

योजना
Planning

दिल्ली विकास प्राधिकरण

अनुभाग Master Plan

मिसिल संख्या F. (35)/91-118

विषय

पत्र-व्यवहार

विषय

Draft Minutes of Technical Committee Meeting
held on 1.7.91

आवृत्ति सं०	दिनांक	विषय को संज्ञा	हस्ताक्षर	आवृत्ति सं०	दिनांक	विषय को संज्ञा	हस्ताक्षर
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आवृत्ति सं० दिनांक विषय को संज्ञा

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आवृत्ति सं० दिनांक विषय को संज्ञा
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DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

Draft minutes of the Technical committee meeting held on 1.7.91 at 9.30 A.M. in the Conference Room of Vikas Minar, 5th floor, IPEstate, New Delhi.

The following were present:

DELHI DEVELOPMENT AUTHORITY:

1. Mr. C.Noronha, Vice Chairman, (In the chair)
 2. Mr. W.D. Dandage, EM
 3. Mr. J.C. Ghambir, Commr. (Plg.)
 4. Mr. Santosh Auluck (CA)
 5. Mr. Rakesh Behari, Commr. (Lands)
 6. Mr. M.N. Khullar, Addl. CA
 7. Mr. R.G. Gupta, Director (TYA)
 8. Mr. S.C. Gupta, Director (DC&P)
 9. Mr. P.C. Jain, Director (AP&B)
 10. Mr. S.C. Sarsen, Director (Lands)
 11. Mr. P.N. Dongre, J.D. (TYA)
 12. Mr. N.K. Aggarwal, JD (WC&SA)
 13. Mr. Chander Ballabh, JD (AP)
 14. Mr. Prakash Narain, JD (T)
 15. Mr. A.K. Jain, JD (ZP)
 16. Mr. Pradeep Behari, Senior Architect (EZ)
 17. Mr. Vijay Risbud, Project Planner (Narela)
 18. Mr. Ashok Kumar, Project Planner (Dwarka)
 19. Mr. D.K. Saluja, Dy. Dir. (T)
 20. Mr. Amit Das, Dy. Dir. (AP)
 21. Mr. S.P. Phatak, Dy. Dir. (M)
 22. Mr. Anil Barai, Dy. Dir. (MP) (Convenor)
- TOWN & COUNTRY PLANNING ORGANISATION
23. Mr. B.K. Arora, Associate Planner
- DELHI POLICE
24. Mr. U.K. Chowdhry, ACP (Traffic)
- MCD (TP)
25. Mr. R.S. Sadhebra, Asstt. Arch.
DWS&SDU, MCD
26. Mr. R.C. Aggarwal, SE (W) Plg
L&DO
27. Mr. L.D. Ganotra, E.O.

Item No.1

Sub : Allotment of land to NBCC for Residential-cum-guest house complex in Golf Links. - F.3(12)91-MP.

It was observed that this plot was located on a 9 mt. approach road, and that, as such, construction of a guest house was not permissible under the provisions of MPD-2001. The proposal was, therefore, not approved.

Item No.2

Sub : Layout plan of Institutional complex in and around development and construction of urban spaces for jhuggi cluster at Vishwas Nagar, Trans Yamuna Area.

- (ii) Change of land use of 7.5 hect. from residential to public and semi public (Socio Cultural Institutional) - F.1(26)91-Dir.(TYA)

It was observed that the insitu re-development should be taken up on the same pattern as decided in case of Seelampur scheme, and should be confined to the existing jhuggie-encroached area. The remaining land out of the proposed site to be used for residential and institutional uses. The internal road R/W be maintained as decided by the Technical Committee earlier. For approval of Technical Committee, the modified scheme to be resubmitted.

Item No.3

Sub : Resitement of objectionable petrol pump located at Kashmere Gate. - F.13(14)88-CRC.

It was observed that the existing petrol pump site was of smaller size and, therefore, objectionable. It was decided to verify whether the said petrol pump was as per MPD-2001 standards and if not whether it needs to be relocated.

- ii) It was also decided that a survey be carried out of all petrol pumps outlets in Delhi and a report prepared indicating the sizes of the various petrol pumps and how many would be of the wrong size or otherwise objectionable keeping in view the provisions of MPD-2001.

Item No.4

Sub : Allotment of land for the construction of underground reservoir and booster pumping station at Lawrence Road. - F.23(4)80-IL-Pt.

It was decided that as per detailed revised layout plan (laid on table) plot 'A' be used for playground and maintained as such by Hort. Department of DDA; Plot 'B' be given to Delhi Water Supply & Sewage Disposal Undertaking except for the existing temple structure. Plot 'C' be used for the DDA site office.

It was further decided that the Lands Deptt. of DDA will transfer the land to Delhi Water Supply & Sewage Disposal Undertaking subject to (i) ~~that~~ the site for the electric sub-station, if required, ^{being} will be provided by Delhi Water Supply & Sewage Disposal Undertaking out of the land allotted to them, (ii) cost of the replacement of existing structures ^{being} paid to DDA. Regarding existing temple structure, Lands Deptt. may examine and see if it can be relocated.

Item No.5

Sub : Allotment of additional land to Arsha Dharma Parishad, Mayur Vihar for Dharma Shala, Auditorium, etc. - F.8(5)69-Instl.

The allotment of the additional site was approved as proposed, subject to the land being handed over after removing the encroachment from the road right of way.

Item No.6

Sub : Requirement of Fire Stations in Delhi/New Delhi.

It was noted that the location of three fire station sites at Mayur Vihar, Mandawali, Janakpuri Distt. Centre and Jawalapuri, respectively, had been decided. It was decided that the layout plans of all the three sites be sent to Lands Deptt. for handing over possession thereof.

(ii) Regarding the site at Najafgarh, it was pointed out that the site as proposed by Delhi Fire Services which was adjacent to Suraj Cinema ^{was} under the control of MCD and, therefore, a communication ^{had been} was sent to Delhi Fire Services to approach to MCD for allotment.

(iii) As to the Rohini Site, it was observed that a site for ^{Fire} Station had been earmarked in the approved plan. It was decided that this plot be allotted ^{on} as 'institutional plot' for location of a fire station as well as fire force offices.

Item No.7

Sub : Change of land use of an area measuring about 6.00 hect. from district parks and open spaces to commercial use for the construction of a wholesale fruit and vegetable market in West Delhi opposite Keshopur outer Ring Road. - F.20(16)87-M.P.

It was observed that in MPD-62, the prescribed land use of the plot was that of 'district park' and 'open spaces'. In MPD-2001 the land use prescribed was 'public and semi-public facility'. DUAC had objected to the change of land use from district park and open spaces to commercial use and desired that equivalent area for green be provided somewhere else. The Technical Committee noted that in MPD-2001, the land use ^{prescribed} was for 'public and semi-public facility' and therefore, that the proposed change of land use was from 'public and semi-public facilities' to 'commercial use' and not from 'green' to 'commercial'. After due consideration, it was decided that the matter be commended to the Authority for ^{approval to} the proposed change of land use.

Item No.8

Sub : Allotment of land for Middle School. - F.Misc.80/JD(P)-I.

Regarding the norms for middle school sites the Technical Committee decided that as a matter of policy, the size of each such plot should range between 0.6 hect. to 1.2 hect. and that 50% of the plot area be used for construction of buildings within the norms and the remaining 50% be used as playground. The parking space be provided @ 1 car space for 100 sq. mts. of built up area.

Item No.9

Sub : Policy for land use of Delhi Improvement Schemes in relation to MPD-2001. - F.3(79)87-MP.

After some discussion, the Technical Committee desired that the matter be referred to C.L.A. for his opinion on the following issues :

- i) whether the lease document/contract supercedes the corresponding Master Plan provisions as per the law of the land?
- ii) whether the layout plans prepared under rules prior to MPD-2001 are to be honoured as per the provisions of MPD-2001?
- iii) what are the implications of the Master Plan land use *vis-à-vis the Master Plan?* *prescribed in the Master Plan?*

The Technical Committee further noted that the redevelopment scheme for the Special Area is yet to be prepared. It, therefore, decided that individual cases are to be examined on ~~the merits~~ *merits*.

Item No.10

Sub : Construction of an arterial road along Hindon Canal for approach to Dallupura Co-op. Group Housing Societies and Kondli Gharoli Complex. - F.5(1)90-MP.

Deferred.

Item No.11

Sub : Regarding construction of CPWD Transil Hostel/Guest House at Aliganj Area, Lodhi Road. F.16(39)87-MP.

It was observed that the area of the plot was less than 1 ~~acre~~ *acre* and ~~the plot~~ *the plot* was facing a road having a right of way of less than 24 mtrs. As such, the norms for an individual residential plot viz. 33/13 ground coverage and 83 FAR with 11 mtr. height ~~will~~ *will* be applicable. The basement equivalent to ground coverage may be constructed for providing parking and services without being counted as FAR. Within these parameters the CPWD may provide transit hostel accommodation on the said site. The approach to the site should also be widened by a minimum of 20 meter from the main road.

Item No.12

Sub : Allotment of additional land to Blue Bells Education Society, Kailash Colony. -F.18(18)75-Instl.

It was noted that Blue Bells Educational Society had been allotted an area measuring 1.7 acres. However, possession was handed over for 1.2 acres only. The plan (laid on table) was discussed in detail and

it was suggested that the matter be brought again before the Technical Committee later in the month when the Director of Education, MCD and the representatives of Blue Bells Educational Society were also present.

Item No.13

Sub : Plan in respect of Terminal Cancer Hospital for Shanti Avenda Ashram on Plot No.1, Factory Road Area, New Delhi - F.16(11)91-MP.

It was noted at the outset that the entire lay out plan as prepared by L&DO (laid on table) was earmarked for 'residential use' except for the plot under reference (Plot No.1, Factory Road) which was proposed to be allotted for the Terminal Cancer Hospital to be run by Shanti Avenda Ashram. It was also observed that L&DO was planning to allot several such plots to those whose lands had been acquired elsewhere. Accordingly, Commr.(Lands) was asked to move L&DO to also provide alternative accommodation (plots) to those who were still occupying valuable land within Bhikaji Cama Place Distt. Centre.

(ii) Regarding the building norms applicable for the proposed Terminal Cancer Hospital ^{plot} site, it was noted that 25% ground coverage and maximum 100% FAR would be applicable so long as the ^{prescribed for the plot} plot land use continued to be 'public and semi-public'. However, in case the entire pocket was changed to residential use the covered area of the said plot would increase from 25% to 33% and a lower FAR as provided for a residential plot would be applicable. ^{Keeping the special requirements of the said institution in mind,} the allotment of the proposed plot for the terminal cancer hospital was approved subject to the land use thereof being modified from that of 'public and semi-public' to 'residential' purposes.

Item No.14

Sub : Policy regarding location of Taxi Stand/Three wheeler stand (TSR) - F.12(11)78-MP.

After much discussion, the proposed policy guidelines for location of taxi stand/scooter stands was agreed upon, subject to the proviso that 5 to 10% of the total parking spaces provided for in all commercial areas be kept reserved for a permanent taxi stand and proper facilities be provided for the same. In the case of developed areas where ^{additional} new parking facilities were ^{required} provided, permanent taxi stands were to be provided in the parking lots developed for hotels and big institutional complexes, ^{to the extent of} subject to 10% of the car parking spaces ^{thus provided} being used for such stands.

