

# दिल्ली विकास प्राधिकरण

अनुभाग ~~Master Plan~~

मिनिट्स सं. 0.F. (24)/85-MP.

टिप्पणी

पत्रव्यवहार

विषय

Draft Minutes of the meeting of Technical Committee  
held on 4.4.85.

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DELHI DEVELOPMENT AUTHORITY  
( Master Plan Section )

Draft minutes of the meeting of the Technical Committee held on 4.4.85 at 3.00 P.M. in the Conference Room of Delhi Development Authority, Vikas Minar, New Delhi.

DELHI DEVELOPMENT AUTHORITY

1. Sh. J.K. Varshniya,  
Engineer Member
2. Sh. Ved Prakash,  
Chief Architect (H)
3. Sh. S.C. Gupta,  
Director (DC&B)
4. Sh. V.N. Sharma,  
Jt. Director (ZP)
5. Sh. C.P. Rastogi,  
Dy. Director (MP) (Convenor)

POLICE DEPARTMENT

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

LAND & DEVELOPMENT OFFICE

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

MUNICIPAL CORPORATION OF DELHI

8. Sh. D.D. Mathur,  
Town Planner.

NEW DELHI MUNICIPAL COMMITTEE

9. Sh. R.C. Sabharwal,  
Dy. Chief Architect (Plans)

TOWN & COUNTRY PLANNING ORGANISATION

10. Sh. V.K. Verma,  
Associate Planner.

DELHI DEVELOPMENT AUTHORITY  
( Master Plan Section )

Agenda for the meeting of the Technical Committee to be held on Thursday, the 4th April, 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>Page No.</u>
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3.	Location of Temporary cinema with in the Union Territory of Delhi-rural/green belt area-Seble Cinema, Badarpur. F.11(6)/74-MP (Pt. I).	5 to 6
4.	General Development plan for Shalimar Bagh Block C&D. FR2(7)/83-Dir. (CP).	7 to 10
5.	Building plan for plot No. 68, Basti-Arakashan, Desh Bandhu Gupta, Road, Paharganj area. F.165(4)/80-Bldg.	11 to 12
6.	Change of land use of 400 sq. yds. in Sarojini Nagar-Kalibari Samiti. F.20(5)/85-MP.	13
7.	Use of residential premises for doctors clinics and Nursing Homes F.3(108)/78-MP.	14



Item No. 1. Sub: Permission for construction of storage space over the existing shops in Khanna Market, Lodi Road, New Delhi.  
File No. F.3(161)/71-MP).

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The Present, 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. (Appendix 'A').

2. Khanna Market, Lodi Road, is located in Zone D-15. There are 101 single storeys 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

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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 'B' ) and Gaffar Market, Karol Bagh (Appendix 'C' ) 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

This item will be discussed after comments from

✓ L&DO are received.

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12/4/85

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V.N. Vasudeva,  
Chief Architect.

New Delhi Municipal Committee  
Town Hall, New Delhi.

Dated: 20.8.83.

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

Sub: Khanna Market, Lodi Road, New Delhi.  
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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. VASUDEVA )



-B-1-

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 areas 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 Bazant 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.

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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.

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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.

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No.  
404Sub: Construction of stores on the first floor  
in Gaffar Market, Karol Bagh, New Delhi.

19.7.1965

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The Gaffar Market Beopar Mandal (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 A-70). 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.



Item No. 2. Sub: Permission/no objection for development under various land use categories earmarked in Delhi Master Plan- Urban Land Policy. (PS/Dir.(DC)/85).

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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/permissible 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 stay 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 land 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. This policy is followed in general while individual cases

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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.

#### DECISION

Technical Committee was of the view that sub-judice cases should be examined only after the Court's decision is received.

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Item No. 3. Sub: Location of temporary cinemas within the Union Territory of Delhi-rural/green belt area- Seble Cinema, Badarpur. (File No. F 11(6)/74-MP (Pt. I).  
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A request has been received from M/s. Seble Cinema functioning temporarily in the 'agricultural green belt' fronting towards G.T. Road (N.H. No. 2) Badarpur, Mathura Road, New Delhi regarding relaxation in right-of-way and set back in National Highway (old Mathura Road).

