

दिल्ली विकास प्राधिकरण

अनुभाग Master Plan.

निास F. (35)-85-MP.

स्थिति

पत्रव्यवहार

विषय

Draft Minutes of the Meeting of Tech. Committee
held on 16.7.85.

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DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

Draft Minutes of the meeting of the Technical Committee held on 16.7.85 at 3.00 P.M. in the Conference Room of Delhi Development Authority, Vikas Minar, New Delhi.

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The following were present :

Delhi Development Authority

1. Shri Prem Kumar
Vice-Chairman (Chairman)
2. Sh. J.K. Varshniya,
Engineer Member
3. Sh. Ved Prakash,
Chief Architect (H)
4. Sh. R.G. Gupta
Director (CP)
5. Sh. J.C. Gambhir,
Director (PPW)
6. Sh. S.C. Gupta,
Director (DC&B)
7. Sh. V.N. Sharma,
Jt. Director (ZP)
8. Sh. K.K. Bandhopadhyaya,
Jt. Director (Bldg.)
9. Sh. D.K. Saluja,
Dy. Director (CP)
10. Sh. C.P. Rastogi,
Dy. Director (MP) (Convenor)

Police Department

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

Municipal Corporation of Delhi

12. Sh. D.D. Mathur,
Town Planner.

Central Public Works Department

13. Sh. Y.S. Sandu,
Architect.

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 Tuesday the
16th July, 1985 at 3.00 P.M. in the Conf-
erence Room of Delhi Development Authority,
Vikas Minar, I.P. Estate, New Delhi.

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7.	Re-allotment of land for temple at Naraina Vihar to Durga Sewak Sabha. (F.8(4)/82-Instl.	11 to 12

8. Request from School of Planning and Architecture for increase in FAR at plot no. 6, Block 'B' I.P.-Estate, New Delhi 13

F-16(5)/85-M.P.

9. Conversion of base in respect of plot no. E.1, Jhandewalan State, New Delhi. 14 to 16

FE-14(16)/64-Pt.

+ F. S/4/14/48/OSB/Pt.

10. Any other Item.

(i) FAR for 15 Curzon Road, New Delhi

F16(15)/79-MP (Pt. II)

17

This Item was again discussed in continuity of T.C meeting of 13.6.85 and minutes are recorded in the same minutes file of 13.6.85.

(ii) Proposal to increase FAR of the proposed Civic Centre at Jawahar Lal Nehru Marg in Zone-D2

F3(224)/64-MP

16.7.85

Subject:- Proposed extension of existing temple in the name of Adya Katyayani Shakti Peeth Mandir-regarding.

File No. F3(23)/85-MP

A representation has been received from Adya Katyayani Shakti Peeth Mandir, Chattarpur for the extension of the existing temple complex, which is very popular amongst the citizens of Delhi/India. They have stated that number of devotees is exceptionally large on holidays, festive occasions, like Puranamashis, Navratri etc. They are also conducting spiritual classes for the benefit of citizens, as well as serving free food to the visitors on such occasions. Therefore, they have stated that there is a great need for additional facilities, like prayer hall, dinning hall etc. for the existing complex for which they have acquired about 5.36 acres of land adjacent to the existing temple complex. Their request has been supported by a large number of citizens/devotees and about 31,000 signatures have been sent to us for this purpose.

2. It is stated that the existing temple is located in the 'rural use zone' of the Master Plan and religious complexes are not permitted as per permissible list as well as under 'special appeal' of the Master Plan as mentioned on pages 49 and 50. Now the draft extensive modified plan of Delhi-2001 has been notified on 6.4.85 and according to Director (PPW), the uses permitted in 'rural use zone' are rural centres, orchards, Plant Nursery, forests and extractive industries. Therefore, it is a case of change of land use from 'rural use zone' to 'Public & semi public facilities' (religious).

3- Details with regard to existing temple complex i.e. approval of the plan etc. from M.C.D. has been received (Appendix... 'A'...).

