

योजना
Planning

दिल्ली विकास प्राधिकरण

अनुभाग *Master Plan*

मिसिल संख्या *F1 (43) / 91-MP*

दिप्पणो

पत्र-व्यवहार

विषय

*Draft Minutes of Technical Committee Meeting
held on 6.8.91.*

आवरो सं० विषय किस को भेजी हस्ताक्षर/आवरो सं० दिनांक किस को भेजी हस्ताक्षर

आवरो सं० आगे की / आगे की

आवरो सं० आगे की / आगे की

आवरो सं०

आवरो सं० (योजना) कायांश
आवरो सं० *F-133*
दिनांक *21-8*

01/08
7/8

VC
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8-9

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आवरो सं० (योजना) कायांश
आवरो सं० *F-1636*
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SSS-EP
16/10/91

आवरो सं०

Fr-972

6-9-91

दिनांक

443-1
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F869

7/8/91

Conc (1/8)
21/8

DD (MP)

9/9/91

F 1119

7-10-91

F 1222

1-11-91

Conc (1/11)
9/11

DD (MP)
1/11

Item No. 122/91

Sub: Change of land use of the remaining 27.25 heccts out of total 60 heccts (actual 60.67 heccts) land acquired by International Airport Authority of India in south of Mehrauli Road, Rangpuri.

...

F3(61)/90-MP.

The Addl.Chief Architect of the International Airport Authority explained the master plan/comprehensive scheme proposed for the Indira Gandhi International Airport. He also mentioned that some pockets of land had been left out from the comprehensive scheme as they were situated on the fringes and were covered by existing abadis/villages. However, all existing villages located within the framework of the comprehensive scheme were proposed to be relocated outside this complex, in lands which had already been acquired for this purpose in Rang Puri village. After the shifting of these villages, the resultant vacant land would be used in accordance with the approved plan.

The Technical Committee discussed in detail the various provisions made in the comprehensive scheme as well as the proposals for utilisation of the land at Rang Puri for relocation of the villagers affected by the scheme. It was noted that a big chunk of land had been earmarked for a golf course which, the Technical Committee felt, would be more suitable for construction of essential staff quarters and that the corresponding area earmarked for construction of staff quarters in Rang Puri could be better utilised for purposes of relocating (a) those abadis situated on the fringes of the scheme for which no shifting plan had yet been proposed and (b) such other local residents as were likely to be affected by the implementation of the scheme and the improvement of the surrounding areas including the factories which were to be removed from the acquired scheme land. The Committee also felt that the various other left out functional activities envisaged in the master plan for the International Airport could be provided for within the main complex, if these suggestions were adopted. Accordingly, it was desired that the plans should be reformulated so as to provide for all activities relating directly or indirectly to the functioning of the international airport to be located within the complex itself and the Rangpuri land to be used for residential purposes including the relocation of all affected villages on the fringes of the complex.

Item No. 122/91

Sub: Change of land use of the remaining 27.25 hec. out of total 60 hec. (actual 60.67) land acquired by International Airport Authority of India in south of Mehrauli Road, Rangpuri.

F.3 (61)/90-MP

The Addl. Chief Architect of the International Airport Authority explained the Master plan/comprehensive scheme proposed for the Indira Gandhi International Airport. He also mentioned that some pockets of land had been left out from the comprehensive schemes as they were situated on the fringes and were covered by existing abadis/villages. However, all existing villages located within the framework of the comprehensive scheme were proposed to be relocated outside this complex, in lands which had already been acquired for this purpose in Rang Puri village. After the shifting of these villages, the resultant vacant land would be used in accordance with the approved plan.

The Technical Committee discussed in detail the various ^{provisions} ~~made in~~ ^{proposed for} the comprehensive scheme as well as the utilisation of the land at Rang Puri for relocation of the villagers affected by the scheme. It was noted that a big chunk ^{of} land had been earmarked for a golf course which the Technical Committee felt ^{it} ~~to~~ ^{would} be more suitable for construction of essential staff quarters and that the corresponding area earmarked for construction of staff quarters in Rang Puri could be ^{better} ~~utilised~~ ^{purpose of} for relocation ^{relatively} of (a) those abadis situated on the fringes of the schemes for which no shifting plan had yet been proposed and (b) such other local residents as were likely to be affected by the implementation of the scheme and the improvement of the surrounding areas including the factories which were to be removed from ^{the} ~~acquired~~ scheme land. The Committee also felt that the various other left out functional activities envisaged in the master plan for the International Airport could be provided for within the main complex, if these suggestions were adopted. Accordingly, it was desired that the ^{plans} ~~comprehensive scheme~~ should be reformulated so as to provide for the utilisation of Rang Puri scheme land mainly for relocation purposes while all activities and functions of the international airport be located ^{within} ~~with~~ the complex itself. ^{and the Rangpuri} ~~land~~ ^{should be used mainly for relocation purposes} ~~should be used mainly for relocation purposes~~ ^{residential purposes including the relocation of} ~~all villages~~ ^{affected villages} ~~on the fringes of the~~ ^{complex} ~~comprehensive scheme~~ ^{complex}

