

दिल्ली विकास प्राधिकरण

अनुभाग Master Plan

मिनिट्स स. 0 F.1(29) 85-MP

टिप्पणी

पत्रव्यवहार

विषय

Draft minutes of the Technical Committee held on 13.6.85

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DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

Draft Minutes of the meeting of the Technical Committee
held on 13.6.85 at 3.00P.M. in the Conference Room of the
Delhi Development Authority, Vikas Minar, New Delhi.

The following were present:-

DELHI DEVELOPMENT AUTHORITY.

1. Sh. J.K. Varshniya,
Engineer Member.
2. Sh. Ved Prakash,
Chief Architect (H).
3. Sh. R.G. Gupta,
Director (CP).
4. Sh. J.C. Gambhir,
Director (PPW).
5. Sh. W.N. Sharma,
Joint Director (ZP).
6. Sh. K.K. Bandhopadhyaya,
Joint Director (Bldg.)
7. Sh. P.N. Dongre
Joint Director (CP)
8. Sh. A.K. Gupta
Dy. Director (PPW).
9. Sh. P.M. Parate
Dy. Director (ZP) - III
10. Sh. H.B.D. Malik
Dy. Director (Bldg.)
11. Sh. Pardeep Behari
Dy. Director (ZP) (Convenor)
12. Mrs. I.P. Parate,
Asstt. Director (MP)

POLICE DEPARTMENT.

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

NEW DELHI MUNICIPAL COMMITTEE.

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

MUNICIPAL CORPORATION OF DELHI.

15. Sh. A.P. Sethi
Addl. Town Planner (G).

LAND DEVELOPMENT OFFICE.

16. Sh. T.S. Bassali
Asstt. Engineer.

PWD, DELHI ADMINISTRATION.

17. Sh. B. Raghupadty,
Chief Engineer,

18. Sh. B.S. Duggal.
Senior Architect.

SPECIAL INVITEE.

19. Sh. D.C. Kaushish,
Storage & General Services (P) Ltd.,
Shiela Theatre, '20' Bldgs.
New Delhi.

For item No. 3

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)
VIKAS MINAR, I.P.ESTATE,
NEW DELHI

Agenda for the meeting of the Technical Committee
to be held on Thursday, the 13th June, 1985 at 3.00P.M
in the Conference Room of Delhi Development Authority,
Vikas Minar, I.P.Estate, New Delhi.

<u>S.NO.</u>	<u>SUBJECT</u>	<u>PAGE NO.</u>
1.	FAR for Plot No.15, Curzon Road, New Delhi. <u>F 16(15)/79-MP(Pt.II).</u>	1
2.	Issue of a No objection Certificate of land use for construction of Staff Quarters for police Quarters at Nangloi, Delhi. <u>F 8(1)/85-MP.</u>	2
3.	Proposed addition/alterations to the buildings on plot bea- ring Municipal Nos.XV 8601 to 8630 in Qadam Sharif Area, Zone A-6. <u>F 165(1)/85-Bldg.</u>	3 to 4
4.	Matter pertaining to the widening of Shanker Road. <u>F5(17)/69-MP.</u>	5 to 6
5.	Alignment plan and widening of Bangla Sahib Marg conn- ecting Baba Kharak Singh Marg and Bhagat Sing Marg. <u>F 5(30)/76-MP.</u>	7 to 8
6.	General Development Plan for Shalimar Bagh, Block C & D. <u>FR 2(7)/83-Dir.(CP).</u>	9 to 12.
7.	Change to land use of 168.3 Sq.mts. of land under occupation of Sanatam Dharam Sabha, Ram Mandir, Nauroji Nagar, New Delhi. <u>F20(19)/83-MP</u>	13

Subject: FAR for the 15, Curzon Road, New Delhi.
File No. F.16(15)/79-MP Pt.II

Ministry of Works & Housing, vide letter no. K-12016/7/79DDIIA(Pt) dated 26th April, 1985 (appendix A¹) has informed that () a view has been taken with the approval of HM that an increase in FAR to a slightly higher rate of 325 may be considered, keeping in view whether this would be in consonance with the total requirement of circulation of traffic and overall considerations and the density of the area. In case the increased FAR is permitted, the applicant will have no doubt to pay the conversion charge as payable to the Land and Development Office for the increased FAR. After DDA's opinion is received, a decision will be taken on this point. Ministry has desired that the matter be considered by the DDA in accordance with the prescribed procedure under Section 11A of Delhi Development Act, 1957 and complete the procedure and submit its case within a period of 2 months.

2. Earlier, this matter was discussed in the meeting of the Authority vide its Resolution no.33 dated 8.5.80 (appendix B) in which it was resolved that in respect of plot no.15 Kasturba Gandhi Marg, the FAR be allowed in accordance with the provisions of the Master Plan/Zonal Plan.¹

3. The Ministry was informed that according to Master Plan for Delhi and the Zonal Development Plan, the FAR on this plot is 250.

4. The matter is placed before the Technical Committee.

DECISION

The Technical Committee reiterated the decision taken by the Authority vide Resolution No.33 dated 8.5.80 to restrict the FAR as per the Master Plan/Zonal Plan provisions.

2. Again, this matter came up before the Tech. Com. in its meeting held on 16.7.85 and it was observed that in Connaught Place and its extension, the Master Plan specifies FAR of 400. However, the Govt. of India, Min. of W&H, subsequently modified on the recommendations of the NDRAC the FAR 250 vide notification No. K-12014(9)/72-UDI dt. 27.4.74. Therefore, the Tech. Com. felt that increase in the FAR only on one plot from 250 to 325 may only be considered by Govt. keeping in view the consequences and request from other property holders for survey and therefore, Technical Com. desired that a reference be made to the Govt. of India, Min. of Works and Housing in
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Appendix A to Item No. 1
Page No. A 1

No. K-12016/7/79-DDIIA(Pt)
Government of India
Ministry of Works and Housing
(Nirman Aur Awas Mantralaya)

New Delhi, dated the 26th April, 85

Shri Prem Kumar,
Vice-Chairman,
Delhi Development Authority,
Vikas Minar,
New Delhi.