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

DECISION

✓ The Technical Committee examined the proposal as referred by MCD. It was noted that the religious use is in existence since long on a part of the plot. Proposal is to further provide the facilities required by this organization, and therefore, keeping in view the recommendation made by the MCD and also the use of the part land in existence before the enforcement of Delhi Master Plan, Technical Committee recommended that the matter be processed on the case of change of land use from 'rural use zone' to 'public and semi-public facilities' (religious). Technical Committee also desired that the ownership title of the land be also ascertained.

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Ref

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Copy of Resolution No .248.....of the standing....
Item

Meeting of the ..Committee..held on.27.3.85.

Item No.11:- Approval of site for Adya Katyayani Shakti
Pith Mandir, Chhatarpur.

Commissioner's letter No. F33/TP/945/C&C dated 14-2-85.

An application for approval of site of the existing temple and its proposed extension has been received. It is signed by Shri Baba Sant Nagpalji Maharaj the founder and chief of Sh. Adya Katyayani Shakti Pith Mandir Chhatarpur and around 31,000 other persons including a large number of very prominent citizens and high dignitaries of Delhi. The old existing temple is located on the main Road (Satynand Marg) leading to Chhatarpur. An additional piece of land adjacent to the existing temple has been given to the temple authorities and now stands in the name of Shri Baba Sant Nagpalji as per revenue records.

As is well known, this temple is visited by a very large number of devotees practically all around the year and specially on holidays, festival occasions like Purnemashas, Navratri etc. Spiritual discourses are held and free food is served to all visitors on these occasions. The existing temple complex is found inadequate for such large gatherings. There is, thus, need for additional facilities like prayer hall, dining hall etc. for this complex, and the proposal in question is aimed at meeting this urgent requirement. This application on behalf of this temple, which has developed into one of the most popular places of worship in Delhi has been endorsed/recommended by many luminaries from political social and spiritual fields, MP's, legislators, Municipal Councillors and an unb-lievable large number of ordinary citizens, which is a record in itself.

The old existing temple is situated on the land comprised in Khasra Nos. 75 and 76 measuring approximately 1.11 acres (5 bighas 7 biswys). The land now given to the temple comprises of Khasra Nos. 66, 1, 68, 69, 70, 71, 72, 73 and 74 measuring approximately 5.36 acres (25 bighas and 15 biswas). This is proposed to be utilised for the construction of prayer hall, dining hall, kitchen and an institution for the spiritual devotional studies and welfare of the weaker sections. In addition, provision would also be made for residential accommodation for the priests and the visitors staying overnight in the temple. Ancillary buildings for preparation and distribution of prasad, storage, safe custody of shoes etc.etc. are also proposed to be provided.

Land Use:

The site is located outside the urbanisable limits of the Master Plan in the agricultural green area. Such

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institutions and temples are permissible in the agricultural green area subject to permission by the competent authority. Approval of the DDA from land use point of view is proposed to be obtained.

Ownership:

The land comprised in Khasra No. 75 and 76 measuring about 1.71 acres (5 bighas 7 biswas) and the land comprising of Khasra Nos 66/1, 68, 69, 70, 71, 72, 73 and 74 stands in the possession of Shri Baba Sant Nagpal, Founder and Chief of Shri Adya Katyayani Shakti Pith Mandir, Chhatarpur.

Coverage & FAR:

The coverage and FAR in the proposed complex would be allowed as per zoning regulations of the Master Plan and building bye-laws. The old existing constructions of the temple and its ancillary buildings would be allowed to be used for the existing use. The right of way of road leading to Chhatarpur would be maintained as 100' and the right of way of the road leading to the abadi at the rear of the temple which passes through the Old temple and the proposed site for extension would be retained as exists at site 24 feet).

Approval of DUAC/ULCR:

Approval of DUAC would be obtained at the time of the sanction of the building plans. Clearance under ULCR would be obtained, if necessary.

Recommendations:

As required under Section 313 of the DMC Act, 1957 the case is put up to the Standing Committee for approval of the site of the existing temple and its proposed extension subject to the following conditions:-

- (i) The building plans for the proposed extension would be get approved by the temple authorities.
- (ii) Provision for the services will be made and indicated while getting the building plans sanctioned. This would be in accordance with the prescribed municipal standards;
- (iii) Approval of the DUAC for the proposed scheme and approval from the DDA as required under special appeal would be obtained.