Item No.122/91

Sub: Change of land use of the remaining 27.25 hecsts., out of total 60 hecsts. (actual 60.67 hecsts.) land acquired by International Airport Authority of India in south of Mehrauli Road, Rangpuri.
(F.3(61)/90-MP)

The Addl.Chief Architect of the International Airport Authority explained the Master plan/Comprehensive Scheme of the International Airport. He also explained ^{prepared for the Indira Gandhi} ~~some~~ ^{that} some pockets of the land left out from the comprehensive scheme which ^{had been} ~~was~~ on the fringes of the scheme as these ^{and were covered by} ~~were~~ existing abadis/villages. However, all

2. The existing villages located within the framework of the comprehensive scheme were proposed to be re-located outside this complex ^{which had already been} ~~and the site/land~~ ^{village} acquired for this purpose was in Rang Puri area. After the shifting of these villages, the land ^{resultant vacant} ~~is to be~~ used in accordance with the approved plan.

3. The Technical Committee discussed in detail the various proposals indicated in the comprehensive scheme as well as the utilisation of the land at Rang Puri for re-location of the ~~existing~~ villages affected in the scheme. It was noted that a big chunk land ^{is} ~~is~~ earmarked for ^a ~~the~~ Golf Course which the Technical Committee felt to be more suitable for construction of essential staff quarters ^{and that the corresponding area} ~~rather than~~ construction of staff quarters in Rang Puri area which will be essentially ^{could be utilised} ~~required for~~ re-location of ^{(a) these} ~~existing~~ abadis. The

Technical Committee also observed that the land available in Rang Puri after meeting the requirements of the village re-location scheme, will be required to be utilised for accommodating the ^{(b) such other} ~~other~~ evictees ^{local residents as were} which are likely to be affected in the ^{by} ~~in~~ implementation of the International Airport Comprehensive Scheme for improvement of the surrounding area, including the existing factories ^{which were to be removed & relocated from the approved scheme lands.} etc. Therefore, it was desired that the Comprehensive Scheme should be formulated for the utilisation of Rang Puri ^{scheme land} ~~scheme~~ mainly for re-location purposes.

while all ~~the~~ activities + functions of the international airport be located within the main complex itself.

Ref: 11

The main complex, if these suggestions were adopted, & a landing

(a) situated located on the fringes of the scheme for which no shifting plan had yet been prepared; + (b)

The Committee also felt that the

various other functional activities envisaged in the master plan for the international airport could be provided for within

Item No. 122/91.

Draft minutes of TC dt. 6.8.91 for a left out item (laid on table). The Master plan of land owned by International Airport Authority was presented by the Addl. Chief Architect of the organisation. After the presentation this was discussed in detail and it was observed that in the Master plan, Authority has indicated a chunk of ~~use~~ land for Golf Course, ^{for} which the TC felt that it is not required and in this land lot of staff quarter for the International Airport Authority and operation staff can be accommodated. Further some of the villages are still existing within their Master plan land, which ~~can~~ ^{should} be shifted in the land acquired by the International Airport Authority near Vasant Kunj. The land so vacated can accommodate the left out activities of International Airport Authority. Further there are potteries existing within the boundaries of the Master of International Airport Authority. This is a non-conforming use as per MPD-2001 and therefore International Airport Authority should attempt to immediately shift this activity and the land so vacated can be used for the left out activities of the Authority.

In view of above discussion it was felt that the land acquired by International Airport Authority near Vasant Kunj should only be used for the resettlement of the villages coming within the ambit of Master plan of the authority.

Chellur

122/91.

Change of land use of the remaining
27.25 hec, out of ~~the~~ total 60 hec
(actual 60.67 hec.) Land acquired by
International Airport Authority of
India in South of Mehrauli Road Rangpuri.

F3 (61) 190-11P.

Serial

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

Draft Minutes of the Technical Committee
Meeting held on 6/8/91 at 9.00 A.M. in the Conference
Room Vikas Minar, 5th Floor, I.P. Estate, New Delhi.

The following were present:-

DELHI DEVELOPMENT AUTHORITY:

1. Mr. C. Nerenha, Vice-Chairman, (In the chair)
2. Mr. W. D. Dandage, E.M.
3. Mr. J. C. Ghambir, Commr. (plg.)
4. Mr. Ravi Malik, Commr. (S&JJ) - II
5. Mr. Santosh Auluck, C.A.
6. Mr. B. L. Khurana, C.E. (Elect)
7. Mr. M. N. Khullar, Adl. C.A.
8. Mr. S. C. Gupta, Dir. (DC&P)
9. Mr. R. G. Gupta, Dir. (TYA)
10. Mr. P. C. Jain, Dir. (AP&B)
11. Mr. R. G. Bhatnagar, Dir. (Works)
12. Mr. U. S. Jelly, Dir. (IM)
13. Mr. K. K. Bandhopadhyay, P.P. (R)
14. Mr. Chander Ballabh, J.D. (AP)
15. Mr. P. N. Dogre, J.D. (TYA)
16. Mr. A. K. Jain, Jt. Dir. (ZP)
17. Mr. A. K. Gupta, Jt. Dir. (B)
18. Mr. N. K. Aggarwal, Jt. Dir. (WC & SA)
19. Mr. Pradeep Behari, Sr. Archt. (East Zone)
20. Mr. Vijay Risbud, PP (Narela)
21. Mr. Babu Ram, T.P. (Slum)
22. Mr. Ashok Kumar, PP (Dwarka)
23. Mr. V. N. Sharma, J.D. (J&D)
24. Mr. H. S. Sikka, J.D. (Dwarka) Ph-II
25. Mr. D. K. Saluja, Dy. Dir. (T)
26. Mr. N. K. Chakarwarty, Dy. Dir. (T)
27. Mr. P. M. Parate, Dy. Dir. (AP)
28. Mr. Amit Dass, Dy. Dir. (AP)
29. Mr. S. P. Bansal, Dy. Dir. (NCR&UE)
30. Mr. S. P. Phatak, Dy. Dir. (M)
31. Mr. Anil Barai, Dy. Dir. (MP) (Convener)