(ii) It was also pointed out that there were 82 roads/public places where taxi stands had been constructed but not allotted by the DDA. It was decided that these taxi stands could be allotted as per the policy guidelines subject to their clearance, location-wise by the Delhi Traffic

Police. Incidentally, the rep. of Delhi Traffic Police explained that it was their policy to provide for temporary taxi parking facilities on roads and other central areas, which could be used by rotation by all taxis frequenting those places. He was informed that these ^{are} ~~are~~ not licenced taxi stands and hence not covered by above policy guidelines.

Item No.15

Sub : Policy for Hoardings. - F.Commr.(Plg.)90/G-80.

Project Planner (Narela) explained the details of the study conducted by him for the location of hoardings in the Union Territory of Delhi. At the outset, it was agreed that NB Code be adopted for areas other than those falling under the jurisdiction of NDMC. The guidelines issued by DUAC be also kept in view for location of hoardings at various occasions. It was opined that design for various types of hoardings should be worked out by the local bodies separately for locations like ^{conservation} ~~conversation~~ areas, on major roads and in public parks, ^{respectively}.

(ii) After some discussion, Technical Committee decided that a comprehensive paper be prepared keeping the above aspects in view and that the same be circulated to the local bodies, PWD, DTC, Railway, Air Port Authorities and others. A final view may be taken in the Technical Committee on receipt of their comments.

Item No.1 :

Sub : Allotment of land to NBCC for Residential cum guest house complex in Golf Links. F2(12)91-MP

It was observed that this plot ^{was} located on a 9 mt. approach road. ^{and} It was, therefore, ^{as much} noted that the guest house ^{is} not permitted on such a narrow road as per MPD-2001 provisions. ^{permissible under the} The proposal was ^{therefore not approved}

Item No.2 :

Sub : Layout plan of Institutional complex ^{and} cum in/around development and construction of urban spaces for jhuggi cluster at Vishwas Nagar, Trans Yamuna Area
ii) Change of land use of 7.5 hect. from residential to public and semi public (Socio Cultural Institutional) F.1(26)91-Dir.(TYA)

It was observed that the ^{re-} ~~in situ~~ development ^{should} be taken up on the ^{same} pattern as decided in case of Seelampur scheme, and should ^{be} confined to the existing ^{shuggie-} encroached area ^{by} ~~the~~ ^{jhuggies} and the remaining land out of the proposed site to be used for residential & institutional uses. The modified scheme be re-submitted. The internal road R/W be maintained as decided by the Technical Committee earlier.

Item No.3 :

Sub : Resitment of objectionable petrol pump located at Kashmere Gate. F.13(14)88-CRC.

It was observed that the existing petrol pump site ^{was} being of a smaller size is objectionable. It is, ^{and therefore} ~~therefore~~ decided to ^{verify} ~~examine~~ whether the existing petrol pump ^{is} as per MPD-2001 standards and whether it needs to be relocated.

ii) It was also decided that ^{for objectionable a report prepared} ~~a covering~~ petrol pump, indicating the details of such petrol pumps and the reasons of ^{the sizes of the various} ~~their being objectionable~~ ^{has many would} keeping in view the provisions of MPD-2001, ^{use of the same size as otherwise objectionable} a detailed ^{paper be prepared}

Item No.4 :

Sub : Allotment of land for the construction of underground reservoir and booster pumping station at Lawrence Road. F23(4)80-IL-Pt.

It was decided ^{that} as per detailed ^{revised} layout plan (laid on table) plot 'A' will be used for play ground and ^{will be} ~~be~~ maintained by Hort. Department of DDA. Plot 'B' be given to Delhi Water Supply & Sewage Undertaking except ^{for} the existing temple structure, Plot 'C' be used for the DDA site office.

111) It was further decided that the Lands Deptt. of DDA will transfer the land to Delhi Water Supply & Sewage Undertaking and further subject to (i) that ^{the site for the} electric sub-station, ⁷ ~~site~~ ^{required} will be ^{provided} given by Delhi Water Supply & Sewage Undertaking of the land allotted to them, ~~or electric sub-station, if re-~~ ^{existing} quired; (ii) cost of the replacement of ~~land & structures~~ ^{and see} standing there on shall be paid to DDA. Regarding existing temple structure, Lands Deptt. may examine, if it can be re-located.

Item No.5 :

Sub : Allotment of additional land to Arsha Dharma Parishad, Mayur Vihar for Dharma Shala Auditorium etc.
F.8(5)69-Instl.

^{on proposed} The allotment of the ^{additional site} ~~additional site~~ was approved ^{upon} ~~The site suggested was agreed to allotment however,~~ ^{best handed over} subject to handing over of ~~land B/H~~ ^{the} after removing of encroachment ^{from the road right of way.}

Item No.6 :

Sub : Requirement of Fire Stations in Delhi/New Delhi.

^{Location of these} It was noted that the ^{three} Fire Station sites at Mayur Vihar, Mandwali; Janakpuri district centre and Jawalपुरi ^{have been} decided. It was decided that the layout plans of all the three sites to be sent to Lands Deptt. for handing over ^{these sites.} ^{for action thereof}

(i) Regarding ^{the} site at Najafgarh, it was pointed out that the site as proposed by Delhi Fire Services, ^{which was} adjacent to Suraj Cinema is under MCD and therefore a communication was sent to Delhi Fire Services to approach to MCD for allotment.

^{As to the} (ii) Regarding Rohini site, it was observed that ^a site for Fire Station ^{has been} is earmarked in the approved plan. It was decided that this plot be allotted as ^{an} institutional plot ^{for} to ^{for} fire station as well as ^{the} their offices.

Item No.7 :

Sub : Change of land use of an area measuring about 6.00 hect. from District Parks and open spaces to commercial use for the construction of a wholesale fruit and vegetable market in West Delhi opposite Keshopur outer RING Road.

F20(16)87-MP

^{prescribed} It was observed that in MPD-62, the ^{the} land use of the plot was ^{for} District park and open spaces. In MPD-2001

^{prescribed} the land use ~~is for~~ ^{is} 'public and semi-public facility'. DUAC have objected ^{to the} for change of land use from ^{to} District Park and open spaces" to 'commercial use' and desired that equivalent area for green be provided somewhere ^{else}. The

Technical Committee noted that in MPD-2001, the land use ^{is} for 'public and semi-public facility' and therefore, ^{that the} change of land use ^{is} from 'public and semi-public facilities' to 'commercial use' and not from 'green' to 'commercial'.

^{After due consideration} It was decided that the matter be ^{recommended} referred to ^{the Authority} GDA for ^{final} recommendation to the Ministry of Urban Development. ^{for change} of land use ^{for the proposed change of land use}.

Item No.8 :

Sub : Allotment of land for Middle School.
F. Misc.80/30(P)-I

^{decided that is a matter of policy} Regarding the norms for middle school ^{sites} the Technical Committee ^{was of the opinion that} the site ^{the size of each such plot} should ^{be} range ^{between} from 0.6 hect. to 1.2 hect. and 50% of the plot area may be used for construction of building within the norms and the remaining 50% ^{to} be used as playground. The parking space is ^{to} be provided @ 1 car space for 100 sq.mts. of built up area.

Item No.9 :

Sub : Policy for land use of Delhi Improvement Schemes in relation to MPD-2001. F.3(79)87-MP

^{some} After ^{the} discussion, Technical Committee desired that the matter be referred to C.L.A. for his opinion on the following issues:

- i) whether the lease document/contract ^{supercedes} the Master Plan provisions ^{as per the law of the land}?
- ii) whether the layout plans ^{prepared under rules prior} to MPD-2001 ^{are to be honoured as per the provisions} of MPD-2001. ^{What are the implications of the Restrictive Land Use?}

The Technical Committee further noted that the re-development scheme for the Special Area ^{are} yet to be prepared, ^{and therefore} individual cases are to be examined on the merit.

Item No.10:

Sub : Construction of an arterial road along Hindon Canal for approach to Dallupura Co-op Group Housing Societies and Kondli Gharoli Complex. F.5(1)90-MP

Deferred.

Item No.11:

Sub : Regarding construction of CPWD Transil Hostel/Guest House at Aliganj Area, Lodi Road. F16(39)87-MP

It was observed that the area of the plot ^{was} ~~is~~ less than 1 acre and the plot facing ^{on} ~~on~~ road having right of way of less than 24 mtrs. Therefore, the norms ~~appli-~~ ^{as much} ~~cable~~ ^{for an} individual residential plot with 33/1 3 ground coverage, 83 FAR, 11 mtr. height, ^{will} ~~will~~ be applicable.

The basement equivalent to ground coverage may be constructed by providing parking and services without ^{being} ~~count-~~ ^{ing into FAR.} ~~ing into FAR.~~ ^{within} these ^{parameters} ~~norms~~ the CPWD may provide transit hostel accommodation in the said building. The approach to the site should ^{also} ~~be~~ widened ^{by a} minimum 20 meter ^{from} ~~wide road.~~ ^{the main road.}

Item No.12 :

Sub : Allotment of additional land to Blue Bells Education Society, Kailash Colony. F18(18)75-Instl.

It was noted that Blue Bells Education Society ^{had been} ~~was~~ allotted an area measuring 1.7 acres. However, possession was handed over for 1.2 acres only. The plan (laid on table) was discussed in detail and it was suggested that the matter be brought again before the Technical Committee ^{held in the month} when the Director of Education, MCD and the representatives of Blue Bells Education Society ^{at} ~~be~~ also ^{were} ~~invited.~~ ^{present}

Item No. 13:

Sub : Plan in respect of Terminal Cancer Hospital for Shanti Avenda Ashram on plot no.1, Factory Road Area, New Delhi. F16(11)91-MP

^{after discussion} ~~After discussion~~, this was noted that the ~~total~~ ^{entire} ~~entire~~ lay out plan as prepared by D&D (laid on table) is mainly ^{remarked} ~~marked~~ for residential use except the plot under reference (plot no.1, Factory Road) which is to be allotted to Terminal Cancer Hospital for Shanti Avenda Ashram. Commr. (Lands) ^{was asked to move to D&D to also} ~~may take up the matter with L&D for providing alternative~~ accommodation (plots) to those who ^{are} ~~are~~ presently occupying land within Bhikaji Cama Place scheme ^{so that the pending} ~~issues could be sorted out, after the land use of this~~ ^{is} ~~is~~ changed from 'public and semi-public' use (hospital) to residential. ^{the Technical Committee recommended} ~~for change of land use~~

Regarding the bldg. norms which may be made applicable for the Terminal Cancer Hospital site ^{it was asked} ~~allotted by~~ L&D, 25% ground coverage and maximum 100 FAR ^{are} ~~are~~ applicable.

be applicable. However, in case the total pkt. is changed, the covered area will increase from 25% to 33% to 1/3 and 1/2. A.R. as

Item No. 14: Keeping the special requirements of the
Subject: Policy regarding location of Taxi Stand/Three
wheeler stand (TSR) F12(11)78-MP

After discussion, the proposal in the form of policy for location of Taxi Stand/Scooter Stand, was agreed upon, however subject to that 5 to 10% of the total parking spaces provided in the commercial areas, be kept reserved for permanent Taxi Stand where proper facilities are provided. In case of built up areas where new parking areas are developed permanent Taxi Stand are provided including parking lands developed for hostels, big institutional complexes, of 10% of the car parking space for such stands.

It was pointed out in the meeting that there are 82 cases where 6 taxi stands have been constructed by the DDA, and these are to be regularised as Taxi Stands. It was decided that this matter be re-examined in consultation with the Traffic Police and sites be allotted.

