In addition to this, basement is also allowed equivalent to the ground coverage. Keeping in view the fact that the plot is located on two busy roads i.e. Minto Road and Jawahar Lal Nehru Marg, the construction with 250 FAR will generate lot of traffic congestion and need lot of parking space. The land in the rear of the plot has already been developed by the Ministry of Works & Housing for group housing schemes and the area adjacent is allotted for the construction of a college building. It has, therefore, been observed that it would not be technically feasible to allow any further FAR than 150. It has also been observed that the Corporation has invited Architects for architectural design competition for the Civic Centre.

The proposal, to increase the FAR from 150 to 250 for the Civic Centre, is placed before the Technical Committee for its consideration.

#### DECISION

The Technical Committee discussed in detail the proposal of the MCD to increase the FAR from 150 to 250 for its Civic Centre's proposed site at Jawaharlal Nehru Marg and felt that any increase in the FAR at this location will not be possible as it will create traffic bottleneck on the already saturated peripheral roads, and therefore, opined that the MCD may prepare a comprehensive scheme keeping in view the overall FAR of 150 on this plot. If the requirement of MCD is not fulfilled then, possibility may be explored of having another plot out of the land earmarked for Govt. offices in Delhi Master Plan.

....  
Rajpur  
11.4.85



Item No.      Sub: Request for additional Power Load of  
5.                      1200 HP and Lighting Load of 49.80 KW  
                         for H.V.O.C.'s Vanaspati Unit at Subzi  
                         Mandi, Delhi.  
                         (File No. F.3(104)/81-MP).

- .....
- The Ministry of Food & Civil Supplies, Govt. of India in their letter dated 10.10.84 has recommended for issue of 'No-objection Certificate' to the Hindustan Vegetable Oils Corporation, for getting the sanction of additional power load of 1200 H.P. and Lighting Load of 49.80 KW for the expansion and modernisation programme of their Delhi Vanaspati Factory located at Subzi Mandi, Delhi.
2. The Hindustan Vegetable Oils Corporation Ltd. alongwith their letter dated 15.12.84 has forwarded a photo-stat copy of additional load licence issued by the Delhi Municipal Corporation for an additional Power load of 851 HP in 1977 to M/s. Ganesh Floor Mills (now vested into new Hindustan Vegetable Oils Corporation).
3. M/s. Ganesh Floor Mills (new HNOC) is located in 'residential use' Zone as per the present Master Plan/and the Perspective Development Plan Delhi-2001 as well.
4. The joint Secretary, Ministry of Food & Civil Supplies, was informed that this unit is located in residential area and 'intensive industries' are not permitted in the residential use zone, additional load can't be granted.
5. The letter now received on this subject (appendix ...!B!....) is placed before the Technical Committee for its consideration with the above observations.

#### DECISION

The Technical Committee observed that this area is not an industrial area and the manufacturing units are not allowed in the residential use zone, therefore, for the existing non-conforming unit, no additional power load could be recommended.

...

*Refuse* *11.4.85*



-B-1-

Hindustan Vegetable Oils Corporation Ltd.  
( A Govt. of India Undertaking )  
Regd. Office: Kundan House,  
16 Nehru Place, New Delhi-110 019  
Phones: 6417593, 683237, 682950  
Grams: Ganeshmill Telex: 4105

No. HVOC/2/PL/84

December 15, 1984

To

Shri S.C. Gupta,  
Director (DC&B)  
Delhi Development Authority  
Vikas Minar,  
Indraprastha Estate  
New Delhi.

Sub: Request for D.D.A. Clearance for Additional Power Load of 1200 H.P. and Lighting Load of 49.80 KW for H.V.O.C.'s Vanaspati Unit at Subzi Mandi, Delhi.

Dear Sir,

Please refer to your letter No. F.3(104)/81-MP/11213 dated 12th November 84 addressed to the Joint Secretary, Ministry of Civil Supplies, New Delhi regarding issuance of No Objection Certificate by Delhi Development Authority for providing us additional power load of 1200 H.P. for our Vanaspati Unit at Subzi Mandi, Delhi. In this connection it may be mentioned that in the year 1977 additional power load of 851 H.P. was sanctioned to us by Licensing Committee Delhi Municipal Corporation in its meeting held on 17.6.1977. Photo copy of additional load licence issued by Delhi Municipal Corporation is enclosed for ready reference.

As already indicated by Department of Civil Supplies, we have taken all possible steps to modernise equipments to attain maximum level of utilisation and efficiency of the Vanaspati plant and all our efforts will be of no use and huge amount already spent on balancing equipments will go waste until we are sanctioned the required additional power load. As such it is requested that no objection certificate may kindly be issued for additional power load of 1200 H.P. and lighting load of 49.80 KW. for our Vanaspati Unit at Subzimandi Delhi in the national interest.

Thanking you,

Yours faithfully,

Sd/-  
( BHAGWAN DASS )  
Dy. MANAGER



Item No.  
6.

Sub: Norms for covered parking.  
F.20(8)/82-MP.

.....

Reference is invited to the decision of the Technical Committee dated 30.7.84 (Appendix ...!C!....) regarding the norms for covered parking that, in view of the observations made by the Ministry of Law, that separate parking standards for Janta Hotels may not be desirable, the parking norms stipulated in the present Regulations, may remain applicable for hotel projects. However, relaxation if any, for any project be examined on merits keeping in view the various aspects including design etc. The Technical Committee further observed that parking norms adopted in other Metropolitan Cities particularly Bombay may be studied in detail.

2. The matter was referred to the Perspective Planning Wing of D.D.A. for preparing the parking standards keeping in view the above observations of the Technical Committee. The P.P. Wing has furnished the Parking Standards evolved for New Bombay as per 'New Bombay Draft Development Plan 1973' and have proposed the new parking standards evolved for various land uses in Delhi (Appendix ...!D!...).

3. The proposed norms for parking requirements are now placed before the Technical Committee for consideration.

#### DECISION

Technical Committee felt that the norms prepared on the basis of studies for Bombay city, conducted for Bombay Metropolitan area be also kept in view while formulating and finalising the parking standards/norms for various uses in Delhi.

1.....

*Prakash*  
20/8

*Ref*

*11.4.85*



PERSPECTIVE PLANNING WING

Parking standards evolved for New Bombay are based on the prevailing requirements in Greater Bombay and on studies undertaken by various agencies in Delhi, Madras and Hyderabad.

Parking standards as per 'New Bombay Draft Development Plan, 1973' is as below:

Parking spaces to be associated with different land uses.

Type of use	Unit	Required Park- ing space.
1. Offices	100 sq.m. of floor area.	1 car space.
2. *Warehouses	"	0.42 car space.
3. *Small scale industries	"	"
4. Theatres	Seats	1 car space per 30 seats.
5. Hospitals	Beds	1 car space per 8 beds.
6. Primary Schools	Students & Staff.	1 car space per 30 students & staff.
7. Restaurants	Seats in dining hall	1 car space per 6 seats.
8. Hotels	Seats in dining hall	1 car space per 6 seats.
	Beds in guest room	1 car space per 6 beds.
9. Retail & wholesale shopping	100 sq.m. of floor area.	2.5 car space.
10. Residential		
- High income group	1 dwelling	1 car space.
- Middle Income Group	1 dwelling	1 car space per 3 dwelling units.

\* Warehouses and small scale industries will be required to provide atleast two truck spaces on their individual plots.

Note : The Table is modified for comparison purpose.

contd.....2/-



Space Standards

Car	-	24 sq.m.
Motor-cycle/		
Scooter-	2.8 sq.m.	
Bicycle-	1.4 sq.m.	