POLICE DEPARTMENT

32. Mr. U. K. Choudhery, A.C.P. (T)
- P.W.D., Delhi Admn.
33. Mr. Ashok Kumar, Architect
34. Mr. T. K. SA (I)
35. Mr. D. R. Nanda, EE (Div. XI) - Tihar Jail.

DELHI ADMINISTRATION

36. Mr. Hans Raj, DIG (Jail)

TOWN & COUNTER PLANNING ORGANISATION:

37. Mr. B. K. Arora, A.P.
- D.E.S.U.
38. Mr. S. C. Chattopadhyay.
- M.C.D.
39. Mr. A. P. Sethi, A.T.P.
40. Mr. P. K. Khanna, SE (Bldg.)

WS & EDU

41. Mr. O. K. Gupta, EE to CE (C) II

Item No.124/91

Sub : Construction of basement 1st floor in the Shopping Centre,
New Lajpat Rai Market (P.G. Mkt.) Delhi.
F.3(2)91-MP.

The Technical Committee noted that this market was constructed on the basis of the standard design prepared by the Ministry of Urban Development, Govt. of India with a view to match the surrounding structures ^{and} more particularly, that of Red Fort. It was also noted that additional construction of any form would serve to increase the commercial space and thereby concentrate more commercial activity in this trade-saturated area. On the other hand, MPD-2001 envisages no additional construction in the existing markets. ~~Therefore,~~ The Technical Committee, therefore, decided that the encroachment should be removed from both the open spaces and the public corridors and that no additional construction in whatever form, should be allowed in this market.

Item No.125/91

Sub : Request for grant of permission for additional trade of re dy-
made garments in Lawrence Road Industrial area.
F.6A(77)65-LSB(I)
Deferred.

Item No.131/91

Sub : Report of the Committee set up by the Authority to go
into the policy for locating new industrial activities in Delhi.
F.DD/PP/UE/89/F-67.

Shri Narayanswami, Commissioner of Industries, Delhi Admn. and Chairman of the Committee, was present in the meeting. He explained briefly the recommendations of the Committee. Technical Committee accepted in principle the recommendation of the Narayanswami Committee that 2% of the gross urban extension area be reserved for service/light industries meant to meet the day ~~today~~ needs of the local population and that the %age of the land reserved for the commercial sector be increased to that extent, thereby reducing the land exclusively reserved for the industrial sector ~~per-se~~ to Nil.

2. Of the five specific proposals made thereon in the agenda note the ones at (i) to (iii) were also accepted. Regarding (iv) Commissioner (Industries) was requested to give his detailed observations while (v) was generally accepted as a guideline which could be varied in specific locations at the time of preparation of zonal development plans.

3. It was also decided that while the policy frame ~~thus~~ evolved would be for implementation in the urban extension areas, a separate policy paper should be prepared for all existing urban areas.

preparation of the zonal dev. plans

It was also decided that 2 : ^{for implementation}
~~Prohibited policy~~ ^{Such} frame time involved would be ~~supplementary~~ ^{in the}

3. ~~Such~~ units are to be identified for urban extension areas and for existing urban areas a separate policy paper should be prepared for all existing urban areas x

II The norms for development of 2% of the additional area for commercial use divided as District Centre Level, Community Centre Level and Local Shopping Centre level with the norms of ground floor coverage, FAR and mix use as suggested, were agreed by the technical committee.

With regard to the utilisation of land earmarked for 50% ^{for} public and semi public activities and recreational activities and the remaining 50% for residential, the technical committee noted that these are only the suggestive norms however, the zonal development plans ^{proposals} while formulated and finalised may regulate and indicate the specific land uses which may be required to meet the deficiencies and other requirements of a particular area / zone.

Item No.134/91

Sub : Construction of new jail in extension to the existing Tihar Jail in an area of 24.34 ha (60 acres)

F20(1)87-MP

The Technical Committee noted that in MPD-2001, the ^{proscribed land use} ~~area~~ ^{for the} under reference is already ^{study} indicated as public and semi public use and therefore no further action is required.

Item No.135/91

Sub : Electrification of sub district centre at Hari Nagar and Community Centre at Block 'J' Rajouri Garden.