Item No. 15: allotted as per the policy guidelines subject to clearance, location wise, by the Delhi Traffic Police
Sub: Policy for Hoardings. F.Commr. (Plg.) 90/G-80

Project Planner (Narela) explained the study conducted by him, the location of hoardings in the Union Territory of Delhi. It was decided that NBC Code be accepted for areas other than falling under the jurisdiction of NDMC. The guidelines issued by DUAC be also kept in view for location of hoardings at various occasions. It was opined that design for hoardings should be worked out by the local bodies for various locations like hoarding in conservation areas, of major roads in parking areas etc. The DDA should workout proper guidelines for location of hoarding in the areas which are being developed by DDA.

After some discussion, Technical Committee finally decided that a comprehensive paper be prepared keeping in view these policy guidelines and circulated to the local bodies, PWD, DTC, Railway, Air Port Authorities and others. After the same is finally discussed in the next part of the Technical Committee.

Comments. A final view may be taken via the Tech Committee on receipt of their comments.

The proposed terminal cancer hospital building plan was approved. The proposed allotment of the proposed plot for the terminal cancer hospital was approved subject to the land use thereof being made paid from that of public & semi-public to residential purpose.

The rep. of Delhi Traffic Police explained that it was their policy to provide for temporary taxi parking facilities in central areas which could be used by rotation by all places.

He was informed that these were not licensed taxi stands but were not covered by above policy guidelines.

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

Agenda for the meeting of Technical Committee to be held on 1.7.91 at 9.30 A.M. in the conference Room of Vikas Minar at 5th Floor, Delhi Development Authority, I.P. Estate, New Delhi.

<u>S.No.</u>	<u>Item No.</u>	<u>Subject</u>	<u>Page No.</u>
1	94/91	Allotment of land to N.B.E.C. for Residential cum guest house complex in Golf Links. F.3(12)/91-MP To be presented by J.D.(ZP).	(Deferred)
2.	100/91	Layout plan of Institutional Complex cum in /around development and construction of urban spaces for Jhuggi cluster at vishwas Nagar, Trans Yamuna Area. ii) Change of land use of 7.5 hect. from residential to public and semi public (Socio Cultural Institutions). F.R1(26)/91-Dir.(TYA). To be presented by Director TYA	(Deferred)
3.	103/91	Resitement of objectionable petrol pump located at Kashmeri Gate. F.13(14)/88-CRC. To be presented by J.D.(WC&SA)	(Deferred)
4.	104-A/91	Allotment of land for the construction of under ground reservoir and booster pumping station at Lawrence Road. F.23(4)/80-IL-Pt. To be presented by D.D.(AP)-II	1-2
5.	105/91	Allotment of additional land to Arsha Dharma Parishad Mayur Vihar for Dharama Shala Auditorium etc. F.8(5)/69-Instt. To be presented by Dir.(TYA)	3-4
6.	106/91	Requirement of Fire Stations in Delhi/ New Delhi. PA/Director/AP&B/1094 To be presented by JD(AP)-I	5-6
7.	107/91	Change of land use of an area measuring about 6.00 hect. from District parks and open spaces to Commercial use for the construction of a whole-sale fruit and vegitable Market in West Delhi opposite Keshopur outer Ring Road. F.20(16)/87-MP To be presented by J.D.(AP)-I	7-8

Contd...

8. 108/91 Allotment of land for Middle School 9-10
F.Mise./80/JD/(P)-I To be presented
by JD(P)-I
9. 109/91 Policy for land use of Delhi Improve-
ment Schemes in relation to MPD-2001. 11-12
F.3(79)/87-MP To be presented by
JD(WC&SA).
10. 110/91 Construction of an arterial road along
Hindon Canal for approach to Dallupura
co-op. Group Housing Societies. and 13-17
Kondli -Gharoli Complex. -
F.5(1)/90-MP To be presented by
J.D(T).
11. 111/91 Regarding construction of C.P.W.D.
Transit Hostel/Guest House at Aligang 18-19
Area, Lodi Road.
F.16(39)/87-MP To be presented by
J.D.(ZP).
12. 112/91 Allotment of additional land to Blue 20-22
Bells Education Society, Kailash Colony.
F.18(18)/75-Instt. To be presented by
JD(P)-I.
13. 113/91 Plan in respect of Terminal Cancer
Hospital for Shanti Awenda Ashram on 23-24
plot no.I, Factory Road Area, New
Delhi.
F.16(11)/91-MP To be presented by
J.D.(AP&B).
14. 114/91 Policy regarding location of Taxi
Stand/ Three Wheeler Stand(TSR). 25-26
F.12(11)/78-MP To be presented by
D.D.(MP)
15. 115/91 Policy for Hoardings 27-30
F.Comm.(Plg.)/90/G-80 To be presented by
J.D.(Narela)

Item No. 94/91

Sub:- Allotment of land to NBCC for residential cum Guest House complex in Golf Links.

F.No. 3(12)/91-MP.

NBCC has submitted a proposal of guest house on plot No. 68-69 Golf Links, New Delhi. The proposal has also been received from the Chief Architect, NDMC. The site under reference is in the Zone D-11 & 12 and as per Zonal development plan and MPD-2001. The land use is residential. The site falls in the Bungalow area. The NBCC has requested for the permission for construction of guest house for bonafied use of NBCC employees. The area of the plot is 887.58 sq.mtr., which has been allotted by L & DO for residential cum guest house. As per MPD-2001 (page 151-152 of the gazette) a guest house for govt. and semi.Govt. department/public and private company for transit accommodation of their employees is permitted in residential land use either as part of approval of layout plan or a case of special permission from the Authority. The norms coverage FAR will be same as applicable to any individual plot.

2. The case is submitted for consideration to the Technical Committee to allow construction of guest house for their employees under special appeal.

Sub: Route alignment for laying of one No. 3x300 Sq.mm XLPE U/G Cable between Kamla Market & Motian Khan 33KV S/Stn. alongwith 6x2.5 Sq.mm Pilot wire cable.

F.6(10)90MP

1. Ex.Engineer(Plg.)I, DESU vide letter No. XEN(Plg.)/2/13/330 dated 17/11/90 has submitted a proposal for laying of one No. 3x300 Sq.mm XLPE U/G Cable between Kamla Market & Motia Khan 33/KVS/Stn. alongwith 6x2.5Sq.mm pilot wire cable as per their 1991-92 annual plan.
2. The cable is to be laid along Asaf Ali Road & D.B.Gupta Road after crossing Ajmeri Gate Intersecti New Delhi Rly.Stn. Bridge & Chitragupta Road : Intersection to be connected to an existing cable near Motia Khan. The cable alongwith the pilot cable is to be laid underground in the entire stretch. The cables are proposed to be laid below the footpaths within a distance of 2.30mts. from the road R/W as indicated in Section 'AA' on Drg. No.13-4358 and on the draft alignment plan of D.B.G Road.
3. The cables have been looped in at Ajmeri Gate & Chitragupta Road intersections so that the same are not affected while planning cross type pedestrian subways in future if required.
4. Ex.Engineer(Plg.)I, DESU vide letter dtd. 10th April, 91 has confirmed that there is no MRTS proposal through this area as discussed by him with Sh.Venketraman of M/s.RITES.
5. The case is put up to Technical Committee for consideration.

दिल्ली विकास प्राधिकरण

कम. संख्या

29.5.91

दिनांक.....198...

Item No. 100/91

Layout plan of Institutional Complex Cum In/Around development and construction of urban spaces for jhuggi cluster at Vishwas Nagar, Trans Yamuna Area.

2. Change of landuse of 7.5 hect. from residential to public and semi-public (Socio-Cultural Institutions).

BACKGROUND

This is the second project of In/Around development and construction of urban spaces for jhuggi cluster near Vishwas Nagar. The first project was prepared for Seelampur jhuggi cluster, discussed 4 times in Screening Committee/Technical Committee and in other forums. With the help of these two detailed projects, now, policies can be formulated on the subject of In/Around development and construction of urban spaces for jhuggi clusters.

2. Extent of area and location

There is an area of 17.5 hect. bounded by Vishwas Nagar built up colony in the North, 45 mtr. wide existing road in the east, 24 mtr. wide existing roads in the south and Co-operative Group Housing Societies in the South and West.

17.5 hect. has following two distinct landuses;

- i) 7.5 hect. for institutional purposes - a plan was prepared about 10 years back partly implemented, 17 plots allotted and on some of them buildings have been constructed. In the new master plan, landuse of the pocket, seems to be by mistake, is residential.

In this complex, 17 plots with a break up of 8 of 450 Sqm; 6 of 800 Sqm; one of 7134 Sqm; (MCD), one of 3375 Sqm; (DESU) and one of 1500 Sqm. have been allotted and in some of them buildings have also been constructed.

- ii) 10 hect. earmarked for residential, partly encroached by more than 1800 jhuggies, partly was under stay order, now has been vacated, partly low lying with a pond and in one portion, sulabh sauchalaya has been constructed.

दिल्ली विकास प्राधिकरण

कम संख्या

दिनांक.....198...

- 22 -

In this, after adding adjoining pockets, 9.6 hect. of land was planned for group housing societies named as 'CBD Cooperative Group Housing Complex and was approved by authority vide Resolution No.144 dated 30/7/83 and later on approved by DUAC on 7/3/84. The full plan was not implemented as the land at that time was under stay order.

3. In map No.1, existing position of the site of 17.5 hect. has been shown earmarking i) Area encroached by jhuggi clusters ii) Sulabh Sauchalaya constructed by Slum Wing, DDA iii) Road constructed by DDA iv) Physical infrastructure i.e. water lines, sewer lines, S.W. drains and electric lines constructed by DDA. and v) Plots where buildings have already been constructed by different institutions including MCD office and DESU office. A senior secondary school is already functioning in the area with temporary building. Towards western side of the complex, Cooperative Group Housing Societies namely; Hans Bhawan, Chitra-kut, Nav Rachna and railway employees have constructed flats and population is living there.

4. Landuse as per Master Plan; As per MP-62, landuse of the pocket was largely institutional and partly residential. Layout plan was prepared partly developed and institutional buildings constructed but in MPD-2001, may be by mistake landuse of this pocket has been shown as residential. This has created a necessity of change of landuse of 7.5 hect. from residential to public and semi-public (Socio-Cultural Institutions).

5. Commitments/decisions already taken.

- i) 17 institutional plots have so far been allotted as per Institutional Branch records and all of them have been accommodated in the new plan.
- ii) One group housing pocket of 4000 Sqm. has been earmarked as per commitments made in the Supreme Court.
- iii) Two rows of plots of Vishwas Nagar have been retained as per commitments made in the Supreme Court.

दिल्ली विकास प्राधिकरण

क्रम संख्या

दिनांक.....198...

- 23 -

- iv) One women hostel whose demand is pending since more than two years has also been earmarked.

6. Proposal

The entire area of 17.5 hect. has been divided into following two parts:

- i) Area under institutional = 7.5 hect. = 42.6%
ii) Area under residential = 10 hect. = 57.4%

6.1 Details of institutional area.

In 7.5 hect., 17 plots with a break up of 8 each of 450 Sqm., 6 each of 800 Sqm., one of 1500 Sqm., one of 3375 Sqm. (DESU) and one of 7134 Sqm. (MCD) have been retained. On most of these plots, either buildings have been constructed or compound wall by the institutions have been constructed. In the remaining area, 30 plots with sizes as under have been proposed to be developed. Some of these plots would be developed after demolition of sulabh sauchalaya and filling up of pond.