SUB:- FAR for the 15, Curzon Road, New Delhi.

Sir,

I am directed to forward herewith a copy of representation dated 8.2.1985 received from Shri Ram Parshad of New Delhi Hotels Ltd. seeking FAR of 400 for the hotel being built by them on this plot.

The FAR of 400 has been sought by this party on the grounds brought out in their representation. This has been considered in the Ministry and a view has been taken with the approval of HM that an increase in FAR to a slightly higher rate of 325 may be considered keeping in view whether this would in consonance with the total requirement of circulation of traffic and over all considerations and the density of the area. In case the increased FAR is permitted, the applicant will have no doubt to pay the conversion charges as payable to the land and Development Office for the increased FAR. After DDA's opinion is received, a decision will be taken on this point.

I am to request that this matter may kindly be considered by the DDA in accordance with the prescribed procedure under Section IIA of Delhi Development Act, 1957. I am also to request that the DDA may complete the procedure and submit its case within a period of 2 months.

Yours faithfully,
sd/-

(Chandar Sain)
Deputy Secretary to the Govt. of
India.

Tel: 382636.

NO. Subject: Proposal for Cinema-cum-multistoreyed building
33 at 15-Kasturba Gandhi Marg.
8.5.80. (File No.F-16(15)/79-MP).

P R E C I S

Plot No.15, Kasturba Gandhi Marg forms part of Zone D-1(Connaught Place and its extension). The Zonal Development plan of this area was approved by the Central Govt. under section 9(2) of the Delhi Development Act, 1957 vide letter No. 21023(7)/66-UD dated 30.4.66. The plot was earmarked for "Central Business Commercial Use".

2. In 1963, it was agreed by the Authority in its resolution No.278 dated 24.6.63, granting permission for construction of a hotel on a request from the owner of the plot. Again on further representation from him, the Authority in its resolution No.451 dated 21.9.63 granted him permission to construct a cinema building on this plot.

3. After approval of the zonal development plan in 1966 the party submitted the plans for a cinema building with an FAR of about 129 which were approved by NDMC vide resolution No. 158/35 dated 16.1.70.

4. In the year 1971-72 on the request of the lessee, a multistoreyed office block with the FAR as applicable on commercial plots on the basis of Master Plan/Zonal Development Plan was considered although there was no provision to allow a multistoreyed office block along with a cinema building. The Authority in its resolution No.23 dated 29.1.71, resolved that the construction of office accommodation be allowed subject to the condition that twice the area utilised for cinema hall shall be deducted from the permissible FAR and only residue thereof be permitted for multi-storeyed block and the Government's approval be obtained for the change in the approved Zonal Development Plan. The said amendment was published for inviting objections/suggestions on 1st May, 1971 and was finally notified on 12th August, 1971. On the basis of this amendment the party submitted their scheme to NDMC which was not approved finally by them.

5. The New Delhi Redvelopment Advisory Committee constituted by the Govt. of India, Ministry of Works and Housing on 20th December, 1971, prepared the redevelopment scheme for Connaught Place and its extension and also reviewed the Zonal Development Plan for the area under the jurisdiction of NDMC. The scheme for Connaught Place areas, known as Metropolitan City Centre

for Delhi, was formulated in August 1972 and was published for inviting objections/suggestions by the Delhi Development Authority in the public Notice No.F.3(256)/72-MP dated 9th December'72. In the published scheme, the plot was shown for a cinema building because it was already sanctioned. In map No.4 of published report, the plot was therefore shown under the category as "plots developed or committed for development as per Z.D.P."

6. At the time of preparation of the architectural control drawings the NDRAC conducted the survey of the plots and as there was no substantial construction on the site of this plot, the manner as to how this plot could be utilised with 250 FAR is detailed out under that Architectural Control Drawings and its Report so that the party can achieve, if so desired, an FAR of 250 in the manner prescribed, rather than having a low FAR for which the scheme was sanctioned for the construction of a cinema building.

7. The Govt. of India notified the amendments in the Master Plan/Zonal Development Plan and approved the Architectural Control Drawings and its Report vide its notification No.K-12014(9)/72-UDI dated 27th April, 1974. The notification was again partly modified in notification No.12014(9)/72-UDI dated 24th December, 1976 in respect of the coverage, height of the buildings and the parking standards.

8. The owner of the plot submitted a scheme with 250 FAR to the office of the NDMC and the scheme was referred in the office of the DDA in early 1979 on which necessary comments were sent to NDMC. However, later on in the month of October 1979, a revised scheme was again submitted by the lessee with 400 FAR which was also referred in the office of the Authority for scrutiny. The Ministry and the NDMC were informed that the FAR applicable to this plot is 250.

9. The matter was discussed in the meeting of the Technical Committee held on 1.12.79. The decision of the Technical Committee is as below:-

"The Technical Committee observed that under the terms of reference given to the NDRAC, after detailed and careful examination, it was found that permission to allow 400 FAR in Connaught Place area would greatly tax the already strained limited utilities and services. Secondly, the limited space available for the circulation system(traffic and parking) would not permit intensive FAR upto 400. The new Delhi Re-development Advisory Committee, therefore, recommended to the Govt.

*that FAR for the plots, not then developed for
400 FAR or legally committed for development
be restricted upto 250. The Government approved the
recommending ^{and it was decided that} from then onwards, no buildings were to be permitted
with higher than FAR of 250.*

It seems evident that for this particular plot, the FAR allowed for a cinema building was only 129. The Technical Committee, therefore, is of the view that applicant has no inherent right to build with an FAR higher than 250. The Technical Committee was the view that this plot should be developed to a maximum FAR of 250 which has already been approved for this entire Zone D-1 area."