PA/Jt.Dir.(Plg.)II/90/20

The Technical Committee noted that ^{the case relating to the proposed} ~~alongwith electric~~ ^{power} sub station site, it is necessary to examine the proposed ^{was linked with that of the route alignment of the concerned distribution} route alignment and therefore desired that an integrated ^{covering both these issues} proposal, both for electric sub station site as well as route alignment, should be prepared by DESU for its discussion.

^{consideration of the Committee}

Item No.136/91

Sub : Development control norms as provided in Development Code of Master Plan for Delhi-2001 for residential plots upto 500 sqm.

F15(1)91-MP

Deferred.

Item No 137/91

Sub : Route approval for laying of two nos 33 KV under ground cables alongwith pilot wire from 66/33 KV park street sub station to 33 KV Faizroad substation.

F6(20)81-MP

Item No.137/91

The Technical Committee noted that proposed route alignment was entirely below the surface and that, therefore, there was no objection to the same, subject to the ^{route alignment} same being cleared by NDMC and implemented as per the technical conditions stipulated by RITES.

Item No.138/91

Sub : Closure of existing cremation ground at Harsh Vihar.
F.5(49)90/LPB/N

Deferred.

Item No.139/91

Sub : Change of land use of an area measuring 13.97 hect. from recreational to residential at Pul Pehlad Pur.
F.20(6)86-MP-Pt-I

Deferred.

Item No.140/91

Sub : Construction of proposed way-side amenities centre at Gurgaon bypass NH-8 by DTDC.
F.10(43)88-MP.

The proposal prepared by DTDC for developing a 'Way-side Amenities Centre' for incoming tourists on Highway No.8, was discussed in detail. It was noted that the site was located at an important road crossing and that as such no construction should be ordinarily be put up within the road right of way and also within a ~~further~~ set-back of 50' after providing for the road right of way. It was pointed out however that the proposal would not be viable if both these conditions were imposed having regard to the shape of the site and that in that event the possibility of the land being encroached for setting up of unsightly and unhygienic dhabas could not be ruled out. The Technical Committee approved the proposal subject to the maintenance of the prescribed road of way on either side of the plot.

Item No.141/91

Sub : Change of land use from 'Green to Residential' for utilisation of SFS scheme at Paschim Vihar.
F.3(32)89-MP.

Deferred.

Item No.142/91

Sub ; Change of land use for an area measuring 4.71 hect from 'Public and semi public facilities (Radio transuctures and wireless station) station' to residential of Videsh Sanchar Nigam at Wireless Station Kalkaji.

Deferred.

Item No.143/91

Sub : Proposed Night Shelter in Delhi.
F.T.P.3370(21)Night Shelter-Delhi/Pt.I

The proposals ^{for setting up} of Night Shelter at various locations in Delhi, as proposed by Commr.(Slum & JJ)II, was discussed in detail ^{and} with the following decisions: ^{were taken}

1) Night Shelter near Raja Garden Chowk. —

The consideration of the site was deferred as the comments of Area Planner,DDA were not available.

2) Night Shelter at Tilak Nagar:

The proposed location was approved further subject to:

a) the ^{site} ~~area~~ to be used should be about 1000 sq.mtr. ^{to be} ~~carved~~ out of the park area.

b) ^{to be of} ~~that~~ the structure to be constructed, should be ^{designed} ~~be~~ semi-underground ^{type}

c) that 'no objection' ^a ~~from~~ the Horticulture Deptt. of MCD ^{certificate be obtained} ~~be obtained~~ ^{before implementation}

3) Night Shelter at Zakhira:

^{As the proposed} ~~The Technical Committee observed that a strip of land~~ ^{was suitable,} ~~proposed to be used as night shelter is not feasible~~ and, therefore, ^{instead} ~~opined that the space below fly-over be~~ used with a proper design ^{so that both the} ~~as night shelter and the~~ open land around ^{could be} ~~should be properly developed as a green~~ area. ^{incidentally, the} ~~Utilisation of space below fly over will also~~ be in consonance to the decision taken by the former Chief Secretary, Delhi Admn. ^{the use of} ~~While considering such~~ ^{the land} ~~locations below the fly-over in the vicinity of the~~ Walled City, ^{and} ~~below fly over on Ring Road in ISBT.~~

4) Night Shelter in New Angad Nagar adjacent to Laxmi Nagar District Centre:

^{had been} ~~Technical Committee noted that the site proposed~~ is designated as ^a ~~local shopping centre forming part of~~ Guru Angad Nagar unauthorised regularised colony ^{of which} ~~and~~ part of ^{had been} ~~which is squatted upon~~. Technical Committee ^{desired} ~~that Chief Architect, DDA may suggest the~~ design ^{building} in such a way that the ground floor ^{could} ~~be used as for~~ shops and 1st floor ^a ~~as night shelter~~. The overall design of the ^{shopping centre} ~~incorporating this proposal be~~ put up by the Chief Architect, DDA before the Screening Committee within a period of two months.