In case of New Bombay parking requirements for hotels are based on:

- (i) No. of seats in dining hall and
- (ii) No. of beds in guest rooms.

Parking standards proposed by Perspective Planning Wing stipulate a uniform parking requirements of 2.4 car spaces per 100 sq.m. of floor area for hotels.

Parking standards evolved for various land uses by the Perspective Planning Wing are as under:-

PERSPECTIVE PLANNING WING

PARKING STANDARDS

Activity Type	Unit	Required car space	Remarks
1) RESIDENTIAL PLOT - GROUP HOUSING			
(i) Dwelling units upto 50 sq.m. of floor area.	One dwelling unit	0.28	The area under covered garages, if provided shall be deducted from the total parking requirements.
(ii) dwelling units of above 50 sq.m. and upto 90 sq.m. of floor area.	One dwelling unit.	0.55	
(iii) dwelling units of above 90 sq.m. of floor area.	One dwelling unit	1.15	
2) SHOPPING			
(i) Convenience shopping	100 sq.m. of floor area.	1.3	-
(ii) Local shopping centre	100 sq.m. of floor area.	1.7	-
3) COMMUNITY CENTRE:			
(i) Retail	* "	1.9	-
(ii) Commerce	"	0.7	- -
(iii) fruits & Vegetable market	"	0.7	-



4) DISTRICT CENTRE/SUB  
CENTRAL BUSINESS DISTRICT.

(i) retail shopping	100 sq.m. of floor area	2.2	-
(ii) commercial office	"	0.7	-

5) COMMERCIAL PLOT - RETAIL AND COMMERCE  
(Connaught Place, its extension/metropolitan city centre/Asaf Ali Road).

(i) retail	100 sq.m. of floor area	2.2	-
(ii) commercial offices	"	0.7	-

6) WHOLESALE TRADE/WAREHOUSING  
(Integrated development)

"	1.23 car spaces for employees and visitors parking.	-
---	---	---

Additional two truck space for loading and unloading of goods.

7) Hotel

"	2.4	Open parking shall be limited to the extent of 50% of the open area.
---	-----	--

8) GOVT. OFFICES  
INTEGRATED OFFICE  
COMPLEX

"	1.7	Parking may be either covered or open.
---	-----	--

9) HOSPITAL

i) 80-200 beds	beds	1 car space for 5 beds
ii) 200-500 beds	beds	1 car space for 6 beds. -----
iii) above 500 beds	beds	1 car space for 7 beds
10) CINEMA	seats	1 car space for 25 seats.

For the provision of car parking spaces, the space standards shall be as below:

1. Open parking 250 sq.ft. (23.2 sq.m.) per unit car.
2. For ground floor covered parking 300 sq.ft. (32.5 sq.m.) per unit car.
3. For basement parking 350 sq.ft. (32.5 sq.m.) per unit car.



The critical dimension of a parking stall of  $90^\circ$  parking is usually between 2.2 M to 2.3M x 4.6 M. If a driving lane serves such stalls on both sides, the lane shall be of 6M width. Thus clear space of a car parking stall would be between 10.1 to 10.6 sq.m. per car. Apart from the stall, circulation space in terms of driving lane and incidental circulation space would be required.

For  $90^\circ$  open parking for a stall width of 2.2 M the driving lane is usually of 6 M width. Thus in case of open parking the total parking space including space for circulation is about 250 sq.ft. (23.2 sq.m.) per unit car.

In case of ground floor and basement parking the area required for a unit car shall be more. This is mainly due to the column spacing and other structural elements of the buildings designed for the main functions of the building. Incidental circulation space and ramp if provided shall be part of parking space.

In case of narrow driving lanes, parking stalls need to be wider to accommodate the vehicle to turn in and out of the stalls. Similarly if parking stall length is reduced, wider driving lane would be required.

....



-D-1-

Item No.     Sub: Norms for covered parking.  
13.                    (F.20(8)/82-MP).

.....

Reference is invited to the D.D.A.'s resolution No. 87 dated 19.8.82 (Appendix .....I), wherein the Authority while considering the proposal regarding covered car parking space in five star hotel at S.P. Marg, Delhi resolved that the steps to amend the rules about parking norms may be taken.

2. The parking norms for hotels have been examined by the Perspective Planning Wing and the following standards are proposed to replace the existing parking norms stipulated in the Hotels, Boarding Houses, Guest Houses, Hostels, Lodging Houses and Motels (Building Standards) Regulations, 1977: No. 5.

"Parking shall be provided @ 2.4 car spaces per 100 sq. m. of floor area. Open parking shall be limited to the extent of 50 per cent of the open area.  
(F.20(8)/82-MP).

For the provision of car parking spaces, the space standards shall be as below:-

1. For open parking 250 sq. ft. (23.2 sq. mtrs.) while per unit car.

2. Four Ground floor covered parking 300 sq. ft. (27.9 sq. mtrs.) per unit car.

3. For basement 350 sq. ft. (32.5 sq. mtrs.) per unit car.

2. The parking norms for hotels have been examined by the

3. The proposed parking norms are placed before the Perspective Planning Wing and the following standards are proposed to replace the existing parking norms stipulated in the

Hotels, Boarding Houses, DECISION Hostels, Lodging houses and Motels Covered under item No. 4. Regulations, 1977: No. 5.

"Parking shall be provided @ 2.4 car spaces per 100 sq. m. of floor area. Open parking shall be limited to the extent of 50 per cent of the open area.  
(F.20(8)/82-MP).

For the provision of car parking spaces, the space standards shall be as below:-

1. For open parking 250 sq. ft. (23.2 sq. mtrs.) while per unit car.



Item No.      Sub: Change of land use from 'Recreational'  
7.                      to 'Cremation Ground' in Karachiwala Bagh  
                         near Inderlok, Delhi (F.20(17)/84-MP).  
                         .....

The Municipal Corporation of Delhi has been allotted a plot of land measuring 2 acres in Karachiwala Bagh near Inderlok for Qabristan by Delhi Development Authority in the year 1983 and the land was handed over to M.C.D. on 8th February, 1984. The plan showing the site allotted to M.C.D. for Qabristan is laid on table.

2. A suit was filled on 5.3.1984 by some of the residents of that area, challenging the allotment of land at Karachiwala Bagh to be used for graveyard on the plea that in the Master Plan/Zonal Plan, the land has not been reserved for this purpose. The land use of the area is 'recreational' and therefore, it requires change of land use to 'public and semi-public use' (Cremation Ground).
3. The matter was referred to C.L.A. in view of the pending Court case and C.L.A. has stated that the proposal may be processed for getting the land use of the plot changed as required u/s 11 (A) of D.D. Act, 1957.
4. The proposal is now placed before the Technical Committee to change the land use of the land under reference from 'Recreational' to 'Cremation ground' for consideration.

#### DECISION

The Technical Committee recommended the proposal for change of land use from 'recreational' use to 'public and semi-public use' (cremation ground) for the site under reference.

....

*Ref. No. 11.4.25*

*20/4/85*



Item No.  
8.

Sub: Regularisation/Allotment of land in favour  
of Shri Chandgi Ram Vayamshala Samiti,  
New Delhi. (File No. F.3(6)/85-MP).

.....

The Ministry of Works & Housing has forwarded a proposal about allotment/regularisation of land in favour of Shri Chandgi Ram Vayamshala Samiti, New Delhi. The land is located between River Yamuna and Ring Road as shown in the plan (laid on table). The Ministry has also conveyed the observations of the T.C.P.O. which interalia reveals that it is not of a nuisance value and in principle they have no objection for the regularisation of land provided no expansion of construction is further contemplated and areas required for road widening etc. are handed over.