Item No. 11:

Resolution
No. 248.

Resolved that as proposed by the Commissioner in his letter No. F33/TP/945/C&C dated 14.2.85, approval of site for Adya Katyayani Shakti Pith Mandir, Chhatarpur and its proposed extension be accorded subject to the conditions mentioned in the letter referred to above.

16.7.85

SUB:- Modified alignment plan of Rani Jhansi Road from Idgah upto its junction with G.T.Road.
File No. F5(1)/65-MP(part-I)

The alignment Plan of Rani Jhansi Road from Idgah upto its junction with G.T.Road was approved by the Authority vide its resolution No.197 dated 26/4/65. The right of way of this road as per Zonal/Master Plan is 45 mt. from Idgah to Old Rohtak Road and 60 mt. from there onwards upto its junction with G.T.Road.

2. In the modified plan drawing No. DCP-TT-83/P-16 (MCD) the following modifications are made:-

- i) The proposed alignment of the Rani Jhansi Road in the portion between Old Rohtak Road and road leading to Bara Hindu Roa has been modified so as to have a smooth flow of traffic. In the earlier approved plan, there was a kink at this point which has been smoothened as indicated in the plan laid on the table.
- ii) The r/w of Rani Jhansi Road between the Old Rohtak Road and G.T. Road has been reduced to 45 mt. as against 60 mt. in the earlier approved alignment plan since it is not possible to achieve the same due to the existing structures.

3) The modified proposal was sent to MCD for comments. The proposal was put up before the LOSC. MCD vide its letter No. 1728-D(133)/STO/84 dated 3.5.84 has forwarded the decision of the LOSC. The decision of the LOSC dated 29.10.83 is as follows:

"From Planning point of view there is no objection to the proposed alignment plan. D.D.A. will take action for removal/shifting of the properties affected in the proposed r/w before the implementation for the widening of the road could be taken up by the Corporation."

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

DECISION

Technical Com. observed that the road under reference is an important one, and therefore, recommended that its alignment plan as prepared, be approved. The affected occupants be provided an alternate accommodation as per the existing policy.

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16.7.85

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- SUB:- i) Alignment plan of road No. 75-B, starting from its Inter-Section with road No.57 upto its junction with link Road No.71.
- ii) Approval of two petrol pump cum service station sites along the above said road.
- File No. F5(15)/84-MP

The above said road is an extension of the Indraprastha Marg (Road No.75). The R/W of this road is 30 mt. as per Master Plan/Zonal Plan proposal. This road is passing through the Co-operative Housing Building Societies area connecting, Vivek Vihar in the east and Indraprastha Marg on the west. The alignment plan of this road has been prepared based on the survey supplied by PWD, Delhi Admn. At present, only a two lane carriageway with about 7.5mt. width is existing. It is proposed to be widened to four lanes with a Central verge of 1.20 mt. width in the immediate phase widening. In the final phase cycle tracks as per the standard road cross section would also be constructed. (plan laid on the table)

2. There are two community centres sites along this road, one on the inter-section of road No. 72 and the other near the junction of Road No.71. Two petrol pump-cum-service station site 120'x100' have been proposed adjoining these community centre sites.

3. According to the feasibility Report submitted by PWD, Delhi Admn., it is stated that nearly 36 semi pucca shops constructed un-authorisedly in Karkardooma village are affected by the proposed alignment.

4. The case is put up to the Technical Committee for its approval the alignment plan/proposed widening of carriage ways and the location of the petrol pump sites.

DECISION

Technical Committee approved the alignment plan of Road No. 75-B and desired that all the unauthorised structures falling within the r/w be removed.

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Ref.

16.7.85

Sub: Resitement of Petrol Pumps affected by Zakhira Flyover proposal.

- i) M/s Northern Service Station, Rohtak Road (HPC).
- ii) M/s. Ramlal Bansawal & Sons, Rohtak Road (HPC).
- iii) M/s Anup Service Station, Rohtak Road (BPC)

(F.7(15)/82-MP) -----

In the proposed construction of flyover, the above referred petrol-pumps have become non-operational and require immediate resitement. On the basis of alternate proposals, the proposed sites are located in the area along road no. 40 and road no. 37. These areas are under the jurisdiction of the Slum Department. These proposals were ~~discussed~~ in a meeting held in the room of the Director (DC&B) on 19th floor with the following suggestions for the alternate sites.