S.No.	No. of Plots	Size in Sqm.	Plotted Area	Use
1.	1	4875	4875	Local Shopping
2.	1	2275	2275	Women hostel
3.	1	1300	1300	Institutional
4.	4	800	3520	Institutional
5.	10	770	7700	Institutional
6.	6	600	3600	Institutional
7.	7	400	2800	Institutional
Total	30		26070	

An area of 2 hect. has been proposed as green giving a buffer between institutional plots and proposed In/Around SITU development for jhuggi clusters.

दिल्ली विकास प्राधिकरण

क्रम संख्या

दिनांक.....198...

- 24 -

6.2 Residential development

- Total Area = 10 hect.
- Group Housing = .4 hect.
- Sr. Secondary School = .9 hect.
- Area for In/Around SITU development = 8.7 hect.

6.3 Details of In/Around SITU development

6.3.1 Principles of Planning

- i) Integration with adjoining areas with a view to share the physical and social infrastructure.
- ii) A fully developed and built up to plinth level, plot between 10 - 12.5 Sqm. on the ground floor and at later stage another 8 - 10 Sqm. on the first floor approachable by a ladder from within the room.
- iii) Toilet facilities on group basis and to be constructed by Slum Wing, DDA.
 - One WC for 3 families.
 - One bath for 3 families.
 - One common water tap for 12 families.
 - One dust bin for 24 families.
- iv) Common private open courtyard @ 7 Sqm. per family and to be clubbed for six families.
- v) Physical infrastructure at the following norms:
 - Water supply @ 30 gallons per day per capita.
 - Sewerage @ 24 gallons per day per capita.
 - Drainage @ 2.5 cusecs per hect.
 - Power @ 62 KW per acre.
 - Drainage @ 2.5 cusecs per hect.
 - Power @ 62 KW per hect.
- vi) Minimum width of lane is 3 mtr. to be used only by pedestrians. Other roads are of 6 mtr., 9 mtr. and 13.5 mtr. Access to cluster would be by 1.5 mtr. wide path.

दिल्ली विकास प्राधिकरण

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दिनांक.....198...

- 25 -

vii) The proposal is based on low rise and high density development so that there is more and more involvement of the population living there and the scheme is also economised to a great extent, against high rise and high development, which would have following consequences:

- Against Delhi Master Plan.
- Huge financial resources is required as the entire construction has to be done by Slum Wing, DDA with plan funds.
- Beneficiaries will not contribute neither in terms of development of lands nor construction of houses.

In such strategy, following densities are desirable:

- Gross density 180-200 DUs per gross hect. or 900-1000 persons per gross hect.
- Net density 300-350 DUs per net hect. or 1500-1750 persons per net hect.

viii) Social infrastructure is proposed as per master plan standards, with following modifications:

- Senior secondary school, one for 9000-10000 population against a standard of 7500 population given in the master plan. The school would have 4 stories and a basement. Vocational technical education would be in the basement and ground floor while first to third floor would be used for academic education. There would be two shifts in the school.
- Primary school would be one, each for 5000 population with two shifts in each. This would take care of 'Bhikam Singh Basti'!

Like this, all the plots of public and semi-public buildings would be used more intensively. Social infrastructure has been proposed after considering the existing available facilities and other unauthorised construction in the vicinity.

दिल्ली विकास प्राधिकरण

कम संख्या

दिनांक.....198...

- 26 -

- ix) Housing has been taken as a unit to improve the quality of life, taking family as a unit. In this complex, not only academic education would be imparted but technical training also. With the help of better health & education, more productions and earnings would be there.
- x) Use of new techniques like prefab construction or skelton uses.
- xi) Economics of development and construction of housing units would be as under:-
- Development of physical infrastructure including construction of toilet blocks and construction of plot upto plinth level would be done by Slum Wing, DDA. It would be financed partly from plan funds of Delhi Admn. and partly from cross subsidies from other uses by main wing, D.D.A.
 - Construction of DUs would be done by individuals with the help of N.G.Os and C.H.B.S. by taking loans from the Govt. on nominal rate of interest. Amount of loan would be refunded back in 15-20 years on the basis that affordability of beneficiaries is there. Payment of instalment should not be more than 15% of the income of the family.
 - In case of defaulter for more than three occasions, provision of getting the unit vacated should be followed.
 - Involvement of community from the very begining not only upto the completion of development and construction but also in maintenance/management and imparting formal and informal education.

In this system, development of the complex would be with public funds while construction of the DUs with the funds of beneficiaries.

दिल्ली विकास प्राधिकरण

कम संख्या

दिनांक.....198...

- 27 -

6.3.2 Landuse break up

<u>Landuse break-up</u>	<u>Area in hect.</u>	<u>%age Area</u>
1. Area under Res. Use	5.90	
Plots: Covered	3.07	55%
Open	2.43	
Group Housing	0.40	4%
2. Area under public & semi-public & green.	1.90	19%
Primary School	0.64	
Higher Sec. School	0.88	
Basti Vikas Kendra	0.07	
Community Hall	0.10	
Dispensary	0.05	
Elec. Sub.Station	0.03	
3. Area under Roads & Streets.	2.24	22.4%
(3m, 4.5m, 6m, 9m, 13.5m)		

6.3.3 The cluster has been designed on the following parameters:

1)	Area of one unit	in Sq.mt.
-	Multi-purpose room including of cooking corner (centre to centre dimensions).	12.5
-	Proportionate area of WC, bathroom and washing space.	2.0
-	Proportionate area of common courtyard.	7.0
-	Total area for each unit.	21.5

दिल्ली विकास प्राधिकरण

कम संख्या

दिनांक.....198...

- 28 -

ii) Physical Infrastructure;

Services are proposed on group basis i.e. two WCs for 6 families, one bathroom for 6 families, one washing space for 6 families and one water tap for 12 families. These services have been clubbed around an open courtyard of 42 sqm. to make the services economical. Out of two W.C.s one would be for females and the other for males.

iii) Initially the entire structure would be single storey but ultimately at a later stage one additional room of 10 sqm. can be added on 1st floor for the same family, connection of ground floor and 1st floor room would be only with the help of a stable safe steel ladder.

7. The item is placed before the Technical Committee of the Authority for i) Layout plan of Institutional Complex Cum In/ Around development and construction of urban spaces for jhuggi cluster at Vishwas Nagar, Trans Yamuna Area ii) Change of landuse of 7.5 hect. from residential to public and semi-public (Socio-Cultural Institutions).

Ite no. 103/91

Subject: Resitement of objectionable petrol pump
located at Kashmere Gate

1. B.P.C.L is running a petrol pump at K.Gate which is objectionable as per the list of objectionable petrol pump approved by the Authority in the year 1962. The company as well as the owner of the petrol pump is representing for an alternative site for shifting of the petrol pump under reference.
2. Earlier a view was taken in the Coordination Committee of the Commissioner (Planning) that an alternative site be identified in Rohini.
3. It was further observed that keeping in view the requirement of petrol in the area and presently the new site is not available for shifting of the same in the locality it would not be desirable to consider the shifting of petrol pump under reference to some other area. A view was taken that till the circulation plan of the area is finalised the issue of shifting of petrol pump could be kept pending.
4. Commr. (Plg.) vide his letter dated 18.12.90 has also requested Commr. (Transport), Delhi Administration to expedite action in regard to the 'Integrated schemes for K. Gate area including alignment of Luthian Marg'.
5. The owner of the petrol pump again vide his letter No. nil dated 1.11.90 addressed to L.G, Delhi has requested for allotment of an alternative site for the resitement of the existing objectionable petrol pump since a considerable time has elapsed and no decision has been taken so far.
6. The matter is placed before the Tech. Committee to keep the proposal pending till the design group finalises its proposals in regard to the integrated scheme for K. Gate area including alignment of Luthian Marg because no other site is available in the nearby vicinity of the present location and the facility of petrol pump as stated in para 3 above will not be available in the near future.

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Bus Terminal

Keluru Area

Item No. 104/91, 104-A/91

SUB : Allotment of land for the construction of underground reservoir and booster pumping station at Lawrence Road.
File No. F.23(4)/80-IL Pt.

1. The case was considered in the Technical Committee meeting held on 20.10.87 wherein following decision were taken :-

"Matter was explained by Director(DC&P) for allotment of 4000 sq.mts. area for an under ground reservoir and a pumping station. The site proposed was not accepted as it contained large number of trees, according to Shri C.B. Sharma Dir(Hort.) Technical Committee decided that the site be inspected by Director(DC&P) and Director(Horticulture)".

2. The site was inspected by Director(DC&P) & Dir(Hort.) opined that since the land required is proposed to be allotted out green areas staff employed for maintenance becomes surplus and becomes very difficult to absorb surplus staff and has further suggested to reduce the requirement of the land to the extent that the trees are not effected.

3. Various alternate sites as shown on the copy of the plan laid on the table(detail given below) have also been examined.

i. Area south of road no. 37 adjacent to MCD offices being fully developed into a park is not agreed to Deputy Director(Horticulture).

(ii) Site in Block B-I suggested by Director(Hort.) meant for community centre in the development plan of the area and therefore will not desirable to consider the allotment for the construction of under ground reservoir.

4. No other suitable site being available for the purpose it is proposed to consider the allotment of land measuring about 0.8 Hec. at the back of the DDA Offices in the area, for which as per the plan, the land use is park; play grounds and open spaces wherein such uses are permissible i.e., the site remains the same as already considered by the Technical Committee in its meeting held on 20.10.87.

5. The site to be allotted has been modified to the extent that no tree falls in the area to be handed over as shown on the copy of the detailed plan laid on the table.

6. In the proposal contained above is agreed to then we may impose upon the following conditions for the construction of under ground reservoir.

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- (i) Maximum height of the reservoir shall not more than 1 mt. from the ground level.
- (ii) The height of pumping station shall not be more than 4 mts.

7. The matter is again discussed in the Technical Committee meeting held on 10.12.1990 vide item no. 16 wherein the following decision was taken :

"It was noted that the proposal for location of additional land for a booster pumping station had been discussed a number of times. The Water Supply Deptt. was asked to curtail their requirements to the minimum extent so that the playground area was not affected. They were also advised to plan their scheme in such a manner so that if any additional land was required it could be provided for in the plot occupied by the temporary office of the DDA".

The proposal as duly modified on the above lines, may be resubmitted to the Technical Committee for approval.

8. The subject matter was again considered in the Technical Committee meeting held on 29.1.91 vide item no. 16, wherein the following decision was taken :

"The representative of Delhi Water Supply And Sewerage Disposal Undertaking explained the land requirement for the purpose of construction of booster pump and the underground water storage tanks. The Technical Committee noted that the major portion of land presently occupied by the Engineering Divisions of DDA in barracks was proposed to be used for booster pumping station. After detailed discussion it was decided that the matter be brought up again before the Technical Committee after making necessary adjustments partly in the area now occupied by the site office and partly in the area kept as green".

9. SE(P) Water vide their letter no. F.2(5)/SE(P)/W/91/843 dt. 22.3.91 has sent a set of modified plan showing the area agreed to for allotment to the DWS and SD Undertaking as desired vide letter no. F.1(16)/91-MP dt. 12.3.1991. The modified plans are placed at flag - 'B'.

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

दिल्ली विकास प्राधिकरण

क्रम संख्या

दिनांक...10.6.91...