- 5) Night Shelter at Najafgarh Road opposite near Khayala Subhash Nagar Crossing:

Technical Committee observed that ^{were} ~~There are~~ existing shops within the area earmarked for ^{the} ~~Community Centre.~~ The Chief Architect, DDA should examine the possibility of constructing the first floor as a night shelter over the existing shops. Alternatively, if it is not found feasible, Chief Architect should suggest ^{an alternative} ~~the~~ location where shops could be constructed on the ground floor and the first floor may be used as night shelter. This ^{integrated scheme should therefore} ~~location should be such which can~~ form part of the overall ^{design} ~~scheme~~ of the community centre. Meanwhile, Commr. (Lands) should examine the status of the land ^{if reserved for} ~~and~~ the community centre so that a comprehensive scheme ^{could} ~~should~~ be formulated. ^{for development of the same}

- 6) Night Shelter near Old Subzi Mandi on G.T. Road.
Deferred.

Item No.144/91

Sub : Regarding levy of additional floor charges to the additional floor space accrued due to the enforcement of MPD-2001 in Mangolpuri Phase-I.

F.PA/Jt.Dir.(Bldg.)107/91

Technical Committee discussed the ^{issue} ~~site~~ in detail and noted that MPD-2001 provides ^{for a} ~~higher~~ FAR on industrial plots and, ^{that, as such, the owner-occupants} ~~therefore~~, individuals are benefited by the additional floor area which ^{is thus} ~~will be~~ available in the form of working space. ^{also observed} ~~Technical Committee, therefore, decided that for~~ the additional FAR, the beneficiaries ^{were} ~~are~~ required to pay 'additional charges' @ Rs.300/- per sq.mtr. on the additional floor space ^{thus available which} ~~and~~ may be treated as "charges for additional floor space" instead of "betterment charges".

Item No.145/91

Sub : Alignment plan of 'Vasundhara Enclave' Link Road (connecting Dallupura Coop. Societies with Trilokpuri Resettlement Colony).

^{While approving the plan} ~~The~~ Technical Committee noted that ^{in the} ~~the~~ limited ^{space} ~~space~~ as right of way of the road ^{is} ~~is~~ available both for the service lane and for main carriage-way. It was decided that the ^{main} ~~main~~

① a very restricted space

main carriage way should of three lanes whereas the service lanes on either side may be of 7.5 metre width.

Item No.146/91

sub : Allotment of additional land to Blue Bells Educational Society, Kailash Colony.

F.18(18)75-Instl.Pt.I.

It was observed that when the matter was discussed earlier by the Technical Committee, it was decided that a modified plan should be prepared to accord with the respective land uses shown in the Zonal Development Plan as far as possible. The proposal prepared by Area Planning Wing in the light of the said decision was found to be in order from the land use point of view. The Technical Committee therefore approved the revised plan, placed on the table at the time of meeting, for allotment of additional land for both the Blue Bells Educational Society and the adjacent municipal school.

Item No.124/91

Sub : Construction of basement 1st floor in the Shopping Centre, New Lajpat Rai Market (P.G.Mkt.) Delhi.

F3(2)91-MP

The Technical committee noted that this market was constructed ^{on the basis of} based on the standard design prepared by the erstwhile Ministry of Urban Development, Govt. of India with a view to match the ^{structures} surrounding construction more particularly ^{that of} with the existing Red Fort. It was also noted that additional construction in any form ^{would serve to} increase the commercial space and thereby concentrating more commercial activities ^{this trade -} in the already saturated area. ^{On the other hand} MPD-2001 envisages no additional construction in the existing markets. ^{therefore} Therefore, the Technical Committee ^{both} decided that the encroachment should be removed from the open spaces and ^{that} from the public corridors and no additional construction in whatever form, should be allowed ^{in this market} in this market.

Item No.125/91

Sub : Request for grant of permission for additional trade of readymade garments in Lawrence Road Industrial area.

F.6A(77)65-ISB(T)

Deferred.

Item No.131/91

Sub : Report of the Committee ^{set up by the Authority to go into the} on policy for locating new Industrial activities in Delhi.

F.DD/PP/UE/89/F-67

^{and Chairman of the Committee} Sh. Narayanswami, Commissioner of Industries, Delhi Admn. ^{was} present in the meeting. He explained ^{briefly} industrial policy for Delhi as decided by Delhi Admn. and explained the report of the Committee constituted by the Authority. Technical Committee ^{accepted in principle that} noted the recommendations of this Committee that 2% of the ^{gross value added} is to be utilised to serve the day-to-day needs of the community, mainly for the items listed by the committee in its report. ^{local population and that the 2% of GVA had reserved for the} The committee's recommendation that only service oriented units ^{commercial sector be increased to that extent, thereby reducing} to cater to the population, should be allowed with having manufacturing components, was accepted. Commissioner (Industries) was requested ^{to} to workout a list of such industrial units which may be allowed to fulfil the day-to-day needs of community, keeping in view the items listed in MPD-2001.

2. While ^{working out} the various units he should also indicate the number of workers and the power load to be sanctioned for such service units.

^{specific} Commissioner (Industries) was requested to give his observations ^{while} on the same. ^{generally accepted as a guideline which could have variation in specific locations at the} Regarding the same, the committee was requested to give its observations. ^{the} The committee was requested to give its observations on the same.