2. The Authority vide its Resolution No. 86 dated 14.7.80 has resolved that no temporary cinema within the urbanisable limits of Delhi be permitted and that wherever they have been permitted, necessary action to cancel the permission be taken. It was also resolved that temporary cinemas in rural areas like Najafgarh area etc. only be allowed.

3. Cases of temporary cinemas at Nangloi and Badarpur were earlier examined by Commr. (Plg.) and his comments are as below:-

- i) Two cinema sites located at Nangloi and Badarpur are likely to be urbanised in the near future.
- ii) Both the sites are along National Highways.
- iii) At Badarpur, the set back should be at least 200 ft. as this road right-of-way is proposed as 300'. Assuming both these conditions are fulfilled by these cinemas, it is too early to decide at this stage whether they can form part of a 'commercial centre', on the same lines, as the Najafgarh case.

4. Now M/s. Seble Cinema has requested relaxation in right-of way, as in para 1 and they have stated that they have been the victims of mob fury on 31.10.84 when our beloved Prime Minister was assassinated and our cinema was set ablaze. The matter was examined and it is observed that Mathura Road is retained 150' because National Highway No. 2 has been given a bye-pass in the

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draft modifications in Delhi-2001. According to proposed code for Delhi-2001, no cinema is permissible in a residential area and the present site of seble cinema falls in the proposed residential area of Delhi-2001.

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

DECISION

✓ Technical Committee noted that the location of this cinema is in residential area as shown in the Master Plan modifications, and therefore, felt that cinema use <sup>is no</sup> ~~can no~~ longer be permitted *as a temporary use.*

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*Dr*  
17/4/85

*Ry*  
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Item No. 4. Sub: General Development Plan for Shalimar  
Bagh, Block C&B.  
(File No. FR.2(7)/83-Dir.(CP)).  
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This matter was discussed in the Technical Committee meeting held on 18.8.84 and it was decided that the proposal may be examined by Director (PPW) and thereafter brought to the Technical Committee again. The report of the Director (PPW) is given below:

2. The area is around the famous Shalimar Bagh developed by Emperor Jahangir. This area is bounded by outer Ring Road is the North-West, Delhi-Ambala Railway Line in the north-East, Western Yamuna Canal in the South-West and newly developed colony of Shalimar Bagh in the South-East. There are two villages Shalimar Bagh and Haidarpur and four unauthorised colonies falls in this planning area. Almost 47% of the total area is occupied by these two villages, 4 unauthorised colonies and the Shalimar Bagh.

3. Existing Land use Pattern:

As mentioned above majority of the portion (about 33.5%) of the land is covered with Shalimar Garden. As per PDP-2001, about 43 hectare of land is proposed for non residential uses, such as district centre, and institutional was including colleges, hospitals etc. Besides this about 24 hectare of the land is left for recreational use in the form of Distt. Park etc.

As per Govt. policy declared time to time the four unauthorised colonies have been adjusted there have been regularise vide resolution Nos. 81/16/3/84 & 83/16/3/84. There are very few existing facilities.

- |                     |       |
|---------------------|-------|
| 1. Hospital         | - One |
| 2. Primary School.  | - One |
| 3. Sr. Sec. School. | - One |

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4. Land use as per MPD - 1962

According to MPD-62, the major land uses proposed in this area were:-

1) Residential	- 149.96 H
2) Commercial	- 10.12 "
3) Institutional	- 20.24 "
4) Govt. Offices	- 23.48 "
5) Yamuna Canal	- 2.80 "
6) Roads (M.P.)	- 6.20 "
Total	<u>212.80 H</u>

5. Existing Land use- 1981

As per the survey done, the existing land use of the scheme is as under.

1) Residential	- 27.0 H.
2) Shalimar Bagh -	65.0 "
3) Institutional -	10.0 "
4) Green (Major)-	18.0 "
5) Vacant Land -	83.80 "
6) Yamuna Canal-	2.80 "
7) Roads (M.P.) -	6.20 "
Total=	<u>212.80 Ha.</u>

6. Proposed Land use:

One of the basis of comprehensive studies, the PPW has prepared a PDP-2001. It stands approved by Authority and also has been cleared by Ministry of Works & Housing for inviting public objections. The area under planning form the part of H Division (Zone-6). The major proposals of PDP-2001 for this area are:-

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- 1) District Centre
- 2) Retention of Shalimar Bagh.
- 3) Residential Villages.
- 4) Unauthorised Colonies.
- 5) Commercial shops.
- 6) Institutional.
- 7) Hospital.
- 8) Open spaces.
- 9) Roads.