Item No. 105/91

Agenda for the Technical Committee

Sub: Allotment of additional land to Arsha Dharma Parishad, Mayur Vihar for Dharmashala, Auditorium etc.

File No.F8(5)69(Insttl) - Arsha Dharma Parishad Ph.-I.

ARSHA DHARMA PARISHAD has been allotted 3358 sq.mt. in Mayur Vihar Ph-I in 1988 as per approval of L.G. Now, the Parishad has requested for allotment of additional land of 0.5 acres in the same area for following uses:-

- i) Dharamshala for the short stay accommodation of pilgrims coming from different parts of the country.
- ii) Auditorium for trekking, training and staging of various performing arts.

2. Background

- i) ARSHA DHARMA PARISHAD was earlier allotted 2000 sq.mt. of plot in Janakpuri Instt. area in 1976. Society requested for change to Mayur Vihar which was accepted and a plot of 1672.24 sq.mt. was allotted to them in 1983.
- ii) Society made another request for allotment of 1 acre plot instead of 2000 sq.yd. plot. Ultimately additional land of 1685.76 sq.mt. was allotted. Hence a total land of 3358 sq.mt. (i.e. 1672.24 sq.mt. (earlier allotted) + 1685.76 Sq.mt.(additional allotment) was allotted in 1989 as per approval of L.G.
- iii) Again this society has requested for allotment of adjoining vacant land and Commr.(L) has sent the case to this Plg. Unit to examine the possibility of allotting a triangular plot of about 0.5 acres earlier allotted to Life Electric Trust.

3. Detail area requirements and financial capabilities of the society for land and construction of building have not been earlier verified before allotment of additional land to the society. Therefore, the society was asked to submit i) detail area requirement for various specific

दिल्ली विकास प्राधिकरण

कम संख्या

दिनांक.....198...

4
- 2 -

uses of already constructed/proposed construction on the land already allotted viz. 3358 sq.mt. ii) future uses of additional land and iii) Financial capability of the organisation to undertake the proposed construction on the additional land Commr.(L) letter dt.6.2.91.

4. The Parishad vide their letter dt.22.2.91 has furnished details as given below:-
 - i) The existing land of 3358 sq.mt. is being used as the main temple (already constructed) and gateway and multi-purpose hall (to be constructed).
 - ii) Parishad has requested for additional 0.5 acre of land for a) Dharamshala for short stay accommodation of pilgrims coming from different parts of the country b) Auditorium for teaching, training and staging of various performing arts.
5. As per PDP-2001, a community hall of 2000 sq.mt. has been proposed for a population of 15,000. There is no such community hall in the area for such community cultural activities. Therefore, this plot of 2000 sq.mt. may be proposed for a community hall, which will serve the entire population of Mayur Vihar Complex. Accordingly, this plot may be proposed for allotment to the Parishad with the condition that the Auditorium/Community Hall may be allotted to be used by the various socio-cultural groups of the area for such cultural activities.
6. The item is placed before the Technical Committee for approval of the location of allotment of land to Arsha Dharma Parishad.

Item No. 126/91

SUB: Requirement of Fire Stations in Delhi/New Delhi.

Shri S.K. Dheri, Chief Fire Officer, Delhi Fire Service vide his D.O. No.F.1(exp./DFS/90 dated 31.10.90 emphasised the immediate requirement for the establishment of the following fire stations:

1. Mayur Vihar/Mandawali
2. Janakpuri District Centre
3. Jawalapuri
4. Najafgarh
5. Rohini

2. For the construction of these fire stations, Delhi Administration already allocated the funds and the funds could not be utilised by them for want of suitable piece of land. Special emphasis has been laid by Shri Dheri for the site near the junction of the Outer Ring Road and 30 mtr. road commonly known as Madhuban Chowk. The position of the 5 sites as stated above are as follows:

1. Mayur Vihar/Mandawali:

The site earmarked in the approved layout plan was acceptable by the Dy. Chief Fire Officer after carrying out the inspection and the case is being processed by the Lands department for the allotment of the same.

2. Janakpuri District Centre:

In the Janakpuri Distt. Centre, the land is made available for a fire post which is however not acceptable to Fire Deptt. being small size. Alternative location thus fire station site has been suggested in the nearby area opposite to the Suraj Mal College in the facility centre. The layout plan of FC-45 proposing a site for fire station measuring 1.0 Ha has been approved by the Screening Committee.

3. Jawalapuri:

There is already a site allotted to Delhi Fire Service in this area measuring 0.6 Ha (1.5 acres) and on the request of Delhi Fire Service, the area of this site has been increased and the Planning Cell has already recommended for allotment of additional 0.4 Ha (1 acre) land adjoining to the site so that as to make it as per norms prescribed in the MPD-2001.

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4. Najafgarh:

Since in Najafgarh, very little area is owned by DDA, therefore, the site will be finalised in consultation with Delhi Fire Service.

5. Rohini

The particular site for which the Chief Fire Officer is insisting was earlier allotted to Loss Prevention Association and subsequently it was cancelled and the site is available. For accommodating the left over Cooperative Group Housing Societies, a proposal was submitted by Project Planner(Rohini) which was not agreed upon by the Spl. Screening Committee meeting held on 30th October, 1990 in the room of the Vice-Chairman and the site is available for allotment to Delhi Fire Service. In this particular site, the Chief Fire Officer wants to establish a Distt. Fire Station with parade ground and wants to make the complex as one of the most modern fire station of India. As the site is subsequently earmarked for a fire station, the site may be considered for allotment to Delhi Fire Service.

The matter is submitted for the consideration/ information of the Technical Committee.

-7-

Item No. 107/91

SUB : Change of land use of an area measuring about 6.00 Hect. from 'District Parks and Open Spaces' to 'Commercial Use' for the construction of a wholesale fruit and vegetable market in West Delhi opposite Keshopur, Outer Ring Road.
File No. F.20(16)/87-MP

1. The Technical Committee vide its resolution no. 14 dt. 12.3.87, considered the shifting of the semi-wholesale fruit and vegetable market from its present site at Tilak Nagar to land opposite Keshopur Sewage Treatment Plant on Outer Ring Road. The City Planning Wing prepared a proposal for about 6.00 hect. of land for the purpose. The matter was discussed in a meeting held on 5.2.86 at Raj Niwas and L.G. approved the site for the proposed fruit and vegetable market. Subsequently, the VC, DDA vide his letter dt. 12.3.86 agreed in principal to allot and handed over the land to Delhi Agriculture Marketing Board, out of area earmarked for University centre as per Master Plan.
2. The land use of the site as per Master Plan 1962 is district park/open space as per modified proposed PDP-2001, the area is shown for public/semi public facilities including university centre. Therefore, change of land use was involved from 'District Park/open space' to 'Commercial' as per Master Plan - 1962.
3. The matter was discussed in detail and it was decided that 150' wide green strip be left, facing the major road, and with main entry to this area from the 30 mt. wide road. Further the change of land use from 'District Park and open space' to 'Commercial Area' be proposed. The case was put up before the Authority and it was recommended vide resolution no. 100 dt. 20.8.87 that the change of land use from 'District Park and open space' to 'Commercial Use' for construction of a wholesale and vegetable market be approved.

The Ministry of Urban Development, Govt. of India was approached vide letter no. F.20(16)/87-MP/1574-75 dt. 14.10.87 (appendix KK at pages 291) to convey its approval under section 11-A of the Delhi Development Act 1957 to issue a public notice for inviting objections/suggestions for the change of land use. In response to the aforesaid letter, Desk Officer, Govt. of India, Ministry of Urban Development vide letter no. K-13011/24/87-DDIIA/VA/ dt. 17.1.89 at (annexure LL at pages 229) had desired that some other site than a park be located for shifting of the fruit and vegetable market from its present site at Tilak Nagar.

4. The case was examined and Ministry was informed that no other land for alternate allotment is available for setting up for fruit and vegetable market and requested to convey the Ministry's approval for issue of Public Notice under section 11-A of DDA 1957 for inviting objections/suggestions from public. Ministry vide their letter no. K-13011/24/87/DDIIA/VA/IB dt. 21.8.90, convey the approval of the ministry in regard to the issue of notice under section 11-A of the DD Act 1957 for inviting objections/suggestions to the proposed change of land use. Accordingly, Gazette notification was issued on 26.11.1990-

5. In response to this gazette notification, for change of land use, two objections/suggestions have been received. The objections/suggestions are given below :

Objection Suggestion No.1 from Sh. A.K. Jain, Jt. Dir(Plg.), DDA :

Sh. Jain has pointed out the change of land use in MPD-2001 which is public and semi public facilities. He has also indicated that LRT route has been proposed along Outer Ring Road.

Observations : In view of approved MPD-2001 it is true that the change of land use will now be processed from 'Public and semi Public facilities' (part of facility centre no. 45) to 'Commercial'. As regards LRT route is concerned the proposal will be incorporated at the time of preparing detailed scheme, for shopping and facility centre.

Objection Suggestion No. 2 from Sh. M.D. Soxana, Secretary, DUAC.

He has desired that equivalent green are be provided in the near vicinity.

Observations : The change of land use based on the MPD-2001, is from 'Public and semi public facilities' to 'Commercial'. It is pointed out that while finalising MPD-2001 the required Master Plan green area stand provided in the Plan.

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

Item No-108/91

Sub:- Allotment of land for Middle School.

..... F. Misc 480/7D(P)I

In MPD-62 as well as MPD-2001 there is no provision of standar for allotment of a site for middle school however, Delhi Development Authority has been allotting land for the purpose of Middle School.

2. The site earmarked for Primary School varying between 1.5 acres to 2.5 acres were generally recommended to, be allotted with a break up of 50% of the site area for play-ground purpose and 50% for building purpose.
3. In MPD-2001 the Primary School sites size is 4000 sq.mts. (1 acre) while in most of the approved schemes the size of the Primary School sites is as per norms prescribed in MPD-1962 i.e. 6 hecets to 1 hecets.
4. The matter is placed before the Technical Committee for the consideration.
 - i) If Middle Schools are to be considered for allotment of sites.
 - ii) If yes then the quantum of land to be allotted with its break up.
 - iii) Whether the plans already approved would require modifications in the site areas for such facilities conforming to the norms prescribed in MPD-2001.
5. The issue was discussed in detail in the Technical Committee on 15.10.90 under item No. 1. It was decided that minimum 0.4 ha. land be allotted for a Primary School. Accordingly, the Primary School sites shown in approved layout plans need not be changed. Such sites which are more than 0.6 ha. in area may be considered for allotment to a middle school on the recommendations by Delhi Administration, Education Department. For Secondary and Higher Secondary Schools, 1.6 ha. site be allotted whereas for a composite school, as recommended in MPD-2001, (3.5 to 3.9 ha.) land be considered for allotment. The schemes be formulated as per norms given in MPD-2001.

6. As development controls for Middle School sites have not been indicated in MPD-2001, it was opined that development controls applicable for secondary and higher secondary schools vide MPD-2001 may be followed for the construction of building on middle school sites also. Parking norms at the rate of one equivalent car space per hundred sq.mtrs. for floor area should be adopted for such schools.
7. On a note received from the Area Planning Wing reflecting the comparative details in case of Primary School & Middle school with respect to, ground coverage, FAR & the cost, the matter was reviewed in the Internal Planning Committee in its meeting held on 1.5.91, it was recommended to the Technical Committee that this being a primary school plot in the approved layout plan. The ground coverage should be as being followed for primary school i.e. 50% building area & 50% play field. As regards, the ground coverage & FAR, the norms already decided by Technical Committee be followed.
8. The matter is submitted for the reconsideration of Technical Committee.