Item No.137/91

The Technical Committee noted that proposed route alignment ^{was entirely below the surface that} is underground and therefore, there is no objection for ^{the same, subject for same being} the same. However, the proposed alignment should be acquired ^{after cleared} by NDMC and the conditions stipulated by RITES should be followed ^{for} implementation.

Item No.138/91

Sub : Closure of existing cremation ground at Harsh Vihar.
F5(49)90/LPB/N

Deferred.

Item No.139/91

Sub : Change of land use of an area measuring 13.97 hect. from recreational to residential as Pul Pehlad Pur.
F20(6)86-MP-Pt-I

Deferred.

Item No.140/91

Sub : Construction of proposed way-side amenities centre at Gurgaon bypass NH-8 by DTDC.
F10(43)88-MP

The proposal prepared by DTDC for developing ^a way-side Amenities Centre for incoming tourists ~~in Delhi~~ ^{on High way No 8,} was discussed in detail. It was noted that the site ^{was located} is at ^{at an important road} crossing, therefore, ^{it was} desired that no construction should be put up within the road right of way in the minimum set-back of 50' ^{after providing for} after the road right of way. ^{and also within a further} The Technical Committee ^{the} approved their proposal subject to this condition and recommended that this complex should be developed in an area measuring about 10 hect. for which the additional land in continuation should be acquired and the proposal be submitted for the development of this complex which ^{may} be considered by the Technical Committee Authority as the case of change of land use.

Item No.141/91

Sub : Change of land use from 'Green to Residential' for utilisation of SFS scheme at Paschim Vihar.
F3(32)89-MP

Deferred.

Item No.142/91

Sub : Change of land use for an area measuring 4.71 hect from 'Public and semi public facilities (Radio Transuctures and wireless station) to residential of Videsh Sanchar Nigam at Wireless station Kalkaji.

F3(106)81-MP

Deferred.

main carriage way should be of three lanes whereas the

service lanes on either side may be of 7.5 metre width ~~sectors~~

Item No. 146/91

Sub : Allotment of additional land to Blue Bees

Educational Society, Kailash Colony.

F.18(18)75-Instt.I.Pt.I

It was discussed that when the

this matter was discussed earlier in the meeting of by the

Technical Committee wherein it was decided that a plan

should be prepared keeping in view the land users shown in the X

Zonal Development Plan and the existing building of the

MCD Primary School. The proposal prepared by Area Planning

Wing was discussed and it was decided that the adjustments

suggested for existing primary school and the Blue Bees

School (shown on the plan, laid on table), be approved.

(+) Member
approved the
revised plan, for
allotment of
additional land
for the Blue
Bees Educational Society
and the existing
municipal school.

Place at the
time of the meeting for

[Signature]

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

Agenda for the meeting of Technical Committee to be held on 6/8/91 at 9.30 A.M. in the Conference Room of Vikas Minar at 5th Floor Delhi Development Authority, I.P.Estate, New Delhi.

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To be presented by J.Dir.(B)

Item No.124/91:

SUBJECT:- Construction of basement, 1st floor, in the shopping centre, New Lajpat Rai Market (P.C.Mkt.), Delhi.
F 2/2/91-MP

1. Dy.Land & Development Officer Ministry of Urban Development, Govt of India vide letter No. L&DO/PS.IV/MK/... y-2 dt.7. ... while forwarding the minute ... stating taken placed under the Chairman ... Director (Land) cum L&DO held on 14.11.9 ... request ... to examine the issue from Master ... point of view as to whether some additional space by way of construction of basement or first floor by slightly increasing the height of the shops say by 3fts. could be allowed in an uniform manner without disturbing the existing Architectural surroundings and character of the area.
2. It has further been stated in the letter under reference that after survey of F.G. Market, the position at site was assessed as under:-
"Out of 414 shops about 90% cases shopkeepers have covered the platforms and thus have extended their shops and this covered area is being used for commercial purposes. In about 52 cases the basement have been constructed and in 45 cases first floor constructed and is being used for storage purpose while 15 cases mazanine floor ... be ... constructed."
3. During the meeting the ... Association is reported to ... certificate from the ... concerned ... the existing structures is capable of ... additional load and has requested for allowing them ... construction in accordance with the standard pl
- ii) Members present specially from L&DO & M.C.D. stressed the need to allow these facilities and adhere to the terms and conditions ... the local needs which do not permit additional construction even for storage facilities
- iii) MPD-2001 notified on ... 90 states that "Lajpat Rai Market single storeyed market on the other side of chandni ... shall be retained which interm implied that even the construction of basement or the first floor for storage purpose or for that matter mazanine floor is not possible "

Contd...2/-

iv) Director (L), L&DO was of the opinion that with the passage of time things have taken such a shape from which it is not possible to restore the premises to the original position as this would require stringent measures for demolition of coverage done by about 90% shopkeepers by covering the platforms and using them for commercial purposes.

v) He also suggested that keeping in view the increased activity of commercial and storage etc. some relief could be considered to be extended to the existing shopkeepers.