2. The matter has been examined from planning point of view and the observations are as under:-

i) Master Plan Land use

- Green

ii) Location:-

- a) North-Green developed by DDA and boat club.
- b) South-Green developed by DDA.
- c) East-Yamuna River.
- d) West-National Highway.

iii) Area Statement

Total area under possession	= 3647 sq. yds.
Affected in road widening	= 1350.75 sq. yds.
Remaining Area	= 2296.25 sq. yds.

There are existing single storied structures i.e.

- a) Shed upon Akhara = 39'x39'
- b) Hall being used as residential premises for trainier area.
- c) Temple.



All basic facilities like electricity, drinking water, sewer and telephone are available.

The proposed use is not of nuisance value but of recreational value and can be permitted in green area with following conditions.

- a) More covered area will not be allowed on ground floor.
- b) Double storey construction will not be allowed.
- c) No waste water will be discharged in River Yamuna.
- d) Only temporary permission can be granted since due to channelisation of River Yamuna, the land under reference may be affected.

3. The proposal is now placed before the Technical Committee for consideration.

#### DECISION

The Technical Committee recommended that the land presently used by the Vyyamshalla Samiti of Shri Chandgi Ram may be allotted on a temporary basis subject to (a) that no extra covered area be constructed (b) no construction as double storeyed; and (c) if the land is required for the proposed channelisation of River Yamuna or for any other scheme, the same will be surrendered.

...

*Per 11-11-85*  
29/4

*11-11-85*  
*[Signature]*



Item No.

9.

Sub: Approval of 66 KV Tower line from  
Ring Road to Lodhi Complex.  
(F.6(6)/84-MP).

....

A proposal has been received from DESU about the approval of 66 KV Tower line from Ring Road to Lodhi Complex. It has been brought by the Executive Engineer DESU that to cater the need of large number of multistoreyed buildings up coming in Lodhi Road Complex and to ensure availability of the required power load and further to cope up with the development in the area it is necessary that a 66 KV D/C Tower line is erected along the drain between Ring Road and Lodhi Complex (as shown in the plan laid on the table).

2. The proposal has been examined in the City Planning Wing and Slum & JJ Wing of the Authority and found to be in order in accordance with the approved norms of the Authority for erecting transmission lines vide resolution No.53 dated 2.7.74.

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

DECISION

The Technical Committee approved the proposal for 66 KV Tower Line from Ring Road to Lodhi Complex as proposed.

.....

*Chakrabarti*

*Deputy*

*11.4.85*



Item No.      Sub: Proposed alignment plan of Bara Bazar Marg.  
10.                      (F.16(101)/75-MP Pt. I).

.....

Bara Bazar Marg is the road connecting Hamilton Road and Luthian Marg. The R/W of this road is 24 mtrs. as per the approved Zonal/Master Plan of Zone C-1.

2. T.C.P.O. prepared the alignment plan of this road based on the survey supplied by MCD. The plan was put up before the Technical Committee in its meeting held on 13.8.76, wherein it was decided that since the alignment plan of Bara Bazar was linked up with the redevelopment plan of Kashmere Gate area the item was deferred till the preparation of the scheme. TCPO was to undertake preparation of the Scheme.

3. Director (CP) prepared the immediate improvement plan of Bara Bazar Marg with the C/W as 36' without any obstruction as no scheme was received from TCPO. The immediate improvement was suggested to cope up with the growing need of traffic. Final phase widening was to be sorted out only after the finalization of redevelopment plan of Kashmere Gate area. The alignment plan thus prepared was sent to MCD for feasibility check-up from implementation point of view.

4. MCD placed the alignment plan before LOSC in its meeting held on 23.8.80, wherein the plan prepared by DDA was considered suitable from planning point of view.

5. The proposal of 1st phase widening of Bara Bazar Marg (Drg. No. DCF/TT/12-78) is placed before the Technical Committee for consideration/approval.  
P-206

#### DECISION

The Technical Committee approved the proposal for widening of Bara Bazar Marg as an immediate improvement scheme, however, subject to that minimum 6' wide foot-path on either side of the metalled portion (carriageway) be provided and (b) the r/w of the road be specified with equally widening from the central line of the existing road.

*Refer*  
✓

....

*Revised*  
20/4

*22.4.85*



Item No.

11. Sub: Regarding religious sites in Yamunapuri,  
Block-'B' (North Yamuna Vihar).  
(F.3(97)/80-MP).

.....

Reference is invited to item No. 16 of the meeting of Technical Committee held on 6.8.80 vide which the proposal to carve out two religious sites in Yamuna Puri Block-'B' was approved. These sites are indicated on the plan marked in 'red' (laid on table). The residents of Block B-I, Yamuna Vihar, Delhi-53 vide letter dated 22.5.84 have objected to religious sites.

2. The matter has again been examined and it is observed that in the layout plan of the area, no site/area for religious has been provided in Block-'B' keeping in view that religious sites in Block 'C' would meet the requirement of the residents of this area as well. Subsequently on the request of Residents Welfare Association Yamuna Puri, two sites were carved out in Block 'B' out of which one site is being allotted. These sites are meant to serve the community and it is felt that it would thus be unjustified if these are relocated in any adjoining Block. Further, if they already marked in 'C' block it may not be necessary to have in each block.

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

DECISION

Technical Committee noted that in the layout of this colony, religious sites are marked in Block 'C' and felt that it is not necessary to have such sites in each block, therefore, decided that sites marked in Block 'C' be used for religious purposes.

....

*Dr. J. N. B.*  
*11.4.85*

*Prakash*  
*20/4*



Item No. Sub: Proposed alignment plan of the Mall Road Extension (Road No. 46) and magazine Road. F.5(25)/71-MP).

.....

A proposal of alignment plan for the Mall Road extension and magazine road has been submitted by MCD. On the basis of the survey submitted by the senior Technical Officer MCD, PPW of DDA has prepared an alignment plan of the Mall Road extension (laid on the table). PPW has also conducted the traffic studies which reflects the following points:-

1. (i) Magazine Road has very low volume.
- (ii) The inter sections of Mall Road extension and Ring Road has more turnkey movement to and from ISBT side.
- (iii) Out of the above traffic 35% is the auto traffic, 18% is the heavy traffic and heavy auto parking on this road.
- (iv) It shows higher turning towards ISBT side, the mall road extension is an important link as it provides shorter distance to the city.

2. In the Authority's resolution No. 155 dated 28.8.72, in which the improvement design of junction of mall road extension with National Highway Bye-pass No. II near Majnu Ka Tila as indicated in the plan with the modifications suggested (plan laid on the table survey submitted by the senior Technical Officer MCD, PPW of DDA with the copy of resolution) was approved.

3. The Prespective Planning Wing has worked out the development of this road in two phases:-

- Phase I- Widening of mall road extension of 45 m R/W (as indicated on the plan) will not effect any major building and income almost no dereliction, thus can be develop immediately.
1. (i) Magazine Road has very low volume.
  - (ii) The inter sections of Mall Road extension and Ring Road has

- (Phase II- Two alternatives
- a) Widening of road on the North side.
  - (iv) It shows higher turning towards ISBT side, the mall road extension is an important link as it provides shorter distance to the city.
  - b) Widening of the road on South side.

Contd....

2. In the Authority's resolution No. 155 dated 28.8.72, in which the improvement design of junction of mall road extension with



4. Mall Road can be widened to 80' R/W without much dislocation of population. Shifting of auto-checking meter office will reduce traffic on this road. New location for this office can be provided along the magazine road and this road can be developed as four lane road. It has been recommended widening of road on south side. This will involve shifting of the MCD temporary school to the other side of the road, which is the right location as it leads to crossing of a major road by children. The school should be re-located on the north side of road so that this cross movement can be avoided.
5. Director (PP) has recommended that in the first instance we may propose traffic management i.e. (i) on the road level between the school and the residential area any light vehicles may be allowed. (ii) Heavy vehicles may pass on the road link on which truck terminal is located.
6. The proposed alignment plan of Mall Road extension and Magazine Road is placed before the Technical Committee for consideration.