6. As development controls for Middle School sites have not been indicated in MPD-2001, it was opined that development controls applicable for secondary and higher secondary schools vide MPD-2001 may be followed for the construction of building on middle school sites also. Parking norms at the rate of one equivalent car space per hundred sq.mtrs. for floor area should be adopted for such schools.
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8. The matter is submitted for the reconsideration of Technical Committee.

Item No.8

Sub : Allotment of land for Middle School. - F.Misc.80/JD(P)-I.

Regarding the norms for middle school sites the Technical Committee decided that as a matter of policy, the size of each such plot should range between 0.6 hect. to 1.2 hect. and that 50% of the plot area be used for construction of buildings within the norms and the remaining 50% be used as playground. The parking space be provided @ 1 car space for 100 sq. mts. of built up area.

IGM No-108/91

Sub:- Allotment of land for Middle School.

F. Misc-180/7D(P)I

In MPD-62 as well as MPD-2001 there is no provision of standar for allotment of a site for middle school however, Delhi Development Authority has been allotting land for the purpose of Middle School.

2. The site earmarked for Primary School varying between 1.5 acres to 2.5 acres were generally recommended to be allotted with a break up of 50% of the site area for play-ground purpose and 50% for building purpose.

3. In MPD-2001 the Primary School sites size is 4000 sq.mts. (1 acre) while in most of the approved schemes the size of the Primary School sites is as per norms prescribed in MPD-1962 i.e. 6 hecets to 1 hecets.

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

i) If Middle Schools are to be considered for allotment of sites.

ii) If yes then the quantum of land to be allotted with its break up.

iii) Whether the plans already approved would require modifications in the site areas for such facilities conforming to the norms prescribed in MPD-2001.

5. The issue was discussed in detail in the Technical Committee on 15.10.90 under item No. 1. It was decided that minimum 0.4 ha. land be allotted for a Primary School. Accordingly, the Primary School sites shown in approved layout plans need not be changed. Such sites which are more than 0.6 ha. in area may be considered for allotment to a middle school on the recommendations by Delhi Administration, Education Department. For Secondary and Higher Secondary Schools, 1.6 ha. site be allotted whereas for a composite school, as recommended in MPD-2001, (3.5 to 3.9 ha.) land be considered for allotment. The schemes be formulated as per norms given in MPD-2001.

Item No. 109/91

SUB:-Policy for land use of Delhi Improvement
(1940) Schemes in relation to MPD-2001.

File No. F.3(79)/87-MP.

There area number of DIT prepared schemes. Majority of the plots have been leased out on perpetual basis. Number of cases are being referred by the Lands Branch (OSB) and Municipal Corporation of Delhi for clearance of land use from the land use point of view. These are predominantly constructed areas.

2. The item was discussed at length in the Monitoring meeting of the Planning and Architecture Cell held on 24.10.90 under the Chairmanship of Commr. (planning) under item No.1.

The decision of the meeting is reproduced below:

"Perspective Development Plan 2001 has been approved by the Govt. of India and has come into force since 1.8.1990. As per the plan, Urban Renewal Scheme is to be prepared for this area. In the meeting it was decided to prepare scheme for this area and No objection could be issued on the basis of the Urban Renewal Scheme".

3. Most of these DIT scheme are located in the Special Area for which, according to the MPD-2001, Urban Renewal Schemes are to be prepared. Since the preparation of the Urban Renewal Scheme is likely to take considerable time, and, therefore, the building activity in these areas will be at stand still.

4. In view of these facts, it is felt that all the properties which were leased out by erstwhile DIT for specific use as a part of the approved layout plan, the lessee should be entitled to enjoy the use as per terms of the lease agreement. In case, where there is a betterment/upgradation of the utilisation through any plan subsequently prepared and approved, conversion charges from the lessee should be realised, as decided by the Lessor/Authority. In case where a property is being effected in the right of way of the road in Special Area Zone Plan forming part of the Gazette, the lessee may be insisted upon to execute/surrender that portion from the construction of the building. The lessee may be given advantage of the floor area on the basis of the full leased plot. However, he may not be entitled for and compensation in lieu of the surrendered land. Policy

Contd...

regarding maintaining the right of way and coverage to be allowed on the plots attached is placed as ANNEXURE 'A'.

5. The subject matter was again discussed in the Internal Planning Committee meeting held on 1.5.91. under the Chairmanship of Commr. (Plg.) DDA wherein following decisions were taken:-

"Land use of plots of Eastwhile Delhi Improvement Schemes in relation to MPD-2001 were discussed in detail and it was decided that i) the use of any plot is to confirm to MPD-2001 provisions.

ii) regarding FAR on the portion of land affected in road widening, the policy of MCD may be adopted with approval of the Authority.

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

ANNEXURE 'A'

MUNICIPAL CORPORATION OF DELHI
BUILDING DEPARTMENT (HQ)
TOWN HALL, DELHI.

NO:7/8/HQ/87

Dt:9.8.87.

OFFICE ORDER

The following policy regarding maintaining the right of way and coverage to be allowed on the plots affected in the road widening (ROW) has been approved in the building plan committee meeting held on 28th July, 1987. It is circulated to all concerned for compliance.

a) Unauthorised regularised colonies:

i) In unauthorised regularised colonies, the building plans will be sanctioned subject to an undertaking submitted by the owner of the plot that he would hand over the land required for roads or other community facilities in accordance with the approved layout plan of the colony in cases where structures are in existence in the right of way of the road. In cases, however, where there are no existing structures on the part of the plot affected in the right of way, the owner should be required to handover the land, free of cost, before the sanction of the building plans is released.

ii) The coverage would be permitted on the net area of the plot after leaving the area affected in the right of way of the road.

b) Colonies/ areas approved prior to 1962.

- i) In the colonies and area for which layout plans were approved by a competent authority prior to the enforcement of Master Plan in 1962, the building plans for the plots which are affected in the right of way of roads as shown in the Master Plan/Zonal Plan would be sanctioned after ensuring the right of way of the road and a further setback as per building bye-laws for the resultant plot. The coverage, however, would be permitted on the total area of the approved plot. However, if coverage is not achieved after leaving the right of way of the road and the prescribed setback, no relaxation in setbacks would be permitted.
- ii) The owner would furnish an undertaking that he would leave the land and handover the same to the Corporation as and when asked for free of cost for the widening

of the road.

c) Could built up areas like Walled City, parts
of Civil Lines and Paharganj etc.

- i) On the plots that have a separate identity prior to the formation of the Corporation or approved as such by a competent authority building plans would be sanctioned after ensuring the right of way of the roads in accordance with the Master Plan/Zonal plan or the City Area Policy. The applicant would furnish an undertaking that he would leave the land required for the road widening free of cost as and when asked for by the Corporation.
- ii) The coverage will, however, be permitted on the entire area of the plot. However, if coverage is not achieved after leaving the right of the road and the prescribed setback, no relaxation in setbacks would be permitted.
- iii) The setbacks shall be ensured as per City Area Policy and in case of Civil Lines areas as per building bye-laws.

Sd/-

Executive Engineer (Bldg. HQ.)

ITEM NO: 110/91

AGENDA FOR THE TECHNICAL COMMITTEE

Sub: Construction of an arterial road along Hindon Canal for approach to Dallupura Co-op. Group Housing Societies and Kondli-Gharoli Complex.

F5(1)90MP.

1. Location:

A 45 Mtr. R/W road parallel to new Hindon Canal between Chilla Regulator and Delhi-U.P. boundary is proposed in the Development Plan of the area South of Hindon Cut. This road also forms part of the approved Layout Plan of Dallupura Co-op. Group Housing Scheme. Location Plan is placed as Annex.I.

2. Background:

The Dallupura Co-op. Group Housing Society's area is being developed by DDA where lands to nearly 50 G.H. Societies have been allotted. The construction of flats in the society is fast nearing completion. About 6000 flats of EWS/LIC/MIG constructed by DDA are completed in Kondli-Gharoli Complex. A self-financing housing scheme pocket is also being developed in this complex. Apart from these, land for various facilities and commercial pockets is under development. In the Development Plan of the area South of Hindon Cut, approach to this area was planned through the 45 mtr. R/W parallel to Hindon Canal and by a 45 mtrs. R/W road from NH -24 side along Delhi-U.P. Border. Construction of road along new Hindon Canal could not be taken up due to the following reasons:

- i) There is a proposal by U.P. Irrigation deptt. to construct a new Hindon Canal Parallel to the existing Hindon Cut. The precise status of the construction of new Hindon Canal is not clear on date.
- ii) A major part of the land under proposed 45 mtrs. road along the Hindon Canal is encroached upon.

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The 45 mtrs. road link from NH-24 could also not be constructed due to construction of bridges on Ghazipur Drain, Hindon Canal and the new Hindon Canal for which status is still not clear.

In the absence of these linkages people have to approach the above area as through Dallupura-Kondly Road passing from Kondly Sewage Treatment Plant Complex. The other approach to the area is through NOIDA by taking an extra detour of nearly 3 kms.

A joint site inspection was made by EM, DDA with PWD officials on 22.5.90 for the construction of an arterial road in the south of Hindon cut. The site inspection report is placed as Annex-II. Following options and actions were considered during site inspection:

- (i) That a request be made to U.P. Irrigation Deptt. for handing over the land presently earmarked for additional Hindon Canal for the construction of 45 mtr. R/W road parallel existing to Hindon Cut Canal.
- (ii) The other 45 mtrs. R/W road as envisaged in the scheme be connected with NH 24 by pass. This will provide access to societies through NH-24 by pass.
- (iii) EM, DDA also desired that a road section along the canal may be worked out to assess the minimum land requirements for the road.
- (iv) The CE (Elect.), DDA mentioned that DESU has also proposed a 66 KV HT line along the proposed 45 mtrs. road along the canal. DDA has also allotted two 66 KV stations to DESU. This could not be constructed as the R/W is not available. EM, DDA suggested that following options are explored:
 - (a) Provision of HT towers along the 45 mtrs. R/W peripheral scheme road and then connecting the already allotted sub-station and the grid or by relocating the sub-station suitably.
 - (b) Provision of HT towers in green area along the U.T. boundary in the south of the Scheme.
 - (c) Provision of H.T. Tower lines on the

land available between Gazipur Drain and Hindon Canal.

4. 66 KV HT Lines Route Alignment: The case of the route alignment of 66 KV Overhead HT line was discussed in the Technical Committee Meeting held on 3.9.90 (Annex.III) in which the following decisions were taken:-

"The route alignment of 66 KV Towerline connecting Kondly-Gharoli ESS to Mayur Vihar (Ph.II) ESS, shown on the plan was discussed in detail and the same was approved, subject to the followings:-

- a) That a detailed road alignment be prepared accomodating, 66 KV Tower Line, Keeping in view the existing Ghazipur Drain and the space required for dredging.
- b) Based on the road cross section referred to above, necessary 'no objection' is to be obtained by DESU from the concerned Land Owning Agency before the project is taken up.

5. Alternative proposals

While follow up actions to be taken by C.E.(CEZ), Commissioner(Lands), C.W.F&D and Director TYA on paras (i) & (ii) of site inspection has still not been received. As desired in para (iii), a road section along the Hindon Canal has been worked out to assess the minimum land requirement. Although no detailed P.T.Survey is available, the arterial road can be considered for construction at the following two alterations locations as per cross sections placed as Annexure IV. Alternative(I).