7. A 24 M. R/W road joining outer Ring Road on one side with a road of same R/W in the Block-B of which the alignment has been fixed in such a way that it provides approach to all non-residential and residential land uses proposed.

8. As per PDP-2001, the gross residential area proposed in this scheme is approximately 66 hectare. This area will accommodate about 33,000 persons at an average density of 500 persons/Nos. Out of 66 hectares, 28 hectares is already occupied by the village and for unauthorised colonies.

9. There is one senior secondary school and one primary school existing in village Shalimar the requirement of facilities has been calculated on the basis of standards formulated in PDP-2001.

	<u>Esisting</u>	<u>Required</u>	<u>to be provided</u>
1) Primary School	1	8	7
2) Sr. Sec. School	1	5	4

10. The balanced area for residential use is about 27.46 Ha. out of which 7.9 Hectare is proposed for group housing and 19.56 hectare is kept for plotted development.

Following is the proposed area break-up

	<u>In Ha.</u>	<u>%age</u>
Total area of the scheme	212.80	100.00
1) Gross Residential Area.	66.15	31.10
2) Shalimar Bagh	71.31	33.57
3) Distt. Centre	11.83	5.56
4) Institutional	31.20	14.66
	Contd....	10/-



5)	Master Plan green.	23.31	10.66
6)	Yamuna Canal	2.80	1.32
7)	Area under M.P. roads	6.20	2.91

Break-up of the Residential Area:

1)	Green Residential Area	-	66.15
2)	Area and 25 M wide road	-	2.10
3)	Area under villages and unauthorised colonies.	-	27.65
4)	Gross residential area available for development.	-	36.35
	(a) area for plotted development		19.56
	(b) Area for group Housing	-	7.90

Sub total 27.46

Facilities:

1)	Sr. Sec. School 4 @ 1.6 Ha.	6.40
2)	Primary School 3 @ 0.33 Ha.	0.99
3)	Local Shopping 2 @ 0.425 Ha.	0.85
4)	Convenience Shopping 1 @ 0.09 Ha.	0.65

Grand Total= 36.35 Ha.

NOTE: Four Primary Schools have to be provided in the existing residential colonies & villages. The area of these facilities has not been taken in to account to match the proposed area.

11. Drawing No. 1 gives the land use as per the Master Plan for Delhi, 1962. Drawing No. 2 gives the existing land uses and drawing No. 3 gives the uses as proposed in P.D.P. 2001.

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

DECISION

✓ This item was deferred.

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17/4/85



ITEM NO.5

SUB:- Building plan for plot No.68,Basti-ara Kashan,  
Desh Bandhu Gupta Road, Pahar Ganj area.  
 F165(4)/80-Bldg.

Plot No. 68, Basti-ara Kashan, D.B.Gupta Road was leased out by the erstwhile Delhi Improvement Trust on a perpetual lease hold basis for the construction of the building on the basis of the architectural control drawings. The plot under reference fronts on Desh Bandhu Gupta Road.

2. Earlier, the Authority through a Committee examined the parking and circulation problems of Desh Bandhu Gupta Road and in its vicinity. On the recommendations of the Committee, certain plots were identified to be used for pool parking and for improvement of the circulation pattern. Although such plots were leased out by the erstwhile Delhi Improvement Trust on perpetual leasehold basis to the individual parties, most of these plots are either of temporary construction (kuchha structure) or lying vacant. The plot under reference which was also leased out on perpetual lease-hold basis, according to the recommendations of the said Committee, was partly affected to the extent of 18' in frontage throughout the length which was proposed to be taken over and to be used for improving the future circulation pattern. Accordingly, the party was permitted under the terms of the lease to get their building plans sanctioned after leaving the portion of the plot for improvement of the circulation pattern.