#### DECISION

The Technical Committee recommended the approval of the alignment plan of Mall Road Extn. and Magazine Road as proposed with the observations that only light vehicles be allowed on the portion of road ~~located~~<sup>in extn.</sup> between school and the residential area and heavy vehicles/traffic be diverted on the road passing by the side of Truck Terminal.

....

*Def. per.*

*Dr 11.4.85*

*Pran K. ar  
20/5*



Item No.      Sub: Permission for construction of storage space  
13.              over the existing shops in Khanna Market,  
                 Lodi Road, New Delhi.  
                 File No. F.3(161)/71-MP).

....

The President, Khanna Market Association, Lodi Road has represented that the owners of built-up shops in Khanna Market, Lodi Road may be permitted construction of first floor above the existing shops, as has been allowed in the case of other similar markets. He has further stated that these shops have been allotted by the Ministry of Rehabilitation to the individual refugees on permanent/lease hold basis. A reference has also been received from the Chief Architect, NDMC enquiring about the permissible coverage and FAR to be allowed in Khanna Market.(Append.'E)

2. Khanna Market, Lodi Road, is located in Zone D-15. There are 101 single storey shops abutting road or 60' R/W. The size of the shops is 21' x 10' and 5.8 sq. yds., vacant land, subsequently leased out to the individual shopkeepers at the rear of their shops.

3. As per approved ZDP of Zone D-15, shops under reference have been shown for local shopping. The width of the road, on which these shops are located, has been retained as such in the ZDP. As express Cycle Track has been shown in the ZDP across this road towards double storey Govt. Quarters, however, the Express Cycle Track has not been developed at site. The available distance between shops and residential flats of Lodi Road, at site, is 72'.

4. The Ministry of Rehabilitation had constructed shopping centres for rehabilitation of refugees in various rehabilitation colonies. These shopping centres consisted of two storey structures with ground floor as shops and first floor as residential.

However, in few areas namely, Azad Market, Gaffar Market, Nehru Market, Khanna Market, Mehar Chand Market, etc. single storey shops are constructed. On representation from the shop owners



Association, the MCD/DDA have considered the proposal for permission of construction of first floor for storage purpose and permission for such construction has been accorded in the case of Nehru Bazar (Appendix...!F!...) and Gaffar Market, Karol Bagh (Appendix !G!....) in accordance with the standard design, prepared by the M.C.D.

5. The proposal of Khanna Market Association for permission of construction on first floor for storage purpose upto 50% of the ground floor coverage may be considered keeping in view that no basement is available for storage. A standard design be prepared by the NDMC for these shops based on the site conditions as these are residential blocks on a higher ground in the rear of these shops.

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

DECISION

Postponed.

Per [Signature]  
29/4

[Signature]

Dr.  
11-4-25-



Appendix 'E' to item No. 13

-E-1-

V.N. Vasudeva,  
Chief Architect.

New Delhi Municipal Committee  
Town Hall, New Delhi.

Dated : 20.8.83.

Shri S.C. Gupta,  
Addition Director (D&C),  
Vikas Minar,  
I.P. Estate,  
NEW DELHI.

Subject: Khanna Market, Lodi Road, New Delhi.

Dear Sir,

Khanna Market, Lodi Road shops comprises of single storey (measuring 21'x10' approximately) and each shop is owned by the individual shop-owner. Another strip of land (4' to 5') behind the shops and upto the retaining wall is also being used by the shop-keepers on tehbazari basis. This row of shops has been shown as local shop centre in the Zonal Development Plan (Zone D-15-16) of this area.

Requests are being received from the owners of the shops for the construction of second floor over the ~~existing~~ ones as the shops have been leased out to the owners by the Ministry.

A reference in this connection had been made to the Secretary, DDA sometime back also.

You are, therefore, requested to kindly advise as to what coverage, FAR is permissible in this regard so that the requests pending with us for the construction of another storey are processed.

Thanking you,

Yours faithfully,

( V.N. VASUDEWA )



Item No. 9      Sub:    Permission for construction of storage space  
over the existing shops in Nehru Bazar,  
Paharganj, New Delhi.  
(F.16(142)/72-MP).

.....

A reference was received from the Town Planner, Municipal Corporation of Delhi regarding the permission for construction of storage space over the existing shops in Nehru Bazar. The matter was examined in the Planning Cell and the Planning Cell and their comments are as below:

"Nehru Bazar is located in Zone A-1, falling on either side of Nehru Bazar Marg. The Department of Rehabilitation had allotted shops to the refugees only towards south-east of Nehru Bazar Marg. Later on some additional area was allotted by the Corporation on Teh Bazari basis to these refugees as well as other shopkeepers abutting on both the sides of this road. According to the draft zonal plan, the south-eastern part of Nehru Bazar is earmarked partly for the extension of existing primary school partly for 60' wide road widening and partly for parking purposes. The north-western part as this Bazar allotted on Teh Bazari basis, is to form the part of Christian Cemetery after the reservation of land for 60' wide road i.e. for Nehru Bazar Marg, a 60' wide road linking Nehru Bazar Marg and Railway Stadium on Basant Road is also proposed.

2.    Some time back the Authority had issued a no objection to the Department of Railways for the approval of their layout which is being implemented at site. The approved plan has been incorporated on the copy of the draft zonal development plan (laid on the table). According to this only Nehru Bazar Marg has been shown and another 60' wide road as stated above is not there. The existing r/w of Nehru Bazar is about 48' which is to be widened to 60' r/w.



Thus as per practices about 6 would be required for its ultimate widening from either side. This widening will thus affect only the portion allotted by M.C.D. at a later date and it would not affect the original land allotted by the Ministry of Rehabilitation in the ultimate road widening. In view of the fact that the shops have been allotted by the Ministry of Rehabilitation and the shops are not affected in the approved layout plan of the Railway Colony, it is suggested that the regular shops could be retained, after making provision for road widening and the same could be incorporated at the time of the finalisation of the zonal plan alongwith the approved layout plan of the Railway Colony. In the representation the owners of these shops have further requested that they may allow to construct the first floor for storage purposes. According to the Master Plan for local commercial areas the FAR is 100, the same has already been achieved, as 100% of the land is already stands constructed. In their representation they have quoted the example of Azad Market falling in Zone A-12 and Ghaffar Market falling in Zone B-2, where the construction on first floor has been permitted for the storage purposes. It is difficult to give any comments on this aspect as the circumstances under which the permission had been given are not known to the Planning Cell.

The matter regarding the permission for additional storeys on first floor in case of Ghaffar Market in Karol Bagh area was discussed in the Authority vide its resolution No. 404 dated 10.9.65 and it was decided that in the Ghaffar Market, Karol Bagh, the construction of stores on the first floor may be allowed by the Municipal Corporation of Delhi to the same extent as has already been done by them in the case of some plots in the Ghaffar Market in the recent past.



In the case of Azad Market, the construction of additional floor is done after MCD's permission.

The matter is placed before the Technical Committee for consideration.

DECISION

Shri D.D. Mathur, Town Planner, MCD, who was present in the meeting of the Technical Committee, pointed out that as the market has been shown affected in the proposal of the draft zonal plan, the Corporation is interested to know whether this market is to be adjusted in the final zonal plan and is not likely to be affected in the road widening. As mentioned in the report of Plg. Cell, the market constructed by the Ministry of Rehabilitation is not affected in the road widening and the same will be adjusted in the final zonal plan. This point be made clear to the Corporation.