The plot under reference as per the detailed analysis and the opinion of the Technical Committee mentioned above, it appears, qualifies only for ~~an~~ FAR of 250.

10. Since the conclusion arrived at after examination, including the views of the Technical Committee, is to the effect that permissible FAR cannot exceed 250, a note containing the views referred to above was sent to the Ministry on 31.12.79. The Ministry was requested to reconsider the matter in the light of the information/views provided in the note. However, no reply from the Ministry has been received so far.

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13. The ~~was~~ placed before the Authority at its meeting held on 15th April, 1980 (Item No. 24) but was postponed.

14. The matter is again placed before the Authority for consideration.

RESOLUTION

Resolved that in respect of plot no. 15, Kasturba Gandhi Marg, the FAR be allowed in accordance with the provisions of the Master Plan/Zonal Development Plan.

8/2/80

Regarding

Sub:/ Issue of a N.O.C. of land use for construction of Staff Quarters for Police Quarters at Nangloi, Delhi.
(F.8(1)/85-MP) -----

A request has come from Executive Engineer, P.W.D., Div.No.XVI(DA) for issue of a No Objection Certificate for construction of staff quarters at Nangloi. (Location Plan laid on table).

2. The proposal has been examined and it was observed that the site is located by the side of Rohtak Road and falls in green belt/ rural zone of the Master Plan of Delhi.

3. The case has also been examined by Perspective Planning Wing of D.D.A. and it is clarified that as part of the Perspective Plan Studies, a structure plan for the urban extension was prepared in the Perspective Planning Wing. As per this structure plan the land under consideration is proposed to be used for 'residential use'.

4. The matter is now placed before the Committee for its consideration whether a No Objection from the land use point of view could be issued to Delhi Administration/P.W.D.

DECISION

Technical Committee agreed to issue a 'No Objection' for construction of staff quarters at Nangloi. The details be sent to the Perspective Planning Wing for incorporation into the Perspective Plan for final notification.

M 19/2/85

Sub: Proposed additions/alterations to the buildings on plot bearing Municipal Nos.XV 8601 to 8630 in Qadam Sharif Area, Zone A-6. (F.165(1)/85-Bldg).

Shri D.C.Kaushish, B-299, New Friends Colony, New Delhi vide letter dated the 7th January, 1985 submitted for approval the building plans for additions/alterations in respect of the plot bearing Municipal Nos.XV 8601 to 8630, Zone A-6 which was received on 15th January, 1985 in the office of the Building Department. The party was informed vide letter dated the 2nd Feb., 85, the documents required to process the case and subsequently, due to the non-compliance of the full requirements, the building plans were rejected and the sanction was refused on 25.2.85 which was communicated to the party vide letter dated 23.2.85.

2. The party made a representation on 8th April, 1985 Appendix C indicating that the letter dated 28.2.85 was posted on 15.3.85 from the office of the Building Department, rejecting the building plans on the ground of non-compliance of objections which have already been intimated on 2.2.85. The party has also pointed out that no other objections has been raised in the letter dated the 2nd February 1985 technical or otherwise except a document which they submitted within 15 days.

Contd...

3. In this connection it is pointed out that in the letter of the Building Department dated 2nd February, 1985, the documents were asked so that after going through the documents, the case could be technically examined keeping in view the zoning regulations and building regulations and any other clearance required for the sanctioning of the building plans. The party was informed vide our letter dated the 8th May, 1985 (Appendix D) in reply to the letter dated 8th April, 1985 of the party clearly indicating that the proposal is explicitly in violation of the Master Plan regulations and he should not have any presumption that after 60 days, the plans should be deemed to have been sanctioned.

4. The party had a meeting with V.C. on 10th April 1985 and subsequently on 27.5.85 wherein it was agreed by V.C. that the case be put up before the Technical Committee to have an interpretation for the quantum of construction and the use to be allowed on the plot under reference. Subsequently the party has again written a letter dated 30.5.85 (Appendix E).

The matter is placed before the Technical Committee.

DECISION

The Technical Committee recommended to examine the original sanctioned plan/plan forming part of the agreement of 1955 and then to put up the case again to the Technical Committee for consideration, *along with details of FAR*

In order.

PZ 14/5/85

Appendix C to item No. 3,
C1 :-
STORAGE & GENERAL SERVICES PVT. LTD.

The Vice Chairman,
Delhi Development Authority,
Vikas Minar,
New Delhi.

Sub: Approval of Building Plans for the proposed additions and alterations, by deemed sanction granted, to the Buildings at Plot bearing Municipal No. XV/8601 to 8630, in Qadam Sharif Area, Planning Division 'A' Zone 6 of the Master Plan.

Dear Sir,

We are in receipt of the DDA APPENDIX -E, (Bye-law No. 6.7) Form No. 2, sent in your name bearing file No. F165(1)85/Bldg./1290, dt. 28.2.1985 pasted from your office on 15.3.1985 and actually received on 16.3.1985 under Registered cover, refusing sanction of the above already sanctioned plans on the following alleged grounds:-

"Non compliance of the objections which have already intimated to you vide to this office letter dated 2.2.85."

In this context it may please be noted that there were no "Objections" raised in the said letter dated 2.2.1985, technical or other-wise and it had mainly asked for documents and, infact, which were promptly supplied within the 15 days time mentioned therein.

2. It is, to say the least, most surprising that a refusal in your name should have been despatched by your above mentioned Form ante-dated 28.2.1985 on 15.3.1985, after my letter dated 12.3.1985 had been received by your office, also filed and receipted at the DDA counter on 13.3.1985 as per receipt on our copy. The refusal purports to refuse sanction of the plans submitted by me under application dated 7.1.1985, despite my having complied with all requirements as per your office letter dated 2.2.1985, even as early as 14.2.1985, within the time given as per your office letter dated 2.2.85.