A 6 lane divided carriageway (11 mtrs. on either side of one metre wide central verge) with 3.5 mtrs. wide footpath on either side could be constructed in the south of the existing Hindon Canal. The ownership of which is with U.P.Irrigation for construction of a new Hindon Canal.

Contd...4/-.

If this land is made available then a road with the cross-section could be developed and joined to the road already constructed by DDA as part of G.H.Society's Layout and later on continued from Dallupura Village upto the proposed 45 mtrs.R/W road along Delhi U.P.Border.

Alternative-(II).

There is a 50 to 60 mtrs. wide strip of land between existing Ghazipur Drain and Hindon Canal. The level of this land is almost 2 mtrs. above the land in the south of Hindon Cut where the societies have been developed. Pylons of 66 KV Overhead H.T.line are being erected on the bundh of Ghazipur Drain. In the Balass strip of land available, a road width of 55 mt. could be developed since road & space for dredging as indicated in Annexure-IV. Construction of road between Ghazipur drain & Hindon Canal may pose following problems:

- a) In the strip between Ghazipur drain & Hindon Canal, there is bundh along Ghazipur drain, however Hindon Canal flows in level with its bed & does not have a bundh. Therefore in order to construct a road, the whole strip of land shall have to be raised to the level of Ghazipur drain.
- b) Further cross connection to the areas north & south of Hindon cut will become difficult due to the level difference of about 4 mtrs.

In both the alternatives the junction of the arterial road with Marginal Bundh road near Chilla regulator as envisaged in the layout shall not be possible due to major level difference. Therefore a junction shall have to be formed on Marginal Bundh road in the alignment of 45 mtrs. R/W in front of Saraswati King Coop.Group Housing Society. It shall be seen that land from U.P. Irrigation Department shall have to be got transferred for construction of the arterial link in both the alternatives. Number of meetings, site inspection and on-site work has been done in the past since 1975 by the Engineering Wing of DDA & FWD for transfer of land from U.P.Irrigation Department but all efforts have proved to be futile. It is, therefore, suggested that one of the above said alternatives may be accepted in principle then the transfer of land

Contd...5/-.

from U.P.Irrigation may be taken up at the level of Secretary, Land & Building Deptt., Delhi Admn. with the Secretary Irrigation Deptt. of U.P.Govt.

6. Dir.(TYA)'s Comments - Alternative No.2 is practicable and better. Put the case in the Technical Committee of DDA.
7. The case is put up to the Technical Committee for consideration of:
 - (i) Alternatives I & II suggesting location for construction of the arterial link.
 - (ii) Follow up action be taken for transfer of land from U.P.Irrigation Deptt. to PWD(DA) at the level of Secretaries of Delhi Admn. and U.P.Govt.

DELHI DEVELOPMENT AUTHORITY
(PERSPECTIVE PLANNING WING)
TRAFFIC & TRANSPORTATION UNIT

No.F.5(1)/90-MP.

Dt. 12.6.90.

Sub:- Record note of the site inspection was held on 22.5.90 under E.M., DDA.

A joint site inspection was held under E.M., DDA on 22.5.90 for the construction of Arterial Road, South of Hindon Cut Canal. The following officers were present during the site inspection:

1. E.M., DDA.
2. C.E.(EZ), DDA.
3. C.E.(Elect.), DDA.
4. Chief Architect, DDA.
5. Director(LM), DDA.
6. Sh.H.K.Srivastava, S.E.(PWD).
7. Sh. Srivastava, Ex-En.(PWD).
8. Sh. P.N.Dongre, J.D.(TYA), DDA.
9. Sh. Prakash Narayan Jt.Dir.(T), DDA.
10. Sh.N.K.Chakraborty, DD(T), DDA.
11. Sh.P.Behra, Asstt.Director(T), DDA.

At site it is observed that parallel to Hindon-cut-Canal a road is existing on the bund & some land is lying vacant at a lower level between this road and partially built up area.

CE(EZ), DDA mentioned that a strip of 41 to 45 mtrs. parallel to Hindon Cut Canal is with U.P.Irrigation Deptt. for an additional Hindon Canal.

At site it was also noticed that the 45 mtrs. strip of land earmarked for the road in the Development Plan is partially been encroached by built up structure near old built up areas and boundary wall etc. along the remaining length.

The following options were considered.

- (i) That a request be made to U.P.Irrigation Deptt. for handing over the land presently earmarked for additional Hindon Canal for the construction of 45 mtr.R/W road parallel existing to Hindon-cut Canal (Marked 'P' in plan).

Action:

CE (EZ), DDA.

Commissioner (Lands), DDA.

- (ii) The other 45 mtrs. R/W road as envisaged in the scheme be connected with NH 24 by-pass. This will provide access to societies through NH-24 by-pass (Marked ' ' in plan).

Action:

1. CE (PWD) I, DA.
2. CE (EZ), DDA.
3. Director (TYA).

- (iii) EM, DDA also desired that a road section along the Canal may be worked out to assess the minimum land requirements for the road.

Action:

1. J.D. (T), DDA.
2. SE (PWD), DA.

- (iv) The CE (Elect.) DDA mentioned that DESU has also proposed a 66 KV HT line along the proposed 45 mt. road along the canal. DDA has also allotted two 66 KV stations to DESU. This could not be constructed as the R/W is not available.

EM, DDA suggested that following options are explored.

- (a) Provision of HT towers along the 45 mtrs. R/W peripheral scheme road and then connecting the already allotted sub-station and the Grid or by relocating the sub-station suitably.
- (b) Provision of HT towers in green area along the U.T. boundary in the South of the Scheme.
- (c) Provision of H.T. Tower lines on the land available between Gazipur Drain and Hindon Canal.

Action:

1. CE (Elect.), DDA.
2. CE (Plg.), DESU.
3. Director (TYA).

Sd/-
(N.K. Chakreaborty)

Item No. 111/91

Sub: Regarding construction of CPWD transit hostel/
guest house at Aliganj area, Lodi Road.

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F.No. 16(39)87-MP

1. In 1987, Senior Arch., CPWD had written a letter to the DDA asking the development norms for a piece of plot measuring about 3500 sq.m. in Aliganj Area. The plot under reference falls in zone D-15 and in the approved ZDP it shows under the residential use category meant for group housing. At that time, the prevalent/applicable norms of group housing were communicated to the CPWD.

2. In March, 1991, the NDMC referred the building plans in respect of Transit Hostel Accommodation -cum-Guest House for govt. employees (CPWD offices) on this plot at Aliganj, Lodi Road. Later, the S.E. vide his letter dt. 18-4-91 sent a copy of the L&DO drawing No. 1430/1 which indicates the plot under reference as "Temporary Stores for CPWD"

3. In the Master Plan for Delhi-2001, guest houses, boarding houses and lodging houses belonging to govt., semi-govt. depts., public and private ltd. companies for transit accommodation of their employees are permitted in residential use zone (Page 152 of the gazettee), after special permission or as a part of the approval of the layout plan. The development control norms in the MPD-2001 for Guest Houses are given as under:

Minimum plot size	500 sq. m.
Maximum ground coverage	33.33%
Maximum FAR	100
Maximum height	14 mt.
Maximum road r/w in front	24 mt.
Set backs	front - 9 mt. rear - 6 mt. LHS - 6 mt. RHS - 6 mt.
Parking	1.33 ECS/100 sqm. of floor area.

Contd..

4. The case has been examined in the Planning Deptt. and it has been observed that either this plot could be allowed the development control norms as prescribed for guest houses in the MPD-2001 or for that of residential plot of equivalent size. As has been stated earlier this plot in the layout plan is earmarked for a temporary store in the middle of single storeyed govt. housing. This plot does not fall in line with other residential plots whereby norms for residential plots could be applied. It may also be seen that coverage in both the cases is the same i.e. 33.33% whereas FAR prescribed for a guest house/hostel is 100 whereas in case of a residential plot it is 83.

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

Item No-112/91

Sub:- Allotment of additional land to Blue Bells Education Society, Kailash Colony.
File No. F.18(18)75-Instl.

1. Blue Bells Education Society was allotted 1.7 hect. of land at Jamroodpur and its lease was executed on 7.4.77 and register with the office of the sub-registrar on 12.4.77. The possession of the land was however, given on 5.11.76. The Society is now approaching for allotment of additional land for extension of the school and for open play ground. In the adjacent land a Primary School is running prior to the allotment of land to the school and further site has been developed as a park as shown in the sketch.
2. The representations made by the society to Lt. Governor and V.C., DDA for allotment of additional land have been examined in detail and it has been reported that no additional land adjacent to the school is available. The society is impressing upon shifting of the MCD Primary School adjacent to Blue Bells School to some other place and so vacatted land is allotted to them.
3. This has been considered and it would be unfair to shift the MCD School which is existing prior to the Blue Bells School. In a secular socialist, republic like India, Public Schools cannot be encouraged at the cost of schools for the proper sections of the society. Intimation of which has already been sent to the society by Commissioner (Land) DDA on 14.8.89.
4. The matter was discussed in detail in the meeting of the Technical Committee held on 29.1.91 under Item No. 10, Director (Hort.) explained that the area which was proposed to be allotted to MCD for shifting of their Primary School had already been developed by the Hort. Department. Director (Education) MCD explained that they could not shift their school to the neighbouring green area without the land use being changed to that of a primary school site. After preliminary discussion, it was decided that the site be inspected by Director (Hort.), Director (Education) MCD representative of the land section, DDA and the Jt. Director (Plg.) DDA and a joint report be placed by them before the next meeting of the

Technical Committee to facilitate a final decision in the matter.

5. The joint inspection was done on 2.3.91, which was attended by Director (Education)MCD, Dy. Director (Education) MCD, Director (AR&B), Jt. Director (AP)I, DDA. Director (Education) MCD expressed that MCD may not have any objection in view of the assurance given by Blue Bells Society to construct identical pucca building/other construction for MCD.

6. Detailed physical survey of this area has been conducted and the case has been examined by the Area Planning Wing. Presently MCD school is existing next to Blue Bells School in an area of about 4040.35 sq.mtrs. and next to this is a DDA Developed park measuring 3463.5 sq.mtrs. Blue Bells were originally offered 0.93 hect.(2.3.acres), out of which possession would be given for 0.69 hect. (1.7 acres). Besides few barracks (total built-up about 450 sq.mtrs.) MCD plot is having about 45 well grown fruity trees. A water tank, two latrine complex and one piao have also been constructed. DDA park is well developed (though not ornamental) with 10 nos. of trees and two sluice valves, connecting the water may not passing through both these plots. Blue Bell school vide their latest letter dated 5.4.91 addressed to Vice-Chairman has also enclosed a No Objection from Addl. Dy. Commissioner (MCD) dt. 26.3.91. Taking into consideration an existing witch in between two plots, it is proposed to state this for dividing the plots in the following manner :

- | | | |
|-----|---------------------------------------|---|
| i) | Proposed building area for Blue Bells | - 3688.62 sq.mtrs. |
| ii) | Proposed area for MCD School | - 3315.23 sq.mtrs.
(50% for play field
50% for school building) |

In view of the No Objection Certificate from MCD almost equivalent earmarking of green area/used by Blue Bell exclusively for play, the proposal is submitted for the consideration of Technical Committee subject to :

1. Blue Bell Soccity will construct equivalent area for MCD School as per the plan finalised by MCD at his own expenses.

2. The possession of the existing MCD Primary School site will be handed over to the society only after MCD school building comes up complete for functioning.
3. Compliance of any other condition that may be imposed by the Competent Authority.
4. Blue Bell Society will maintain the existing grown up trees to the extent possible and pay the cost to MCD. Falling of trees, if required, may be done subject to permission from L.G. AND compensate the trees by transmitting equivalent trees.
5. MCD/Blue Bell Society will pay the cost of trees to Hort. Deptt. of DDA.
6. The water line may not be disturbed.