( ..... )



-G-1-

No.  
404

19.7.1965

Sub: Construction of stores on the first floor  
in Gaffar Market, Karol Bagh, New Delhi.

....

The Gaffar Market Beopar Mandar (Regd.) Karolbagh, New Delhi, have been representing to the Delhi Development Authority for permission to construct stores at first floor of their market, a standard plan for which is stated to have been designed and approved by the Municipal Corporation of Delhi and in accordance with which quite a number of these shop-keepers are stated already to have constructed their stores. The Municipal Corporation authorities, however, sometimes back stopped passing their plan according to the instructions of the Delhi Development Authority. Regarding suspension of building activity in the vicinity of Ajmal Khan Road. The Gaffar Market Beopar Mandal, therefore submitted a petition to the Executive Engineer (Building) Municipal Corporation of Delhi, who forwarded it to the Delhi Development Authority with his letter No. 2239-RB, dated the 1st July, 1964.

2. After obtaining the advice of the Town & Country Planning Organisation the case was put up for consideration of the Standing Committee at its meeting held on the 22nd November, 1964. The case, however, got tied up with the general question of permitting building activity in the vicinity of Ajmal Khan Road subject to the recovery by the Municipal Corporation of Delhi of necessary development charges from the plot-holders concerned to enable them to meet the expenditure likely to be incurred over meeting the deficit in public facilities, like parking etc. vide Authority's Resolution No. 798 dated 30.11.64 (Appendix 'GG' pages A-69 to A70). That question is, however, still under consideration of the Standing Committee.

3. In view, however, of the fact that, as stated above, quite a number of stores at the first floor in the Gaffar Market have already been constructed in accordance with a standard plan designed and approved by the Municipal Corporation of Delhi, it is submitted for consideration whether the case of this Beopar Mandal can be dealt with separately.

4. The Standing Committee considered the matter in its meeting held on the 8th July, 1965 and recommended that in the Ghaffar Market, Karol Bagh, the construction of stores on the first floor may be allowed by the Municipal Corporation of Delhi to the same extent as has already been done by them in the case of some plots in the Ghaffar Market in the recent past.

5. The matter is now submitted before the Authority for according their approval to the recommendation of the Standing Committee as in para 4 above.

(No. F.3(328)/64-WD)  
RESOLUTION

Resolved that the recommendation of the Standing Committee as in para 4 above be approved.



Sub:- Regarding approval of 66 KV transmission line for M/S. Maruti Udyog Limited for the route falling within the Union Territory of Delhi.  
(File No.1(6)/Infr/84/06/PPW)  
F.6(10)/83-MP.

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Executive Engineer, Const.Divn.No.I,Haryana  
Electricity Board, Gurgaon has sent a proposal about the route alignment of 66 KV power line from 66 KV Bijwasan sub-station to Maruti factory in Haryana, for approval of the proposed route alignment falling in the Union Territory of Delhi. It has been stated that a decision has been taken by the Ministry of Energy, Govt. of India in the meeting held on 20th August, 1983 under the Chairmanship of Secretary, Department of Power, attended by the Officers of Delhi Administration, DESU, Central Electricity Authority that M/S. Maruti Udyog Ltd., Gurgaon may be connected with the 66 KV Bijwasan sub-station for emergency supply to the factory.

2. The route alignment proposed by HSEB, Gurgaon, it is observed, is the shortest route from Bijwasan sub-station to Maruti Factory (marked red in the plan laid on table). The proposed route has been examined by the PPW of the Authority in relation to other development existing and proposed in the Union Territory of Delhi and an alternate route (marked blue in the plan) has been proposed along an existing high tension line at a distance of 100 mts. for a length of about 4 KM

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and then to Join Maruti Udyog Ltd.

3. This revised route alignment was referred to HSEB, Gurgaon and DESU for their observation/Comments. The Chief Engg., HSEB modified the proposed route as marked in black in the plan (laiden table). The proposed was also discussed on 7.12.84 in a meeting held in the room of G.M.(E), DESU, which was attended by DDA and HSEB Officers. DESU agreed to the route ~~recommended~~ by DDA. The Ex.Engg. DESU also mentioned that their no-objection is subject to the condition (P.20/C) that any changes required for modification/changes in the towerline route of a later date due to DESU System expansion shall be done at the cost of HSEB, be done at the cost of HSEB. However, Engg. HSEB has pointed out that the issue about cost as stated by DESU was neither discussed in the meeting on 7.12.84 nor HSEB agreed to bear the cost.
4. The route alignment proposal to M/S Maruti Udyog Ltd is placed be for the Technical Committee for consideration.

#### DECISION

The Technical Committee recommended for approval the proposed 66 KV route alignment passing through the Union Territory of Delhi for M/s Maruti Udyog Ltd. and the issue regarding the payment, if any, by M/s Maruti Udyog Ltd. to DESU may be sorted out separately.

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Item No.

15  
1.

Sub: Acquisition of 460 hect. of land on the eastern side of Agra Canal (between Agra Canal and Yamuna Ring bundh) for ash pond area of BTPS- issue of 'No objection Certificate'. (F.3(73)/84-MP).

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Deputy Manager (Civil) of National Thermal Power Corporation Ltd. Badarpur division have requested for No objection Certificate for acquisition of 460 hect. of land on the eastern side of Agra Canal (between Agra Canal and Yamuna Ring Bundh) for ash pond area of BTPS. They intend to use this land for dumping of the ash which is generated by burning coal in the Thermal Power Station.

2. NTPC has requested no objection for the acquisition of 460 hect. of land on the following considerations:

- i) The land is required for disposal of the ash which is generated by burning coal. The approx. quantity of ash generated per day is approx. 4000 Tonnes when the plant is running at full capacity.
- ii) The existing area of approx. 158 hect. is being utilised since 1973 when the first unit of 100 M.W. was commissioned. Subsequently, two units of 100 M.W. and two units of 210 M. W. were also commissioned.
- iii) The average depth of the ash filled in the pond is between 20-25 ft. The top level of the embankment of the pond is 205.5M above (MSL) and the ash level in the pond is approx. 205 M above (MSL).
- iv) The existing level of Mathura road is 210 Metre above (MSL).
- v) The land in question for acquisition is low lying and falls between our existing ash pond on the western side, Yamuna ring Bundh on eastern side and embankment of Ali drain on the south-west side. The proposed area is marked with 'red' in the enclosed plan. This additional land will last for 20 years.

3. The request of NTPC was examined by Perspective Planning Wing and their observations are as follow.

"On visiting the site, it is found that presently they are using about 150 hect. of land for this purpose. Part of this area they have already utilised and remaining area they feel would be sufficient for another two to three years. 460 hect. area

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which they intended to use for ash dumping would be sufficient for another 20 years. This issue has to be seen from following three angles:-

- i) land use of the area;
- ii) filling of the low lying land available between Agra Canal and Yamuna Ring Bund;
- iii) ecology of the area;

In the development plan for zone F-19 (part) approved by the D.D.A. this area is indicated for river front development. Thus it would be issued for the development of major recreational parks and also some urban development. We feel that after area is filled with ash, it would not be possible to develop parks unless another thick layer of soil is placed on its top.

The ash could be suitably used for filling of some of the area. There is proposal to construct a National highway bye-pass by the side of Agra Canal which starts from Delhi Haryana Border upto Ring Road. The width of this highway is 70 metres and it may be useful to fill about 150 metres width so as to provide a proper level base for the construction of the National Highway later.