3. In this behalf please note the following:

a) Alongwith our above submitted application

dt. 7.1.85. the building plans were received by you on 9.1.85.

- b) Your Registered Letter dated 2.2.85 was received by us on 4.2.85, requiring us to furnish 5 documents mentioned therein by 17.2.85.
- c) The documents required by you were submitted, alongwith relevant information, under our letter dated 14.2.85, received in your office on 15.2.85.
- d) In the above circumstances, we informed you as stated above, as per our letter dated 12.3.85, received by your office on 13.3.85, that in the absence of the DDA's sanction or refusal having been communicated within 60 days, our plans are deemed sanctioned by you.

Please note that the deemed sanction of Building Plans as per Bye-laws o.7.4 has been already granted by you and that your above communication purporting to bear the date 28.2.85, but actually posted on 15.3.85, is invalid in law, apart from being manipulation too obvious to require any detailed comments on the same.

4. The buildings on my plot, leased in 1931 without any land use restrictions, have always been put up on the basis of the plan forming part of an agreement dated 27.5.1955 entered into between the President of India, the Delhi Improvement Trust (DIT- predecessor-in-interest of the DDA) and the undersigned, binding on all the parties, to secure the development of my plot in accordance with the Oldest scheme of DIT, Basti Arakashan Development-cum-Slum Clearance Scheme sanctioned in 1939, land use whereunder is the same as under the Government of India approved plan for zone 6, Division 'A' of the Master Plan. The FAR and the plot coverage are well within the limits recently sanctioned by the DDA, in fact upto now, for plots within about 100 meters from us, with upto 100% Plot Coverage and 5 FAR.

5. This is, therefore, to request you to look into this matter personally, so as to set right the obvious injustice that is sought to be done to us. The position in law is that the application for sanction having been duly and properly made and all relevant documents, in so far as they are applicable in our case having been fully and completely submitted and all requirements (of yours) as per law having been fully met with, we are sure that even apart from the benefit of the deemed sanction of the plans submitted by us, accruing to us, you would be pleased not to let us be harrassed or put to any difficulty by your office.

6. Without prejudice to our rights, however, we would like to assure you that despite the work of the construction of the building having been undertaken already and the preparatory work thereore, including demolition of certain existing structures having been carried out and being in progress, involving sizeable expenditure, we would co-operate with you to incorporate such "modification and directions" which may be considered reasonable and feasible in accordance with the spirit of Bye-law 6.7.1. This assurance is given to you to avoid any needless controversy and to avoid any possible delay in the matter of the construction being completed.

7. We are enclosing herewith a separate note setting out relevant material, in historical sequence so that you will appreciate that all the conditions as per the lease dated 17.9.1931, read with the agreement dated 27.3.1955 are being complied with by us, as indeed they should be, having regard to the fact that both DDA and ourselves are bound by those terms.

8. Though all the documents and information referred to herein and in the attached NOTE is on your files, for the convenience of quick reference, we will be very glad to immediately furnish attested copies thereof, if you so desire and we look forward to receive your immediate advice accordingly.
9. If you are pleased to give us a hearing as early as may be convenient to you, I hope to be able to explain everything to you personally, to your satisfaction.
10. Thanking you and requesting you for your immediate action and advice in the matter,

Yours faithfully,

Sd/-

(D.C. KAUSHISH)

Encl: NOTE:- Originally submitted personally- Copy filed at the Counter.

STORAGE & GENERAL SERVICES PVT. LTD.

NOTE

On the approval of building plans of Durga Chand Kaushish (DCK) by the Delhi Development Authority (DDA), for the proposed Additions and Alterations to the Buildings on the Plot bearing Municipal No. XV 8601 to 8630, in Pharganj Qadam Sharif, Planning Division 'A' Zone 6 of the Master Plan.

DDA file No.: F.165(1)85/Bldg.

1. The Secretary of State for India in Council granted to DCK on 17.9.1931 the lease of a 5444 sq. yds. plot in Delhi which was later to be acquired for the execution of the Basti Arakashan Scheme, for Slum-Clearance-cum-Development framed by the Delhi Improvement Trust(DIT) and sanctioned by the Chief Commissioner Delhi on 18.3.1939.
2. However, 'under the instructions of the Govt. of India', a tripartite agreement dated 27.5.1955 was entered into between the President of India, DIT and DCK, contractually binding on the three parties to secure the development of the DCK Plot "on the basis of the plan marked 'B' " forming part of the agreement, sanctity whereof is inviolable and contracting parties must dutifully implement it as per the DIT Scheme and its Plan No. ITA 11/M/1-C dt. 18.3.1939, corrected on 17.5.1955, land use whereof was and is exactly the same as now in force in Government approved Master Plan for Zone 6 in Division 'A'.
3. Accordingly, the DIT approved the DCK building plans, comprising of Cinema, Warehouse, Offices, Hotel, Flats et . on 30.1.1957 which, on coming into being of Municipal Corporation of Delhi (MCD) on 28.12.1957, were further approved by MCD, subject to some slight modifications to suit their requirements, that were carried out.

4. DCK constructed a Cinema, for which MCD issued Completion Certificate on 16.9.1960. Thereafter, the Master Plan for Delhi was approved by the Government of India on 1.9.1962. DCK added warehouse Building on his plot, which was approved under the then Building Regulations in force by MCD Certificate dated 28.9.1969.
5. Next, DCK wanted to take up the Hotel Construction project on his plot, as per the tripartite 1955 agreement and the Scheme, which was recommended to the Delhi Administration by the Tourism Department, Government of India, on 11.9.1969. in pursuance whereof, the Chief Secretary, Delhi Administration, directed DCK to meet the Vice-Chairman(VC) DDA vide letter dated 18.9.1969.
6. DCK had several meetings with VC-DDA, without being able to get clearance to continue his building projects, despite the fact that the Chief Planner, Town and Country Planning, Government of India approved development of DCK plot, in particular mentioning a Hotel vide his letter dated 30.11.1971 ... but DDA neither refused nor sanctioned.
7. Meanwhile, various matters continued to be taken up between DDA and DCK, including intervention by the Government of India and Lieutenant Governor of Delhi as the Chairman of the DDA. Finally, DDA confirmed by letter dt. 21.3.1972 that a Hotel could be constructed by DCK, for which DCK had negotiated collaboration arrangement with an American Party and the Government of India, Delhi Administration, DDA etc. were aware of it from the US party's letter dated 7.7.1969 that had been placed on records.