- i) HPC Service Station, Rohtak Road known as M/s North rn Service Station (G-i) Existing-status - Filling Stn. only.

A site measuring 36m x 30m (average) for resitement of the above ~~said~~ petrol pump was suggested adjacent to the Slum tenements of Sarai Basti and South of Roadno. 40 subject to its shifting by 150' towards the park side from the road intersection. (Indicated in the plan laid on the table). This is keeping in view the proposal submitted by Director(CP)

- ii) HPC Service Station, Rohtak Road, known as M/s Ramlal Bansiwal & Sons, Existing status-Filling-cum service stn.

A site measuring 36m x 30m (average) for resitment of the above said petrol pump was suggested in the layout plan of shops-cum-flatted factory compl x now designated as community centre and located in the south of road no.40 in Sarai Basti Shahzadawala Bagh. The layout plan has been prepared in JJ & Slum D ptt. The petrol-pump site is suggested keeping in view that later on if there is adjustment suggested by Technical Committee/Delhi Urban Art Commission for the community centre layout plan, the same could be ~~done~~ without affecting the petrol-pump site. (plan laid on Table).

- iii) Anup Service Station(BPC) existing status- - Filling Station only).

The site was suggested for filling-cum-service station of 36m x 30m.(average) adjoining the existing Slum & JJ office after leaving the minimum distance from the intersection. Director(CP) has observed that this will not be a desired site because all the three petrol-pumps will be in the same direction with the central verge in between and he has suggested only a filling station site of 30m x 17m on the opposite side after adjusting the Dho-bi Ghat area and leaving about 100 mts. of the intersection of Road no. 40/37 (location shown on the Plan). In this connection, it may be

noted that while the sites of two outlets are suggested for filling-cum-service stations and for this the site suggested is only for a filling station. It may be worthwhile to earmark site for this outlet also as filling-cum-service station and accordingly, the area of Dhobi Ghat be adjusted towards the narrow strip near the intersection.

2. The proposals as mentioned above, are placed before the Technical Committee for their consideration.

DECISION

✓ Technical Committee examined the proposal of re-location of three outlets as proposed and recommended that two outlets which are shown as filling-cum-service station site be approved. For the third site which is indicated as filling point, be re-examined after the site inspection and a proper site for filling-cum-service station be provided.

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16.7.85

SUB: REGARDING ALLOTMENT OF ALTERNATIVE SITE
TO IOC FOR SHIFTING OF LPG STORAGE FROM
SHAKUR BASTI-CHANGE OF LAND USE.

(File No. F3(81)/83-MP)

The Ministry of Works & Housing in the year 1974, decided that any oil installations within the urban limits of Delhi should be shifted at least 4 kms. away from the urbanisable limits and the Master Plan should be modified to ensure that no petroleum installation is allowed within the urban limits. In the year 1984, after the fire accident in the Plan Area at Shakur Basti on 15th May, 1983, the matter was examined in detail and Authority vide Resolution no. 54 dt. 23.2.84 considered this matter and on the request of IOC allowed storage licence for 1.5 lacs cylinders at Shakur Basti site subject to the conditions given below :

- i) IOC obtains a licence from the Chief Controller of Explosives, Nagpur for this purpose.
- ii) Due safeguard as sanctioned by the Zonal Licensing Committee, be followed.
- iii) The modified plan for this purpose be approved by M.C.D.
- iv) Licence for storage of LPG product is obtained from M.C.D.
- v) IOC should undertake to close down operation at Shakur Basti in accordance with the plan for moving the oil installations out of Shakur Basti.