5. Further on the request from DDA Dy. Land & Development Officer vide his letter No. L&DO/PS.IV/Mkt./Policy-2/for P.G. Mkt./498 dt. 7.5.91 has forwarded a copy of the Lay-out plan and proposed standard design to be followed consisting of basement, ground floor and first floor. It has been further stated in the letter under reference that "there is no provision of parking facilities and even if it was provided at the initial stage of planning that has been taken away with the expending commercial activity in round about during the last over 3 decades.

6. PROPOSAL:

a) Keeping in view the recommendation of MPD-2001 and ground realities we may consider to allow construction of basement only for storage purposes, increasing of height subject to the condition that shop owners would vacate the platform encroachment from their shops.

b) In case (a) above lease conditions, standard design to be followed as worked out by L&DO, who would also ensure that encroachments from platforms are removed.

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

Item No.125/91:

SUB : Request for grant of permission for additional trade of readymade garments in Lawrence Road Industrial Area.
File No. F.6A(77)/65-LSB(I)

1. A request has been received from M/s J.P. Manufacturing Company vide their letter dt. 17.9.90 for granting permission for additional manufacturing of readymade garments at plot no. B-49 Lawrence Road Indl. Area on the grant that similar units are doing towards other than food products in this area.
2. The plot under reference measuring 2500 sq.yds. was allotted to the firm in lieu of old permits no. 2790, Raj Guru Road Pahar Ganj New Delhi under the shifting of non-confirming uses to confirming areas. The case has earlier been examined and the Indl. Allotment Committee has rejected his request. Considering the misuse of its old premises as well as involving the change in the policy since Lawrence Road Indl. Area has been identified for food and allied products only.
3. On a similar representation submitted by some of the plot holders in this area. VC, DDA desired to examine their request for change of trade, considering that these units are reportedly running at loss. Such representation are the mostly from Lawrence Road Indl. Area, Okhala Indl. Area and Kirti Nagar Warehousing Area. This case was again discussed in the IPC meeting held on 18.1.91 and desired that the case be examined in the light of the recommendation of MPD-2001 to be considered for the Technical Committee and the case be brought to the Technical Committee.
4. FUNCTIONAL ANALYSIS OF THE INDUSTRY : To check the haphazard and unplanned growth of industries in the industrial developed by DDA it was felt in 1967 that it would be desirable to create functional estate and block of a industries and similar industry so that one type of industry does not disturb to other. The following are example of industries/functional estate block.
 - (i) Industries manufacturing food and allied products are accommodated in one such estate/block.
 - (ii) Industries doing the trade of radio/transister and other electronic wing and their ancillary industries are accommodated in one such each block and industries doing the trade of automobile part and assurance are grouped in other such estate block.

Contd..2/-

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iii) Master Plan has provided 110 type of light and Service industries to be located in the flatted factories/work cum industries, light and extensive industries to be located in extensive industrial area.

iv) On the above basis, functional analysis of Industries were prepared and approved by LAAC on 29.6.67 vide Item No.24. So on the basis of functional analysis the trade of food products was permitted to J.P.Manufacturing and it is also clarified in Clause-13 of lease deed at page 133-34/C.

5. As per MPD-2001, in Lawrence Road Industrial area the type of Industries permitted are food and allied product and compatible industrial units wherein other trades including readymade garments is permissible. Photocopy of the annexure of the same is placed opposite.

6. Similar requests earlier considered and some of allotments made in this area were subsequently changed to other industrial areas with a view to maintain the function of Lawrence Road Industrial Area particularly for food and allied industries.

7. The case is put up for the consideration of the Technical Committee to continue Lawrence Road Indl. Area for food and allied product.

Item No. 131/91

Sub:- Report of the Committee on policy for locating industrial activities in Delhi.

F.NO:- DD/PP/UE/89/F.67

1. BACKGROUND:

Based on the decision of the Delhi Admn. conveyed to DD. during Dec., 89 to stop development of new industrial estates in Delhi, Planning wing of DDA brought out implications of the same for consideration of the Authority in its meeting held on 27.3.91. After detailed discussions within the framework of Master Plan for Delhi-2001 and Regional Plan-2001 for NCR the Authority resolved that while the new industrial estates need not be developed in Delhi in principal as a means of employment generation and encouragement of small scale industries, it was felt that a committee comprising of Comm.(Inds.) as convenor and Commr., MCD or his nominee and Administrator, NDMC or his nominee, Sh. Meshram, Chief Planner, TCPO or his representative and Sh. J.C. Gambhir, Commissioner(Plg.), DDA may go into whole question of identifying those service/light industries which most necessarily come up in Delhi along the urban extension and also into the question as to whether the land upto 2% was required for them.

2. REPORT OF THE COMMITTEE :

Committee vide its two meetings have finalised its report.