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8. But DDA dilly-dallied and stalled a decision by periodically coming up with new requirements, such as obtaining - No Objection Certificate - from the Commissioner (Slums) that was issued on 15.10.1977 and confirmed on 29.5.1982.
 9. Meanwhile, DCK applied on 1.10.1981 to DDA for conversion of his existing Warehouse Building into a Hotel, by means of additions and alterations and followed it up by application dated 9.10.1982 by offering to get the proposed Hotel ready by ASIAD-1982. But still not even a reply was forthcoming from DDA, despite DCK assurance to adhere to the plot coverage, F.A.R. etc. as by usage established by DDA around eighties for other buildings on DDA plots. Amongst many, about a 100 meters of DCK plot, DDA approved upto 100% plot coverage and 5 FAR, as well as 80% plot coverage and 7.8 FAR in Jhandewalan about a kilometer away.
 10. When DCK protested to the then DDA Chairman, VC, Building Department Officials etc. for their singling out DCK for discrimination compared to other mid-town developments approved by them, before and after the Government of India approval of the Zonal Plan for Qadam Sharif Planning Division 'A' Zone 6 of the Master Plan, under S.9(2) of the DDA Act on 22.2.1982, DCK was consoled by oral advice that his plot will be dealt with on the same basis as for DDA Plots, like in the nearby Jhandewalan Extension, under the new integrated DDA Building Bye-laws, coming into force from the middle of June, 1983.
 11. To resume construction on the basis of 1955 tripartite agreement, read with 1931 lease, DCK gave the prescribed notice that circumscribes applicability of Bye-law 6.1 and

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... for discrimination

submitted therewith for DDA sanction building plans for additions and alterations to the existing buildings, in conformity with the 1983 Bye-laws, and other relevant DDA recent approvals, under application dated 7.1.1985, receipt whereof was acknowledged on a copy of the said application on 9.1.1985.

12. The DDA by Registered letter dated 2.2.1985 received by DCK on 4.2.1985, asked DCK to furnish five documents mentioned therein by 17.2.1985.
13. Under letter dated 14.2.1985, received by the DDA on 15.2.1985, DCK complied with DDA requirements dated 2.2.1985 for furnishing all documents and relevant information mentioned in his letter.
14. In the absence of having received DDA's sanction or refusal of DCK Building Plans within 60 days, DCK informed DDA vide his letter dated 12.3.1985 receipted by DDA on 13.3.1985 that the deemed sanction of Building Plans as per Bye-law 6.7.4 has already been granted and construction work had been undertaken by DCK.
15. However, by prescribed Form No. 2 dated 28.2.1985 despatched by the DDA office on 15.3.1985 and actually received by DCK on 16.3.1985, DDA purported to intimate the refusal of sanction of DCK building plans on the following ground:-

"Non compliance of the objections which have already intimated to you vide to this office letter dated 2.2.1985".

In this context it may be noted that there were no "Objections" raised in the said letter dated 2.2.1985 and it had mainly asked for documents and, infact, which were promptly supplied within the 15 days time mentioned

16. In short, the LDA intimation of refusal bearing the date 28.2.1985 but actually posted on 15.3.1985 is invalid in law apart from being manipulation too obvious to require any detailed comments on the same.
17. In the interest of justice, let the deemed sanction prevail, the LDA invalid refusal cancelled and the building construction for additions and alterations applied for on 7.1.1985 be completed, with full cooperation, in the spirit of Bye-law 6.7.1 incorporating such feasible bonafide "modifications or directions" as may be desirable, but, without any discrimination towards LCK, compared to the sanctions given by LDA to others.

Sd/-

(D.C. KAUSHISH)

Appendix 'D' to Item No.3

D 1.

-: ::-

F.165(1)/85-Bldg.,

8th May, 1985.

K.K. BANDYOPADHYAY,
JOINT DIRECTOR (BLDG.)

Shri D.C. Kaushish,
B-299, New Friends Colony,
New Delhi.

2. Shri D.C. Kaushish,
Storage and Genl. Services Pvt. Ltd.,
Shiela Theatre '70' Building,
Desh Bandhu Gupta Road,
New Delhi.

SUB:- Building plans for plot bearing Municipal
No. XV/8601 to 8630, in Qadam Sharif Area,
Planning Division 'A' Zone 6 of the Master Plan.

Dear Sir,

I am directed to refer to your letter dated 8th April, 1985, addressed to the Vice-Chairman, DDA in regard to the sanction of building plans submitted by you under the Building bye-laws applicable to the development areas of the authority, and to inform you that as in the plot, the activities that of a Cinema, Warehousing, etc. are in existence, which require parking standard as per the norms notified by the Government of India, Ministry of Works and Housing in the year 1976. This activity also create a lot of traffic and the location of the Cinema building is in the congested area and on a busy street adjacent to the fly-over, the quantum of construction proposed by you is not feasible and is not permissible under the zoning regulations. As the nature of the activities on the plot is that of a community centre where the maximum F.A.R. permissible according to the Master Plan Zoning is 100 and since the proposal is explicitly in violation of the Master Plan regulations, you should not have any presumption that after 60 days, these plans can be deemed to have been sanctioned.