Dumping ash in such a large area is likely to have its affect on the Eco-system. As well as this would require a careful examination by an expert. In addition to this, it would be difficult to spare such a large chunk of land for ash dumping from within the Union Territory of Delhi".

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

#### DECISION

The Technical Committee observed that such a large chunk of land measuring 460 hecta. is not available in the Union Territory of Delhi for <sup>ash</sup> dumping purposes. However, in case NTPC is interested to dump the fly ash in the land to be used for realignment of National Highway Bye-pass No. 2 by the side of Agra Canal, they may be allowed and in that case, the demarcation plan may be supplied by Perspective Planning Wing of the Authority.

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Item No. Sub: Draft layout plan for vacant land behind  
15 Lady Sri Ram College-Change of land use.  
2. (F.20(16)/84-MP).

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The composite zonal development plan for zone D-17, 18, 19, 20 F-2&3 was approved by the Govt. of India vide letter No. K-13012(7)/71-UDI dated 28.12.73. According to this the vacant land at the back of Lady Sri Ram College measuring about 8.35 acs., bounded by 30' wide road Lajpat Nagar IV in the North-west; 30' road of Anar Colony in the North-east; 80' zonal road in the South-east and boundaries of Lady Sri Ram College in the South and South-west, was earmarked partly for educational use (4 acs.), partly one higher secondary school (2.7 acs.); 3 primary (6 acs.) partly neighbourhood park and nallah (3.20 acs.); partly social and cultural institutions (1.40 acs) and partly under roads (1.05 acs.). The total area of this pocket works out to be about 18.23 acs.

2. On a request from L&DO, the City Planning Wing, DDA, prepared a detailed layout plan of this area and the same was approved by V.C., vide his orders dt. 29.10.83 in file No. F.13(2)/74-Instl. According to this, this land is proposed to be utilised partly for educational use (11.61 acs.) including a Food Craft Centre (6.0acs.), a Women Polytechnic (2.0 acs.), a Sr. Tech. Secondary School (2.3 acs.) proposed extension for Lady Sri Ram College (0.53 acs.) & a nursery School (0.74 acs) partly for primary school (0.70 acs.) partly for Social & Cultural (1.93 acs), partly for Parks & Open area (2.16 acs.) partly Nallah (0.57 acs.) and partly for Circulation (1.38 acs.).

3. The revised layout plan will thus amount to change of land uses in the approved zonal development plan. A comparative statement of areas for this pocket all the proposals made in the approved zonal plan and the approved layout plan is kept at

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Annexure I. The proposal of the zonal plan has also been superimposed on the layout plan and is placed in the file.

4. The case is submitted to the Technical Committee after its consideration.

DECISION

Technical Committee recommended that the proposal for change of land in the zonal development plan of this area be approved.

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## COMPARATIVE STATEMENT FOR PART OF ZONE F-2 (INSTITUTIONAL/EDUCATIONAL AREA, NORTH OF LSR)

As per Zonal Plan		As per Development Plan			Remarks
S.No.	Particulars	No.	Area (acs)	Particulars	
1.	Educational	1	4.00	Educational i) Food Craft Centre ii) Polytechnic for Women	ACS. 6.00 2.00
		1		iii) Sr. Tech. H.S. School	2.3
		1		iv) Extension of LSR	0.53
		1		v) Nursery School	0.74
2.	H.S. School	1	2.70	H.S. School	-
3.	Primary School	3	6.00	Primary School	1
4.	Social & Culture		1.40	Social & Culture plots	5
5.	Parks & Open Area	-	2.63	Parks & Open Area: i) Unauthorised ii) Gas Godown iii) Parks & Open Space	0.58 0.38 1.28
6.	Nallah	1	0.57	Nallah	-
7.	Circulation	-	1.05	Circulation: i) 13.5 mt. Roads ii) Parking	0.98 0.40
Total			18.35 acs.		18.35 acs.

Allotted to Delhi  
Admn. for  
Technical Sr.  
School.

0.70\* \* Sub standard



Item No.

15  
3.

Sub: Proposed plan for extension to Punjab Bhawan at Copernicus Marg, New Delhi. (F.16(41)/84-MP).

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A reference has been received from NDMC about the proposed extension to Punjab Bhawan at Copernicus Marg, New Delhi. The proposal has been examined and it is observed that the plot under reference alongwith the adjacent plots of Haryana & Maharashtra Governments are earmarked for State Guest House and are located adjacent to T.V. Centre (Mandi House). Therefore,unframe regulations indicated below should apply to all these four plots:-

- a) Maximum FAR 125 as applicable to TV Centre (Mandi House) and two other institutional plot around Mandi House.
- b) Maximum ground coverage 25 per cent.
- c) Height not beyond 80 ft.
- d) Basement equivalent to ground coverage for parking & servicing such as airconditioning etc.
- e) Parking as per the norms specified for Guest Houses in the Hotel, Motel, Boarding House regulations.

2. As regards the use and the density that will depend on the actual need of the State Government, the plot being earmarked for State Government's guest house and therefore, it may not be necessary to go into the number of dwelling units per acre on such plots, and within the permissible FAR, the scheme could be formulated by the State Govt. according to the needs of their own use/activities. without any commercial use. The set back lines will be followed as prescribed by NDRAC in their scheme for such plots.

3. It is, proposed that if the State Govts. is interested to develop any of such plot, earmarked for State Govt. Guest House

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purely for residential purpose at this location, they may be allowed to 150 FAR with 40 dwelling units per acre as applicable to other group housing plots in this pocket. And if it is mixed use such as residential and offices etc. then maximum 125 FAR as allowed to plots around Mandi House.

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

DECISION

*Report*  
~~Considered by the D.D.A. for approval,~~ Technical Committee examined the proposal and decided that the proposal as in para 3 of the preamble, be followed.

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*Report*  
*11.4.65*  
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Item No.      Sub:    Separate Sewerage Treatment Plant  
                         for Vasant Kunj S.F.S. Area.  
                         (File No. PA/DD/PPW/85/1141).

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In the PDP-2001 keeping the future development of West Delhi in view a site near Village Bakrola in West has been proposed for a new sewerage Treatment Plant. This site was identified in consulting with M.C.D.

Now the Ex-Engineer, HD-XXIV, DDA has approached the Perspective Planning Wing of DDA for the allotment of 60 acres of land to MCD for constructing the Sewerage Treatment Plant for the SFS houses under construction in Vasant Kunj. He has discussed the matter personally with MCD and noted that the discharge of the effluent from Vasant Kunj cannot be treated in the proposed treatment plant at Bakrola & thus a new site be identified.

The Director (PPW) alongwith Ex-Engineer, HD-XXIV, DDA inspected the area and have identified the site measuring 24 hec. opposite I.I.A.A. land across Mehrauli Mahipalpur Road. A site plan is enclosed for reference. A set-back of 100 mts. has been kept from Mehrauli Mahipalpur Road after leaving 70 mt. R/W of the road.

The item is placed before the Technical Committee for its consideration.

#### DECISION

Technical Committee recommended for approval the proposal for a site, measuring 24 hec. across Mehrauli-Mahipalpur Road for the construction of a Sewerage Treatment Plant and desired that the case be processed for change of land use.

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11.4.05



Item No.      Sub: Change of trade for industrial plot  
                  No. 2/76, Block 2, Kirti Nagar Area.  
                  (file No. F.9(68)/71-LSB(I).  
                  .....  
                  15  
                  5.