3. The building plans were sanctioned in March, 1983 on part plot measuring 355 sq.yds. out of 505.82 sq.yds, as the remaining area was affected in the above proposal. The party represented that because of the reason (a) part of the plot is already leased out to them and they are paying the ground rent (b) because there is no possibility of widening of the road after this plot in this direction has 2 1/2 storeyed buildings are existing in that lane,

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12.

they may also be allowed to construct the building on this portion of the plot. The matter was examined and the party was informed that it is not possible to allow the construction as the part plot is affected in the future circulation pattern.

4. The party subsequently made a request to reconsider the case only to allow the canopy of 8' width which will be used as a terrace on the first floor for the residential use and on the ground floor it would be made available for pedestrian traffic when 18' strip is taken over by the Government for circulation pattern. The request is made to permit the canopy up to the length of the building.

5. The matter has been examined and it is observed that canopy in case of the residential plot within the plot area is allowed up to a length of 15' and to a maximum width of 8' without counting into the covered area. As the part plot is still in their ownership & the party is prepared to give an undertaking that the space below the canopy as proposed may be considered. Also, it has been observed that in the front portion of the plot, according to the architectural control, there is a continuous covered verandah which on the ground floor is to be used for pedestrian walk-way and therefore, if this canopy is allowed, it can be used as a covered verandah for pedestrian walk-way subsequently. It is also observed that in most of the cases, the covered verandah has been encroached upon and is not available in all the plots to be used for pedestrian walk-way.

6. The matter is placed before the Technical Committee for its consideration whether a canopy to the extent of 8' in a width towards the side road within the plot of the party may be allowed with the same architectural control as in the front with the proviso that the first floor will be used as a terrace and the ground floor will be made available for pedestrian walk-way as and when 18' wide strip is taken for widening of road etc.

#### DECISION

Technical Committee felt that 8' wide canopy may be permitted at roof level within the plot of a size of (8' x 15') with the conditions mentioned in the preamble.

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Item No. 6

Subject:- 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).

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A proposal has been received from the Ministry of Works and 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 Administration, Ministry of Home Affairs and Chief Architect, C.P.W.D. The Ministry has requested to forward the comments of the D.D.A. with regard to change of land use at the earliest.

2. However, Chief Planner, T.C.P.O. 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 alternate 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 Chief Planner, TCPO vide his letter No. F.3-12/79-NCR-Vol. IV dated 30th March, 1985 has got the above said site re-inspected and he has stated that the allocation proposed in favour of Karlibari Samiti would not interfere with the proposed express way - cycle track, recommended in the Perspective Plan for Delhi-2001, which is now under the consideration of Government of India. Therefore, there is no objection in considering the change of land use as desired by the Ministry of Works and Housing.

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

DECISION

Technical Committee opined that there may not be any objection for adjustment of this site in the zonal plan in view of the observations of TCPO.

17/4/85

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Item No. 7:-

Subject:- Use of Residential Premises for  
Doctors' Clinics and Nursing Homes.  
(F.3(108)/78-M.P.)

...

A reference has been received from the Director, Health Services, Delhi Administration dated 25.3.85 in which she has requested that a Technical Committee meeting may be convened early for discussing the ever-growing problem of Nursing Homes in residential areas of Delhi. She has further stated that in the absence of concrete policy decision with regard to location nursing homes, clinics in various residential areas, it is very difficult to exercise any effective technical supervision over a large number of nursing homes, which are mushrooming fast. This puts their Directorate in a very embarrassing position.

2. The Authority vide its resolution No. 196 dated 27.12.80 approved the draft regulations for Clinics and Nursing Homes in residential areas. The same were submitted to Ministry of Works and Housing, Government of India and their comments have been received. The revised Draft Regulations were prepared and put up to the Technical Committee in its meeting held on 24.11.83 and the Chairman, Technical Committee/ Vice-Chairman, D.D.A. desired to study them in detail.

3. It is stated that the proposed modified Plan for Delhi-2001 is being notified shortly, which contains proposals with regard to location of various activities in residential areas including clinics and nursing homes. Therefore, it would be appropriate if revised Regulations are prepared taking into consideration the proposals of Delhi-2001, as well as the views expressed by Directorate of Health Services, Delhi Administration, Ministry of Works and Housing, Government of India.

4. The matter is placed before Technical Com. for its consideration.

DECISION

Technical Committee felt that the draft Regulations of Nursing Homes and Clinics be revised, after taking into account the draft modified plan for Delhi-2001.

12/4

17/4/85