Yours faithfully,

(K.K. BANDYOPADHYAY)
JOINT DIRECTOR (BLDG.)

Appendix 'E' to Item No.3

--: E1 :-

Mr. Prem Kumar
Vice Chairman
Delhi Development Authority
Vikas Minar
New Delhi

SUB:- Approval of Building Plans for the proposed additions and alterations, by deemed sanction accrued, to the buildings on Plot bearing Municipal Nos.XV 8601 to 8630 in Qadam Sharif Area, Planning Division 'A', Zone 6 of the Master Plan.

Dear Sir,

1. Our grateful thanks for the patient hearing given and courtesy extended to Mr. D.C.Kaushish and the undersigned during the hearing given on May 27, 1985 while reiterating your assurance of doing right unto us, under the law, rules and regulations, by-laws and Master Plan without prejudice to our rights and contentions and without subjecting us to any discrimination compared to others.

2. Though Mr. S.C.Gupta., Director Control Wing, (DCW) was present, representing the Authority (Building Department), he was not able to cite any authority in law for his purely subjective and totally erroneous and illegal following statement made in letter Number: F.165(1)/85-Bldg dated May 8, 1985 issued under the directions of the Director DCW to, Mr D.C.Kaushish:-

"As the nature of the activities on the plot is that of a community center where the maximum FAR permissible according to the Master Plan Zoning is 100 and since the proposal is explicitly in violation of the Master Plan regulations, you should not have any presumption that after 60 days, these plans can be deemed to have been sanctioned.

3. We requested for disclosure of authority in law, Master Plan, DDA Resolutions etc. behind the above quoted untenable ground of "nature of activities" constituting a valid reason for treating DCK plot at par with 'Community Center where the maximum FAR..... is 100', particularly when an invariable deemed sanction has accrued to us, that is sought to be indone under the pretext of the Master Plan and the land use of our plot was specifically shown as commercial in the Zonal Plan A-6 and the report therefor sanctioned by the Government

of India, Ministry of Works and Housing, vide the Ministry's letter No. K-12014/4/81/DD IIA dated 22-2-1982. We are grateful to you for asking the Director DCW, Mr. Gupta to reply our above question and cite the relevant authority/authorities in support of the above-quoted DDA Building Department statement, which he was not able to do.

4. Mr. S.C.Gupta shifted his ground and started to justify his untenable action. He read from and misinterpreted our agreement dated 27-5-1955, entered into between the President of India, the Delhi Improvement Trust and Durga Chand Kaushish to secure development of the plot. Mr. Gupta stated that the buildings contracted to be constructed under the said Agreement would remain within 100 FAR. His explicitly incorrect statement was demolished when we respectfully drew your attention to our building plans sanctioned by the Delhi Improvement Trust on 30-1-1957, for Commercial buildings, under the following stipulation in the 1955 Tripartite Agreement, unambiguously stipulating in clause(i) thereof as follows:-

" The lessee shall after getting the said single storied buildings vacated from the present occupants, develop the said area in accordance with the Plan Marked 'B' and shall erect new buildings after approval by the Lessor to the building plans prepared on the basis of Plan Marked 'B' and according to the relevant rules, regulations and by-laws "

(underlined by us for clarification and emphasis)

Under Sec. 60(c) of the Delhi Development Act the DDA is fully bound by the terms of the said 1955 agreement. You were pleased to ask for his comments, but Mr. Gupta had none to offer.

5. Instead, Mr. Gupta relied upon yet another ground, i.e. the advice allegedly received by DDA quite some time back from the Chief Planner, Town and Country Planning Organisation, Government of India, to the effect that the nature of activities was that of Community Center on our plot and it should be treated as such for FAR etc., of which he advised during the hearing. In this regard, you will kindly recall our producing

.....3/-

E-3

before you a copy of the letter dated July 31, 1971 from the then Chief Planner, Mr. Chandrasheklara (TCPO) unambiguously declaring our plot as 'Commercial'. We also produced a copy of the note of TCPO attached as Appendix 'J' to Resolution item No. 216, where in an entirely different context of the non-conforming activity of our Printing Press on the plot, the then Chief Planner, Mr. C.S.Gupte had confirmed the earlier TCPO declaration with regard to the land use as "Commercial area shown in the draft Zonal Development Plan of Zone A6 as general commercial and retail shopping....." etc. If there was any further authoritative finding from the TCPO, Mr. D.C.Kaushish requested for its disclosure, which you very kindly permitted, but again Mr. Gupta could give none, particularly in the face of attention drawn to the clarifications having been given by Mr. C.S.Gupte, saying that the land use of our plot is "General Commercial", which has a statutory backing, cannot be changed for norms and standards applicable to 'Community Center.'

6. The Director, DCW, Mr. S.C.Gupta, again shifted his stand and started reading out from a file that he had brought, some DDA communication stated to have been sent to the Ministry of Works and Housing stating that the plot in question was to be treated as 'Community Center', ie. with 100 FAR. It was respectfully submitted to you that whatever communication the Director, DCW sent in this behalf to the Ministry, behind the back of Mr. D.C.Kaushish without giving him an opportunity to make his submissions thereon, was neither legal nor binding and completely against all principles of natural justice.

7. As a last resort, the Director, DCW made the most unfortunate observation, alleging that we had obtained the deemed sanction in collusion with the lower staff of the Building Department, to let the 60 days period limitation expire, without our calling on you or Mr. Gupta. We took strong exception to the insinuation, while adding that by the same token, if we had called on Mr. S.C.Gupta, we would have got 100% ground coverage and 500 FAR, as DDA gave, amongst others to parties

..... 4/-

in our neighbourhood as well. But as responsible citizens, we do not indulge in such unethical and dishonest practices. However, you were most gracious and kind to at once express regrets on behalf of DDA for the unfortunate remarks of Mr. S.C.Gupta which we deeply appreciate coming from your exalted position and assure you, that without any rencour we choose to treat the unfortunate episode as closed.