Shri Krishan Lal Ahuja, purchased a plot No. 2/76, measuring 200 sq. yds. in Kirti Nagar Warehousing Scheme in an open auction. The uses permitted thereon is "timber trade and saw milling" with maximum 10 H.P. The premises, however, was found to be used for manufacturing of card board boxes and leather shoes. It is a violation of the lease conditions and Master Plan land use. The unit had applied for the change in trade, but the same was also rejected. This was done keeping in view that manufacturing of card board boxes and leather shoes though less intensive use in comparison to the sale/storage of timber and allied trade and sawing of timber, cannot be permitted because it is not an ancillary to the main trade of timber, and it is not in conformity with the Master Plan provisions.

2. The Kirti Nagar area has been designated as 'Warehousing storage and depot use' in the Master Plan for Delhi. As per the zoning regulations, the use permitted in this use zone are as below:-

"Warehousing, storage and depots for non-permissible and non-inflammable commodities and incidental use. Parking, loading and unloading requirements must be approved for all uses. F.A.R. prescribed is 150 and maximum ground floor coverage is 60%. Special consideration for FAR, coverage, setback, parking etc. is to be specified for special trade like grains, oil, timber and other building materials."

3. It has now been felt that the rigid approach in the matter is causing serious problem to the allottees. Allottees of industrial plots cannot purchase plots every now and then. At times, the change in trade is a necessity, occasioned by some very pressing circumstances and factors as a particular trade

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loses viability or the allottee feels that with the change in trade, he can do much better. New developments in technology make some industrial processes obsolete from time to time. In some cases after the death of one allottee, his heirs/successors want to switch over to another trade. The rigidity in not allowing changes in trade leads to violation and litigation. A fair and just deal is necessary so that the genuine difficulties are attended to. A criterion may be laid down on the following lines for accepting change in trade:-

- i) where the new trade does not involve violations of the principles of Master Plan.
  - ii) Where the change in trade involves less intensive use of the plot.
  - iii) Where the new trade is not obnoxious and does not entail pollution.
  - iv) In order to preserve the character of the industrial areas, no change of trade (against prescribed Master Plan uses) should be allowed in the first 10 years of its life, except a change to allied trades.
5. The matter since involves change in policy, the case is submitted to Technical Committee for consideration.

#### DECISION

Technical Committee observed that plot under reference is located in a warehousing scheme and the same was allotted for warehousing activities. The request of the party for manufacturing of card board boxes in place of saw mills may be allowed.

11.4.85

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Item No. 15/6.

Subject:- Standards/norms for the development of residential areas (plotted development).  
(file No. PS/Dir.(DC&B)/84)

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The Master Plan for Delhi provides the standards and norms for the development of residential areas in the form of plotted development. On the basis of these norms, various schemes developed by the Authority, Co-operative House Building Societies and the private parties have been sanctioned during the implementation period of the plan. It has been observed that in most of the cases, the areas earmarked for community facilities such as schools, parks, community centres, shopping centres etc. has not been developed at the stages envisaged under the regulations formulated under the Delhi Development Act, 1957. Thereby in some cases there are unauthorised constructions and encroachments on such unutilized sites. A stage has, therefore, come when the norms be reviewed in the light of the actual experience and the comparable data thrown up by the experience of last 20 years.

2. Representations have been received in this behalf from the residents of various neighbourhoods to utilize such sites for the purpose earmarked in a time frame to avoid encroachments and unauthorised constructions and to provide such facilities or to convert such plots to residential uses or group housing etc; In some of the cases the proposals have also been received that the areas provided under the facilities are more than the actual requirements and there are no real user for such sites. Therefore, these should be converted for a better use namely for carving out additional residential plots or permitting the group housing to accommodate more people.

3. The above referred issues have been examined in detail, keeping in view the zoning regulations specified in the Master Plan for various density patterns and while preparing and approving the layout plans for such developments, these norms have been adhered to. In the residential areas a number of amendments have been made in the Master Plan, zoning regulations to have more intensive use of the residential plotted area and thereby increasing the density pattern, such as (a) DDA has taken a decision to utilize the surplus nursery sites for providing increased demand for community facilities which are otherwise not available in such colonies; (b) the D.D.A. has also allowed the Barsati floor to be used as a regular dwelling unit and necessary amendments have been made in the regulations; (c) the D.D.A. has also allowed more number of dwelling units on the larger size of residential plots i.e. plots more than 500 sq.mts.

4. With the above amendments, the density pattern (holding capacity) of the residential areas (already developed) has been increased from the initial density pattern without increasing the corresponding community

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facilities as there was no extra land available in such pockets and therefore, the Authority agreed to convert some of the nursery schools plots for providing the extra community facilities wherever not available and the nursery education to combine with the primary education on some of the primary school sites.

5. In the draft perspective plan Delhi - 2001, this issue has also been examined in detail and it has been worked out that the facility area should be provided at the rate of 11 sq.mt. per person and the size of the dwelling unit is to be counted as 5 persons and not 4.5. It has also been suggested that each residential plot upto 500 sq.mts. is to be used for three dwelling units i.e. for a population of 15 persons for which the community facilities are to be provided at  $15 \times 11 = 165$  sq.mts. (about 200 sq.yds.) With these norms, the areas provided for community facilities are on a lower side in the existing developed residential colonies.

6. As there are representations from the public that the sites earmarked for facilities are not properly utilised within a time frame and some of the sites should be used for having residential plots/group housing/other community uses, the matter is placed before the Technical Committee for its consideration.

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#### DECISION

Initiating the discussion on this item, V.C., DDA pointed out that most of the sites earmarked for Community facilities in various residential colonies, could not be utilised, either because there are no demand for such facilities in the neighbourhood or there are no funds available for development of all such sites. There are instances where such pockets/areas have been squatted upon. In some cases, people have approached him representing that a number of sites earmarked for facilities are not necessary and such facilities are already in existence in the colony.

*Large number*  
Director (CP)/Director (PP) may conduct surveys for all such unutilised sites in the residential colonies and the case be put up to D.D.A. for its consideration *before 15/5/81*  
*whether* ~~wherein~~ some of the sites shown in the layout plan for such facilities, which could not be utilised so far, be allowed for residential use and ~~whether to that~~ *to what* extent the community facilities, norms specified in the Master Plan be lowered down *revised norms as this report be taken to the DDA for approval*  
*....*

*Refer*  
*29/4*

*11.4.85*



ITEM NO:-  $\frac{15}{7}$

SUB: Change of land use of 400 sq.yds. in  
Sarojini Nagar adjoining areas in  
possession of Karlibari Samiti.  
File No. F.20(5)/85.MP

A proposal has been received from the Ministry of Works & Housing, vide their letter No. K-13011/5/85-DDIIA dated 28.2.85, in which they have stated that the Ministry is considering a proposal for regularising 400 sq.yds. of land in Sarojini Nagar adjoining Karliabari Samiti, which is in its possession. The Ministry is of the view that it will involve change of land use from green to institutional (religious). This regularisation has also been recommended by the L&DO, Delhi Admn., Ministry of Home Affairs and Chief Architect, CPWD. The Ministry has requested to forward the comments of the DDA with regard to change of land use at the earliest.

2. However, Chief Planner, TCPO after a site inspection has observed that this allocation may interfere with express cycle track proposed along this alignment by DDA and under the circumstances it would be advisable if an alternative site is indicated by Director(City Planning) in consultation with Chief Architect CPWD for this use. Perhaps the Karlibari Samiti could also help in identifying an alternative site.

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

DECISION

Postponed.

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20/4/85

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11-4-85



Item No.  
15/8.