2. An exercise for an alternate site was also taken up by the Perspective Planning Wing of the Authority and an area for shifting the existing LPG storage and bottling plan at Shakur Basti was identified in between Rohtak Road and Railway line from Nangloi to Delhi-Haryana Border (Bahadurgarh). The land proposed for shifting of oil installation (as shown in the plan laid on the table) is located in the 'rural use zone' of the Master Plan. The land use is to be changed to 'warehousing'. The land is to be acquired by the Land and Building Deptt., Delhi Admn. for which Addl. Commissioner (Lands)

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D.D.A has already requested the Land & Building Deptt., Delhi Admn. to take necessary steps for acquiring the proposed land for shifting the existing Shakur Basti Plant.

3. The proposal is to change the land use of 65 Hectares of land from 'Rural Use Zone' to 'Warehousing & Storage' for shifting the existing oil depots from Shakur Basti.

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

DECISION

✓ Technical Committee examined the proposal for the change of land use of the site presently used by Shakur Basti for storage of gas cylinders and recommended that the present site be changed for circulation and green and the alternate site as proposed, be processed for change of land use from 'rural use zone' to 'warehousing and storage'.

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16.7.85

SUB:- Permission for construction of storage space over the existing shops in Khanna Market, Lodi Road, New Delhi.
(File No. F3(161)/71-MP)

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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 overage and FAR to be allowed in Khanna Market. (Appendix 'B').

2. Khanna Market, Lodi Road, is located in Zone D-15. There are 101 single storeyed shops abutting road of 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

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Appendix 'B' to item No. ~~15~~ 6

-B-1-

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. 2 Sub: Permission for construction of storage space over the existing shops in Nehru Bazar, Paharganj, New Delhi. (F.16(142)/72-MP).

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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 Bazar 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.

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D-1-

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 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 Gaffar 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 Gaffar 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.

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 'D') 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/CPWD for these shops based on the site conditions as there are residential blocks on a higher ground in the rear of these shops.

6. This item was discussed in the Technical Committee meeting held on 15.3.85 and 4.4.85 on the request of Land and Development Officer, Ministry of Works & Housing. Their comments are received vide Letter No. L.III T.C. and they have requested to incorporate the following conditions in the approval to the Standard Plan:

"The Standard Plan is approved subject to each Lessee obtaining prior permission of the Land & Development Officer as Lessor before undertaking any construction according to this plan on such terms and conditions as the Lessor may decide and full compliance of the terms and conditions."

7. The matter is now placed before the Technical Committee for consideration the proposal as in para 5 and 6 above.

DECISION

Technical Committee examined the proposal for the additional construction over the shops in Khanna Market in Lodhi Colony area and felt that based on standard plans, the space on the first floor to the extent of 50% of shops area be allowed as a magazine floor having entry from inside the shop. It was also felt that while permitting the construction on the basis of the standard plan to be formulated by NDMC, the condition as indicated by LADO in para 6 of the preamble, be taken into consideration.

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blewuple' be taken into consideration.
then, the condition as indicated by 1880 in para 6 of the
pl memo on the parts of the proposed plan to be formulated by
the group. It is also left that while determining the condition
shall be allowed as a maximum floor rising only from the
the space on the floor to the extent of 20% of space
in foot of the area and left that based on proposed plans,
additional construction over the space in ground market
Technical Committee examined the proposal for the

DECISION

Item No. 7

16.7.85

Sub: Re-allotment of land for temple
at Naraina Vihar to Durga Sewak
Sabha.
(F.8(4)/82-Instl.)

The development plan of Naraina Vihar area was prepared by D.D.A. in which three residential sites were earmarked for religious sites as, R-3, R-4 and R-5. Out of which Durga Sewak Sabha was allotted a site of 500 sq.yds. for the construction of a temple at Naraina Vihar vide letter no. F.8(4)/82-Instl. dated 22nd April, 1983 and they were asked to deposit a sum of Rs. 61,983.50 which they had deposited vide challan no. 75358 dated 5.5.83.

2. Smt. Shakuntla Devi, President of the Durga Sewak Sabha has been representing for an alternate site on the grounds that the site allotted to them was earlier a cremation ground as well as there are a large number of trees existing at the site.