8. We are deeply grateful for your suggestion that the matter may be placed before the Technical Committee under you, without prejudice to our rights and contentions and without waiver of the rights already accrued to us by the deemed sanction of our plans, to assist you in arriving at a just and fair decision, for which you will be pleased to give the necessary directions, and we as well as the concerned DDA Building Department officials will make their submission before the said committee and we will be given the final opportunity to rebut before your Technical Committee, the averments of the Building Department representatives. But as we clarified, our participation and cooperation will be strictly in terms of our letter of April 8, 1985 and without prejudice to our rights and contentions and without waiver of the rights already accrued to us by the deemed sanction of our plans. We are all the more grateful for your accepting our request not to allow any extraneous materials like the correspondence between the Building Department and the Ministry etc. carried on behind our backs by the DDA and your Committee proceedings would strictly be confined to the documents on record we are mutually aware of ; Authority Resolution; Gazette Notifications; Master Plan; Zonal Plan and law relating thereto.

9. As such we are happy to reiterate our nutual understanding and full cooperation without prejudice to our rights and contentions. As agreed on 22.5.1985, we will carry on our work in progress in accordance with the plans submitted and the deemed sanction accrued, with 300FAR for the time

Contd....5/-

: E-5 :

being, though in 80's, the DDA Building Department has sanctioned around 500 FAR on the basis of which the plans weresubmitted to you. The matter of further FAR would be left open for our mutual discussion, followed by a quick decision to go into the matter of higher FAR allowed to others as pointed out, to ensure that we are not discriminated against, which you were most kind to assure.

10. We are most thankful for deciding upon the convening of the Technical Committee in terms of by-law No. 6.7.1 as stated in our 8.4.1985 letter, preferably in the first week of June but no later than middle of June '85, as you very kindly advised, before which date we may please be given the copies of such Resolutions/Notifications etc. that the Building Department may choose to rely upon, together with a copy of the agenda item for our matter, at least 3 days before the meeting. On our part, we will be very happy to furnish the copies of any of the documents mentioned in our correspondence, or in the alternative, a list of dates and events for your assistance in the Technical Committee. Kindly let us know.

11. We are most thankful once again for the patient hearing given, courtesy extended and your assurance of just and fair disposal of the needless controversy, without any discrimination.

We now look forward to receive your reply.

Yours faithfully,

AJAYA KAUSHISH.

SUB:- Matter pertaining to the widening of Shankar Road.
F.5(17)/69-MP

1. The Delhi Master Plan provided for a 200- ft. r/w of Shankar Road between Ganga Ram Hospital Marg and Patel Road at the junction of Pusa Road. The Authority vide its resolution No.432 dated 29.12.62 and 392 dated 19.7.65 approved the alignment of road with 213 ft. r/w including an express cycle track.
2. The revised alignment plan was prepared by TCPO on the basis of the recommendation of the Screening Board for Zone B-3. The same was approved by the Chairman, DDA vide his order dated 8.5.69. This was based on the idea that least number of structures would be affected.
3. Authority vide its Resolution No. 220 dated 22.11.71 revised to allot plots of 100 sq.yds. to those having a plot area of 80-sq. yds and secondly, to allot plots of 80-sq.yds. to those who are having a size of 56-sq.yds. This Resolution was based on a scheme prepared and developed at site for this purpose on a piece of land measuring about 18 acres located at the crossing of Shankar Road and Dr. Krishan Road.
4. The Ministry of Works & Housing in 1978 informed DDA that Hon'ble Minister desired that for the time being, Shankar Road should be widened to the extent feasible but without involving any demolition whatsoever.
5. In 1980 Lt.Governor, pointed out that widening of Shankar Road should be done and desired the following action:
 - (1) Corporation Officials to take up the work of the widening of the Shankar Road immediately.
 - (ii) Instructed DDA officials to cancel the earlier communication sent to the Corporation regarding the width of this road and stick to the width provided in the Master Plan.
 - (iii) He also wanted DDA officials to take immediate action to allot alternative plots to those whose quarters would be affected by the widening of this road.
 - (iv) L.G. ordered cancellation of the layout plan vide which plots of approx.200.sq.yds. were carved out and allotted to the members of Metropolitan Council and the Municipal Councillans.

Contd.....2/-

6. Authority vide its resolution No.181 dated 14.7.80 resolved that the decision taken by the Lt.Governor, be noted by the Authority and it was decided to prepare alignment plan of Shankar Road by shifting the r/w to the extent possible towards the Rajendra Nagar. Alternative proposals for widening of Shankar Road for 200-ft.r/w to the extent possible towards the Rajendra Nagar. Alternative proposals for widening of Shankar Road for 200-ft. r/w and 175 ft. r/w were prepared for the structures affected.
7. Proposals were examined by the Technical Committee in its meeting held on 30-10-80 and observed the R/W of Shankar Road should be kept minimum 200.ft. and the numbers of structures affected are 224 in addition to 107-shops.
8. The Authority vide its resolution No. 149 dt.23.9.83 resolved that the decision be left to V.C. and Lt.Governor, Delhi. In the discussion, Lt.Governor desired that a fresh detailed traffic count be undertaken by MCD but the same is not received. At the same time, V.C., DDA desired that the layout plan of the area where affected persons are to be resettled may be drawn up. The layout regarding this is under preparation by City Plg.Wing of DDA incorporating the scheme already demarcated on the site based on the scheme as per Authority's Resolution no.220 dt.22.11.71(22.11.71).
9. The draft modified plan Delhi-2001 has been published on 6.4.85 for Public objection/suggestions. As per this, the R/W of Shankar Road has been retained as 60-mts.(200-ft). This is one of the major link between West and Centre Delhi. PPW has stated that if no other local/administrative problem is there, they may have no objection in processing the case further. This case was discussed in a meeting held on 30.1.85 in the room of Director(CP) where MCD official were also present. The alignment plan is laid on the table(ref.439/cor.). A copy of the plan will be sent to MCD showing the properties affected so that they can sanction individual building plans falling beyond the 200-ft. R/W.
10. The matter is placed before the Technical Committee for its consideration.