Sub: Norms regarding construction of Higher  
Secondary School in Village Burari.  
File No. F.1(21)84-MP

The Directorate of Education has forwarded a proposal for construction of Hr. Secondary School in Village Burari. The site is located on the outskirts of Village Burari on the road, which provide access to the village from road no. 50. A distance of 15.5 mts. have been left between the boundary of the School plot and the central line of the access road, thus making provisions of the road widening to the extent of 31 mts. R/W. The total area of the site measures 19973.8 sq.mts. (4.94 acs). The ground coverage proposed is 184.2 sq.mts. and the total floor space proposed is 5620.70 sq.mts with four storeyed structure for the main class room blocks.

2. The proposal has been examined and it is observed that the site falls in the rural zone/ Agricultural green belt. As per zoning regulations, schools are permitted in agricultural green belt/ rural zone as a case of 'special appeal'. For the School buildings <sup>located</sup> in rural zone, the height is to be two storeyed with in 20' and that construction On it is maximum for 20 FAR.

The case is placed before the Technical Committee for its consideration and a case of special appeal as per norms applicable to similar other Schools in rural use zone i.e. with maximum 20 FAR and 20' height.

#### DECISION

Technical Committee recommended that the location of a Higher Secondary School be allowed as a case of 'special appeal' as per the norms followed in schools of Delhi Admn. in the rural use zone.

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Item No. 15/9

Subject:- Permission/no objection for development under various land use categories earmarked in Delhi Master Plan - Urban Land Policy. (PS 9/Dir.(DC)/85) ....

Master Plan for Delhi formulated under the Delhi Development Act, 1957 contains a chapter on the zoning Regulations classifying various land uses to be developed for various activities. These zoning regulations control the use zones and the development zones both in terms of various activities and the quantum of construction. Keeping in view the zoning regulations, the building regulations/bye-laws have been formulated from time to time under the Delhi Development Act and the Municipal Act and notified for implementation in Delhi. Also, for certain use zones, the Authority has formulated the regulations so as to consider the no objection/permission to individual owner for certain activities under regulations for example regulations known as (a) the Hotels, Boarding Houses, Guest Houses, Hostels, Lodging Houses and Motels (Building Standards) Regulations, 1977 and regulations for clinics and Nursing Homes.

2. There have been cases where requests have been received for issuing no objections for development of land earmarked for 'recreational activities' for purposes which are allowed under the regulations of the 'use zone'. Also, the requests have been received to lease out/allot the land for some of the activities which are permitted/permmissible under recreational land use category, but having a commercial component. No objection is also requested by owners of the lands whose lands were notified under the Large Scale Acquisition Scheme, in the year 1959-61. However, such lands could not be finally acquired either because of paucity of the funds or otherwise due to say from the courts etc. and subsequently, the owners served a notice under Section 55 of the Delhi Development Act, 1957 and of the fear of reacquisition of land or the outcome of the appeal filed by the Administration against the judgement of cases decided under Section 55 by the Court.

3. The matter has been examined keeping in view the Government's instructions contained in letter No. F.37(16)/80-Delhi dated 2nd May, 1981 which pertains to control on land values in the urban areas of Delhi Acquisition, Development and Disposal of land in Delhi. As a concept the Master Plan proposals of development of various land uses within the framework of zoning regulations are to be in accordance and in conformity to this urban land policy. In other words, the concept is that all the lands to be urbanized in accordance to Delhi Master Plan except the lands already developed layout plans approved or under the existing Abadi or built-up area or owned by the Government; semi-govt., Public Undertakings and any Government Agency, after their acquisition and developed, to be allowed by the Government on lease hold basis and all such lands are to be allotted to the users in accordance to this policy on concessional rates/pre-determined rates/market rates/auction rates or by any other way such as on licence basis etc.

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This policy is followed in general while individual cases of no objections from land use point of view or for sanctioning the building plans are examined and cleared.

4. In view of the above, decisions are required to be taken on the issues whether 'no objections' could be issued for the development of a piece of land referred to in para 2 for permission for development of such lands within the zoning regulations (a) for the recreational activities (ii) and if allowed whether such lands are to be in the public ownership and after development when allotted for such activities (licence basis or on perpetual lease) whether to be given on pre-determined rates or on auction rates, as such activities are also have a commercial component.

5. The above issues are placed before the Technical Committee for its views.

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DECISION

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Item No.  
15/15.

Subject: Conversion of lease in respect of Plot No.F-1,  
Jhandewalan Estate, New Delhi.  
(FE-14(16)64-Pt.).

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The above referred plot, measuring 4857.33 sq.yds. was leased out to M/s DLF United Ltd. initially for a period of 20 years(1948-1968). This was loaded out for the use of a cold storage plant on a premium with half yearly rent. There is a provision for the renewal of the lease for another 20 years, however, subject to certain conditions.

2. On the request of the party, the Authority vide its resolution No.412 dated 26.11.62 allowed the conversion of 2nd and 3rd floors of the existing building originally moant for residential purpose', to be 'used as commercial use(offices and canteon), on a additional promium and additional ground rent. The lease was also ronowed for a further period of 20 years from 1968 onwards keeping in view the conditions contained in the original lease.

3. The lessee in their letter dated 18.2.75 requested the Authority that the 20 years lease granted to them may be converted into perpetual lease, as all the plots in the Jhandewalan Estate were on perpetual lease and for that purpose, they are agreeable to have mutually agreed premium and conditions. Their request was considered by the Vico-Chairman, D.D.A., who agreed in 1978 to the request of the lessee to convert temporary lease to permanent with the conditions that the payment of the premium and the ground rent will be made as per the rules and as may be specifically approved by the Finance Department. While the case was examined from the point of view of the payments, the lessee made a number of applications even suggesting to modify their earlier request for the perpetual lease to inter-mediate lease and requested for the renewal of the existing lease prior to 1988 for another 40 years to be granted after the expiry of the lease in the year 1988, however, subject to that the land use and F.A.R. be at par with the other plots in Jhandewalan Estate. This was agreed by the Lt.Governor on 3rd January, 1981 subject to the approval of the Authority. The party again represented in January, 1983 that in view of the huge investment already made by them with due sanction/permission, they do not want that the lease be renewed for a fixed period and it

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should be on perpetuity and therefore, requested that their original request for a perpetual lease for full commercial and 300 F.A.R. at par with all other plots of the locality be considered and granted.

4. The issues, therefore, under consideration are:-

- i) Whether full commercial with 300 FAR on this plot is applicable or to be allowed;
- ii) If allowed, what should be the rate of the land at which the premium should be charged from the lessee if perpetual lease for commercial use with that FAR allowed.

Regarding 300 FAR, it is mentioned that (a) the Authority in the year 1976 vide its resolution No.38 dated 30.7.76 when the lessee applied for the construction upto 300 FAR did not agree to their request for additional construction. (b) Also the Authority while considering the zonal plan of this area had recommended that the Jhandewalan Estate be deleted from the built up commercial area list and the FAR on the individual plot be followed as in the original lease deed of the individual plot and the use also accordingly i.e. ground floor for commercial and first floor and barsati floors for residential with the built up area as in the original lease. (c) In the draft perspective Plan-2001, this area is indicated as District Centre with FAR as applicable on such category of land use i.e. maximum 150.

5. The issues, therefore, before the Technical Committee in this case are as follows:-

- a) Whether the lease is to be allowed on perpetual basis;
- b) Whether the plot earmarked for a cold storage be converted to a full commercial use; and
- c) if the plot is allowed on a perpetual lease for full commercial use, what FAR should be allowed.

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

DIRECTOR(DC&B)

DECISION

Technical Committee noted that in the year 1976, the Authority did not agree to increase in F.A.R. on this plot. Therefore, Technical Committee desired that in the first instance, party should submit a scheme based on norms, terms and conditions already agreed by the Authority/Lessor for the use of the plot.

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11.4.85