Item No. 113/91

Sub: Plan in respect of Terminal Cancer Hospital for Shanti Avedna Ashram on plot No.1 Factory Road Area, New Delhi.

File No.F.16 (11)/91/MP

A letter No. nil dated 31.5.1991 has been received from the Chief Architect, NDMC requesting to send his comments with respect to the land use and permissible norms for the premises No.1 Factory Road allotted for Terminal Cancer Hospital for Shanti Avedna Ashram at the earliest. NDMC has neither enclosed any approved layout plan nor ownership proof and has simply forwarded the plans of the proposed hospital submitted by the Ashram.

2. Dr. R. Doshi, President Delhi Branch, Shanti Avedna Ashram met the Vice Chairman, DDA on 17.6.1991 and handed over photostat copies of certificate of Registration, Memorandum of agreement with L&DO, L&DO part layout plan, a letter from L&DO and a possession plan. According to these, Plot No.1, Factory Road, the agreement is on licence basis and for the construction of hospital for Terminal Cancer and Research Centre. It has further been informed by L&DO that 15% may be used for residential accomodation for essential staff as permissible under Master Plan/Building Bye laws at the time of obtaining approval of the local body.

3. The land in question is located on the West of Safdarjung Hospital abutting Ring Road in Sub Zone F-4. DDA do not have any approved layout plan of this area and there is a repetition of plot No.1 Factory Road in the various correspondence received from L&DO itself. It is submitted that through two notifications No.K-13011/9/82-DD IIA dated 20.6.88 (DDA file No. F.3(54)/84-MP) and No. K-13011/21/88-DD IIA/5A dated 18.1.90 (DDA file No.F.20(12)/87-MP) changing the land use of plot No.1 (3043 sq. mt) and 2 (1571 sq. mtr) Factory Road respectively to 'Residential'.

contd.....

These plots are adjoining to the South and West of Plot in question respectively which in MPD-62 formed part of the area earmarked for a Central Govt. offices.

4. The building plan forwarded by NDMC for the plot measuring 3032.25 sq. mtrs, the Ashram is proposing to achieve 33.1% ground coverage and FAR of 78.45. According to the project, no basement has been provided, 32 equivalent ECS have been provided. In the letter from Dr. R. Doshi dated 20.6.91 after meeting with V.C, it is requested that relaxation in the ground coverage, from 25% to 33.1% may be given. Though no increase has been envisaged in the maximum permissible FAR. The relaxation has been desired based on the specified needs of the Terminal Cancer Hospital, needing more ground coverage because the patients need the mental and emotional break from this heart breaking work. The patients are required to be carried mainly on stretcher.

5. According to the Master Plan, 2001, the land use of the pocket is the extension of Safadarjung Hospital to be partly used for Educational and Research purposes, allied to Hospital activities. The development controls are recommended as under :-

- i) Max. ground coverage - 25%
- ii) Max. FAR - 100
- iii) Max. height - 26 mtrs
- iv) Other controls:
 - (a) 15% of the total floor area shall be allowed for residential purposes.
 - (b) Basement below ground floor and to the maximum extent of ground coverage shall be allowed and if used for parking and servicing shall not be counted as FAR.

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

Item No. 114/91
Subject: Policy regarding location of taxi stand/
three wheeler stand (TSR).
NO: F. 12(11)73-MP/

-25-

The policy regarding location of taxi stand/RSR stands within various uses/activities were discussed in the meeting of Technical Committee in its meeting held on 29.3.90 and 17.9.90. Based on detailed discussions the following policy has been worked out:

1. In case of new development, such stands should be located in the areas earmarked as per requirements of various locations.

2. Such stands should be located in the areas to be developed as Local Shopping Centres, Community Centres, Districts. However, in case of Convenient Shopping Centres depending on the area the location may be decided if necessary.

3. Stands may also be provided in Service Centres & Facility Centres.

4. In the parking lots developed at various locations and also wherever feasible & required in case of the parking areas and the multi storeys/structures.

5. Such stands may be provided in the parking lots of the areas of Hospitals, Big Institutions, Hotels and Commercial Complex in ISBT & Air Port and other terminal points.

6. Such stands if located near the inter-section of the Master plan road should be in conformity with IRC Norms. As far as possible taxi stand should not be located within the right of way of Metropolitan roads.

7. In case of areas identified in MPD-2007 as special areas some adjustment would be necessary and individual case may be examined from the location point of view. Within the right of way taxi stands structure should not be allowed. Also where there is a temporary allotment no permanent structure should be allowed.

8. There should be clear distinction between permanent taxi service where the land is to be allotted by land owning agency in commercial areas on licence basis or as general taxi stand where some of the parking bays could be earmarked for parking of taxis. In such general taxi stand it is not necessary to provide connection for water, telephone and other services.

9. Provision for taxi stand/scooter stand should be made keeping in view the provision to serve a population of 15,000.

DCP(T) will be requested to make reference to
& Dir.(CL) for allotment of Taxi stands based above policy.
In turn Land Department will get the matter examined from the
concerned planning/Architecture Wing and will take action
accordingly.
The above policy is submitted before the Technical
Committee meeting for its consideration and approval.

Sub-Policy for Hoardings.

Commissioner (Plg.)/90/G-80

The L.G. Delhi, vide his order dated 2.5.89 constituted a committee comprising of Commissioner(Planning), DDA (Convenor), Town Planner, MCD, Chief Architect, NDMC and Joint Secretary(LSG) as members for going into the question of the right approach to 'Street Hoardings'.
A draft report on 'Street Hoardings' was prepared in October, 1989 and discussed by the Committee constituted by L.G. Subsequently a meeting held at Raj Niwas on 5.6.90 the following decisions were taken:-

1. Present practice of not permitting hoardings in the NDMC areas may continue. Further, there should be no hoardings opposite historic monuments and around major parks.
2. Street hoardings may be permitted on all major arterial roads roads in Delhi, including the Ring Road and National Highways.
3. There is need for some restrictions on the size of individual hoardings and the minimum distance between two hoardings. Commissioner(Planning), DDA would have a quick exercise done for the Ring Road for this purpose. He would associate representatives to the MCD and the PWD for this exercise. The MCD would also try and work out guidelines regarding the size of hoardings and the minimum gap between two hoardings to be incorporated in the terms and conditions of the franchise given by them for street hoardings.
4. There should be no hoardings on private residential premises. The question of taking actions against large hoardings being put up on roofs and other parts of private buildings would be examined by the MCD.

2. The MCD has worked out certain guidelines for the these and minimum gap between the two hoardings which are proposed to be incorporated in the terms and conditions. The MCD has suggested that the standard size of a street hoarding should be 8'x16' placed 8'-6" above the ground

Footpath level. The number of hoardings to be placed will be as per availability of space at site but in no case will be more than 4 in number. The minimum gap between two hoardings is also proposed by MCD to be 16' so that in case it is proposed to add one more it may be possible.

The MCD has further suggested the following regulations:

1. That no hoarding less than 10 Mt. away from edge of carriageway be provided.
11. That any hoarding must be 8'-6" high from footpath level.
111. That hoardings in private residences require to be banned for which necessary modification be made by A.D.C.(H.O.).

- iv. That the above be put up to Commissioner and standing Committee for approval.

The MCD has sent a design for 'Street Hoarding' (Laid on the table).

3. Master Plan for Delhi-2001 proposals

MCD-2001 for hoardings are as given below:-

Outdoor publicity in the form of sign boards, directional boards, bill boards, hoardings, neon sign, balloons, banners etc. has become an important instrument of imparting information in the today's consumer oriented society and has become permanent features of the urban scape.

If these banners, hoardings etc. are properly located and aesthetically fit into the total scheme of urban design then it may enhance the visual quality of the city. Otherwise, it may cause hazards like accidents obstruction visual pollution etc.

In order to conserve the personality of the city, following areas are identified where no commercial display outdoor publicity shall be allowed.

1. Central Vista, President Estate and Parliament House.

11. River front and Ridge areas.
111. In and around monuments, historical site etc.

- iv. Near road intersection, roundabouts and under bridges.

Outdoor display shall be allowed in the other areas with the permission of the competent authority.

- i. Delhi Municipal Corporation Act, 1957.
- ii. National Building Code.
- iii. The West Bengal Prevention of Detachment of Property Act 1976 extended to Union Territory of Delhi in 1983.
- iv. Guidelines of the Delhi Urban Act Commission.
- v. Proposed guidelines suggested in the draft report prepared in October, 1989 for Union Territory of Delhi.

4. Acts and codes which regulate the location of hoardings presently in Union Territory.

- a. All the advertisement forms must be in accordance with the NBC 1983 and the agency issuing licences must ensure that the code procedures are strictly adhered to.
- b. All hoardings within the proximity of buildings of architectural and historical importance must be removed immediately and such areas should be declared as "No hoarding area".
- c. The Bengal Act of Hoardings which is extended to Delhi should be strictly enforced upon. All illegal hoardings, banners, bill boards etc. should be removed to improve the street picture.
- d. No hoarding licence be issued for placement of such hoarding within the right of way of any road. Except road names/directional boards which can be located within r/a.
- e. All the directional boards must be uniform in design and colour scheme. Asuitable colour scheme can be white background with black letters and black/red arrows. The back side of such hoardings can have any Govt. directive or Govt. advertisement.
- f. Not more than one billboard be allowed on one electric poles. The poles near the traffic lights should have no billboard.
- g. The hoardings and advertisements on commercial buildings adjacent to the roads, which have direct influence on road picture should be decided taking into account total streetscape in, besides NBC 83. Such areas of focal importance should be identified and pre-designed hoardings on private residential premises should not be permitted.

- Places for hoardings at various roads should have a design scheme before permission for placement of hoardings is given. The design should specify the height shape material, placement and colour scheme. The vehicle factor, such as normal field of vision, reading rate, legibility, eye-level, letter width and height are some of the important design construction. The sign age system can be graphic to guide the vehicles and pedestrian movement. These should be accompanied by the verbal messages, whenever necessary. Copy wording for any sign system should be clearly understood. The criteria for this should include - Consistency - Conase as possible in order to read quickly. - Mean the same thing to all viewers. - Stated positively.
- A fullfledged design team specialising in the directional signboards should work for this purpose.
- J. As in the case of directional signboards a uniform design code for government signboards is also recommended.
- K. The overhead bridges (pedestrian and railway), are generally the focal point on the streets and advertisement space in the city. The hoardings can be permitted as per design criteria prepared by the local body within the framework of the NBC 83.
- L. The advertisement on the compound walls adjacent to roads can provide safe and pleasing advertising form, if it is judiciously planned. This can be used for parking on the advertisements for the pedestrians. In the planned shopping centres, specific areas can be designed and allotted for the placement of hoardings which will also impart an identity.
- M. Standard designs for the police booths and the kiosks may be developed.
- This is placed before the technical Committee for consideration/approval and further processing by the local bodies.