DECISION

Technical Committee resolved to retain the right of way of 200-ft.

me
14/11/85

Item No. 5

--: 7 :-

Sub: Alignment plan and widening of Bangla Sahib Marg connecting Baba Kharak Singh Marg and Bhagat Singh Marg.
F.5(30)/76-MP).

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The alignment plan of the above said road has been prepared in City Planning Wing, based on the survey supplied by NDMC. As per the Zonal Development Plan, the R/W of this road is 24 mtr. The widening of carriage way has been proposed due to uneven width of the existing carriage way and the increase in traffic load. A uniform width of 14.5 mtr. has been proposed all through out with a slight curve near the existing Kali Mandir.

2. As per Zonal Plan proposal, this road should have joined Baba Kharak Singh Marg opposite Bangla Sahib Lane as indicated in the copy of the plan. This is not feasible as a number of pucca structures will be effected in this proposal as envisaged in the approved Zonal Plan.

3. The feasibility of the proposal has since been studied by N.D.M.C. and as per their letter dated 28.8.84 it is observed that only five trees are affected in the proposed widening and none of the services are affected.

4. The proposal was discussed by the Technical Committee in its meeting dated 16.11.84 and observed that the proposal needs further examination, specially keeping in view the existing temple structure with in the R/W of the proposed alignment and the proposal of the Zonal Development Plan.

5. Accordingly, the case was further examined by Director (CP) and opined that the shrine portion of the Kali Mandir falling with in the R/W of the Bangla Sahib Marg is extending a little beyond

Contd...

the footpath portion. The road has accordingly been given the smooth curve in order to accommodate the shrine portion with in the footpath portion as indicated in the copy of the plan (at flag 'B'). The comments of Dir. (CP) have received the consent of E.M. and V.C., D.D.A.

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

DECISION

Technical Committee observed that the proposal for widening was not feasible due to the existence of temple in the right of way. It desired that the existing right of way/carriage way should be retained. However it also desired that the NDMC may explore the possibility for widening of carriage way and submit a proposal for consideration.

P2/3/65

Item No. 6

Sub: General Development Plan for Shalimar
Bagh, Block C&D
(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 Haiderpur 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 regularised 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 |

Contd...8/-

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:-

Contd...9/-

- 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	33.50
3) Distt. Centre	11.83	5.56
4) Institutional	24.00	11.28

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	-	27.65
4)	unauthorised colonies.		
	Gross residential area	-	36.35
	available for development.		
	(a) area for plotted		19.56
	development		
	(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 @ 0.69 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

The Technical Committee desired that the existing construction and the commitments in the area should be marked first on the plan for consideration.

Handwritten signature/initials

ITEM NO.7

SUB:- Change of land use of 168.3 Sq.mts. of land under occupation of Sanathan Dharam Sabha Ram Mandir, Nauroji Nagar, New Delhi.
File No. F20(19)/83-MP

A proposal has been received from the Ministry of Works and Housing vide their letter No. K-13011/23/83-DDIIA, dated 11.10.83 (appendix-F) in which they have stated that the Ministry is considering a proposal for the regularisation of 168.3 Sq.mts. of land in favour of Sanathan Dharam Sabha Ram Mandir, which is in their possession. The Ministry is of the view that it will involve change of land use from 'Residential' to 'Institutional' (religious) and requested to change the land use. (site plan laid on the table).

2. The matter has been examined and it has been observed that the land use of the plot under reference is 'Residential', as per Master Plan as well as in the approved zonal development plan. It has also been observed that temples, mosques, churches and other places of worship are permissible in residential use zone if allowed by competent authority after special appeal. As such the change of land use may not be necessary if allowed by the Authority under special for religious use,.

3. The matter is placed before the Technical Committee to consider the matter as a case of special appeal.

DECISION

Technical Committee recommended the case for consideration of Authority under special appeal.

*Pr
14/10/83*

Appendix 'F' to Item No.7

No. K-13011/23/83-DDIIA
Government of India
Ministry of Works and Housing

New Delhi, dated the 11.10.83

To
The Commissioner (Planning)
Delhi Development Authority,
Vikas Minar,
New Delhi.

SUB:- Change of land use of 168.3 Sq.mts of land
under occupation of Sanatam Dharam Sabha Ram
Mandir, Nauroji Nagar, New Delhi.

Sir,

I am directed to say that a proposal is under consideration for the regularisation of 168.3 Sq.mts, of land in favour of Sanatam Dharam Sabha Ram Mandir in Nauroji Nagar which has been unauthorisedly occupied by this institution. A copy of the site plan No. L&DO 2049 for the area in question is sent herewith. I am to request that the comments on this proposal may please be sent to this Ministry for taking further action in regard to change of land use.

Yours faithfully,

sd/-

(K.K.SAXENA)
DESK OFFICER

Copy forwarded to Lands Division w.r.t. their File
No. J-13015/2/83-LD(DOIV).

sd/-

(K.K.SAXENA)
DESK OFFICER.

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Appendix 'F' to Item No.7

No. K-13011/23/83-DDIIA
Government of India
Ministry of Works and Housing

New Delhi, dated the 11.10.83

To

The Commissioner(Planning)
Delhi Development Authority,
Vikas Minar,
New Delhi.

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under occupation of Sanatam Dharam Sabha Ram
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Yours faithfully,

sd/-

(K.K.SAXENA)
DESK OFFICER

Copy forwarded to Lands Division w.r.t. their File
No. J-13015/2/83-LD(DOIV).

sd/-

(K.K.SAXENA)
DESK OFFICER.