3. The matter was examined by the City Planning Wing and they have suggested that the land allotted to Durga Sewak Sabha is full of trees and culling of a large number of trees was involved and hence, the present site is not suitable. They have prepared another site plan for religious sites as R-3, R-4 and R-5 on account of the reasons mentioned above. (Plan is laid on the table). The area of each of these sites is about 500 sq.yds. The president of Durga Sewak Sabha has requested that a site in Block 'G' or Block 'B' in Naraina Vihar may be allotted to them. The relocation of the proposed sites

namely, R-4 and R-5 is in Block 'B'. There is no site proposed in Block 'G'.

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

DECISION

✓ Technical Committee examined the proposal for an alternate site for religious purpose and approved the site indicated as R-3 in Block 'B' for the allotment to Durga Sewak Sabha.

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[Signature]

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Item No. 8

16-7-85

Subject:- Request from School of Planning and Architecture for increase in FAR at Plot No. 6, Block 'B', IP Estate, New Delhi.
(file No. F.16(5)/85-MP).

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A request has been received from Acting Director, School of Planning and Architecture, I. P. Estate, New Delhi to accommodate the existing and proposed under-graduate and post-graduate Department of Studies for which they have proposed to remodel the existing architecture Department building on plot No. 6, Block B, IP Estate. They have further stated that the proposal will enhance the architectural character of the area and result in a harmonious development on the site, for which request to relax the existing FAR of 125 to 200 has been made.

2. They have worked out alternate designs on the basis of:-

- i) Ground coverage of $1/3$ rd of the plot area.
- ii) Maximum height of 24.38 M (80 ft.)
- iii) Maximum FAR of 200.

Three alternative sketches, explaining the design approach and concept which have been developed by them have been submitted. They have stated that they are quite conscious of the very legitimate need of the students for open space to meet their bonafied active recreational facilities. The school site is situated amidst a very low density area of the City and there are a large number of areas designated for physical recreation activities all around the Campus, e.g. Indira Gandhi Stadium complex, Raj Ghat Complex and coming Yamuna River Front Development. It is stated by the party that the proposed additions and alterations in the existing building will not effect the recreational facilities and in addition, a series of terraces at various levels have been provided which could be developed for outdoor interaction and activities of students and faculty.

3. In view of above, Acting Director, School of Planning and Architect has requested the D.D.A. to permit enhancement of existing FAR from 125 to 200 and maximum ht. 4280'.

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

DECISION

Technical Committee examined the proposal submitted by the School of Planning and Architecture (Deemed University) and observed that the plot on which the proposal has been made for additional construction, is an isolated plot, surrounded by green area from three sides and fronting towards the service road of the Ring Road. Keeping in view its location and the requirement of the additional space for the School of Planning and Architecture, Technical Committee agreed that subject to a height restriction of 80' and a maximum ground coverage of $33 \frac{1}{3}$ per cent of the net plot area, the School can design the building to a FAR not exceeding 250, however, subject to that adequate parking and playground area is provided within the plot.

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16.7.85 Sub: Conversion of lease in respect of
Plot no. E-1, Jhandewalan Estate,
New Delhi.
(FE-14(16)/64-Dt.+ S/4/14/48/OSB-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 leased 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 meant for residential purpose, to be used as commercial use (offices and canteen), on a additional premium and additional ground rent. The lease was also renewed 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 dt. 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 Vice-Chairman, DDA, 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 intermediate lease and requested for the renewal of the existing lease prior to 1988 for another 40 years to

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be granted after the expiry of the lease in the year 1988, however, subject to that the land use and FAR 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 should be on perpetuity.

4. This matter was discussed in the Technical Committee meeting held on 21.3.85 and 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 to by the Authority/Lessor for the use of the plot.

5. Party has been requesting for sanctioning of different proposals at different times like, 300 FAR etc. and finally the Party's proposals are as follow :

- 1) Conversion of temporary lease into a perpetual lease with the charges payable to the DDA based upon the rates prevalent on the date of our application, namely, the 18th February 1975.
- ii) Following floor coverage ratio as given in the Master Plan (page 60, para-b) may kindly be permitted.

Ground floor	-	80%
1st floor	-	70%
2nd floor	-	50%
3rd floor	-	50%
- iii) Change of land use of all the existing constructed buildings from Semi Commercial to Full Commercial.
- iv) Basement
Construction of basement for parking as per requirements of Building Bye Laws of the area.

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6. It is stated that the Draft Perspective Development Plan, Delhi-2001 has indicated this area as a part of 'District Centre' with a maximum FAR of 150. The construction as existing, as per details given by the Party on this plot, - Ground floor 67.33%, 1st floor 39.63% and 2nd floor 32.33% i.e. an FAR of 139. In case the plot is to be converted as per Draft Perspective Development Plan Delhi-2001 as a part of the District Centre' and the land use is changed to commercial, the maximum FAR on the net plot area after taking road widening, if any, will be 150 in place of existing 139. However, this is subject to the provision of parking space in accordance to regulations.

7. The matter is submitted for the consideration of the Technical Committee.

DECISION

Technical Committee examined the proposal submitted by DLS Universal Ltd. for conversion of lease in respect of plot E1 Jhandewalan and observed that in the Master Plan/draft zonal plan, the plot is located in the area earmarked for General Business and Commerce'. Technical Committee also observed that subsequent to the notification of Delhi Master Plan on 1st Sept., 62, the Govt. amended the regulations for Jhandewalan 'D' Block and it was declared under the category of built-up commercial area. Technical Committee also observed that in the year 1981, while considering the draft recommendations of the Screening Board on the objections/suggestions received on the zonal plan, the Authority approved the revised norms for the properties located in Jhandewalan and recommended that ground coverage, height and FAR should be as specified under the terms of lease in the property. It was also noted that this decision of the Authority applies to perpetual leases which have been executed as 'commercial' on the ground floor and residential' on the above floors.

Technical Committee also noted that in the recent modifications in the Master Plan published in the gazette of India for inviting public objections/suggestions, the maximum FAR prescribed for this area is 150. It was also noted that during 1967-81, before D.D.A. Resolution mentioned above, a number of properties have been constructed on the basis of the ground coverage and FAR indicated in the Master Plan. Keeping in view the above observations, the Technical Committee recommended that the matter may be brought before the Authority to take a decision to allow the plot under reference to be used for 'commercial and general business' and consequently to permit the temporary lease into a perpetual lease, as was permissible on the plots before the D.D.A. Resolution 1981, however, subject to fulfilling the parking, circulation and other requirements as per the norms.

Ref.

10. ADDITIONAL ITEMS:

16.7.85

Sub:- FAR for 15, Curzon Road, New Delhi.

DECISION (F.16(15)/79-MP (PC, II))

1) The matter pertaining to 15 Curzon Road was again discussed in this meeting and the Technical Committee observed that in Connaught Place and its extension, the Master Plan specifies FAR of 400. However, the Govt. of India, Ministry of Works and Housing subsequently, modified on the recommendations of the NDRAC the FAR 250 vide notification No. K-12014(9)/72-UDI dated 27.4.74. Therefore, the Technical Committee 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 such increase, and therefore, Technical Committee desired that a reference be made to the Govt. of India, Ministry of Works and Housing in this behalf.

- 11) Sub:- Proposal to increase FAR of the proposed civic centre at Jawaharlal Nehru Marg in zone D-2.
(File No. F.3 (224)/64-MP)

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The matter with regard to increase in FAR of the proposed civic centre at Jawaharlal Nehru Marg from 150 to 250 was raised by the Town Planner, MCD, Commr. (MCD).

This was earlier discussed in the meeting of Technical Committee held on 15.3.85 and keeping in view that the land use is 'governmental use', the maximum FAR applicable is 150 with maximum ground as 25%. The Commissioner, MCD vide his letter No. PSC/3185/85 dated 24th June, 1985 has informed that they have already invited the competitive designs from public for the said complex and the same is at an advance stage, and therefore, requested that the concurrence of the Authority for permitting 250 FAR will be very much appreciated.

The Technical Committee, keeping in view that the project is to be taken up by the MCD for locating their own activities and as it is not possible to increase the plot area, recommended that as a special case the FAR for this pocket be increased to 250 with the condition that all the parking and circulation requirements be fulfilled within the plot area and the circulation plan should be properly designed in such a manner that the traffic on Jawaharlal Nehru Marg and at Minto Road may not become bottleneck.

* Case of Home Civic Centre prev

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