The salient points raised by the committee are as follows:

- i) In order to meet the day to day needs of the community more commercial space would be necessary. Therefore, the space reserved for commercial use by about 2%. The increase in area would be utilised for all such activities which are non manufacturing and are required to serve community needs.
- ii) The list of such activities as considered appropriate by the committee is as follows:
 - a) (i) Repair of vehicles (except trucks, buses, trolleys and tractors, such as cars, three wheelers and two wheelers including scanning facilities for identification of fault.
 - ii) Petrol Pump
 - iii) Type Retreading
 - iv) Battery charging

Note: It will be advisable to set apart specific space

Note: It will be advisable to set apart specific space in the commercial area for the above activities as some of them are likely to create nuisance for other users. Permission for Petrol Pump should be granted subject to fulfilment of the guidelines of TCPO in this respect. Consent of Pollution Control Board of Delhi Admn. should be obtained for activities such as Petrol Pumps and tyre retreading. The area earmarked for repair/servicing of vehicles at a time to avoid spill-over of the activities from the designated space. The number of spaces specially reserved for this activity may be proposed to be served.

- v) Repair of bicycles and tricycles.
- b) Repair of house-hold electronic equipment such as T.V., Radio VCR, VCR, Tape Recorder.
- c) Repair of house-hold electrical appliances such as electric iron, room cooler, desert cooler, air conditioner, refrigerator, toaster, fan, geyser, heater (including motor rewinding of such appliances.
- d) Repair of other house-hold goods/kitchen appliances such as trunks, suitcases and other leather/raxin made-ups, wooden furniture, watches, clocks, cookers, gas burners, musical instruments.
- e) Service establishments such as laundry, dry-cleaning tailoring, embroidery, hair cutting saloon, beauty parlour, medical diagnostic centre, testing laboratory photo studio, picture framing, painting of sign boards, rubber stamp making, cobblers fruit and sugarcane juices, photocopying, book-binding and printing (excluding offset printing).
- f) Servicing industry such as atta Chakki. grinding of pulses and spices, small welding jobs (with one welding machine only) cotton filling in pillows, quilts and mattresses, small bakeries, making of papad, vari, vermicelli and macaroni, oil ghani and carpentry.
- g) Handicrafts as per list of handicraft Board.

3. OBSERVATIONS:

The recommendations have been studied in the PPW of the DDA. To suitably adopt recommendations of the Committee with respect of the Master plan for Delhi-2001, the following is recommended:-

- 1) No more development of areas in Delhi (it would mean that all non-conforming light and extensive Industrial Units as per Master Plan for Delhi Perspective-2001 would have to close down/shift on their own to areas outside Delhi.

ii) 2% additional area for the commercial use to be divided as under:

- | | |
|---------------------------------|-------|
| (a) District Centre level | 1% |
| (b) Community Centre level | 0.67% |
| (c) Local Shopping Centre level | 0.33% |

iii) These areas would be distinctly separate from the Commercial areas and would be developed with the following controls:

- | | |
|---|------|
| (a) Ground floor Coverage (Overall 33%) | |
| (b) F.A.R. | 100% |

The area would be developed as mixed use and 33% of the floor space would be used for residential activities.

iv) The permitted industrial activities would be as per provision of the Master Plan for Delhi Perspective-2001.

v) In the land use plan land earmarked for Industrial use but not developed so far shall be utilised 50% per public and semi-public activities and recreational area at Master Plan level and remaining 50% for residential. Case to case change of land use shall be processed.

Item No. 134/91

Sub:- Construction of New Jail in extension to the existing Tihar Jail in an area of 24.34 HA (60 acres). F.20(1)/87-MP.

Senior Architect (DA) PWD vide his letter No. SA(DA)1/229 (62)A/668-71 dated 2.7.91 has desired the clearance for the proposed construction of New Jail in the extension of existing Tihar Jail. A copy of the letter dated 19.10.90 from Shri Ashok Nath, Secretary (Home) Delhi Administration addressed to VC, DDA requesting to approve the overall planning parameters and need not be subjected to the detailed scrutiny of building plans of the individual buildings within the Jail. S.A. in his letter has also made similar request pointing out that it is not desirable to submit the detailed plan of the building proposal and has undertaken to follow the land use and development controls envisaged in the Master Plan for the construction of building.

2. The case has been examined. In MPD-62 the area under reference was located in the Master Plan green and therefore, after a decision was taken to allot this additional land in the extension of the existing Jail. The case was under process for change of land use for 24.34 HA (60 acres) from "Green" To public and Semi Public facilities in file No. F.20(1)87-MP. This change of land use was approved by Authority and was under process further for inviting public/objection suggestion under section 11-A of D.D. Act 1957.

3. In the MPD-2001, however, which was notified on 1.8.90, the land use of this area has been shown for public and Semi public facilities as an extension to the existing Tihar Jail, and accordingly Ministry of Urban Development has been informed vide letter dated 4.12.90 that due to those changed circumstances there is no need to process the change of land use further. Jail has been included in the public and semi public facilities (PS4). No specific development controls have been given in MPD-2001. The following norms can be applied in this case:

- a) Public and Semi Public facilities (for which specific regulations have not been given).
 - i) Maximum ground coverage 25%
 - ii) Maximum FAR 100

- iii) Maximum height
- iv) other controls

26 mtr.

15% of the total floor area shall be allowed for residential purpose-nasement below ground floor, used other than parking and services will be counted in FAR.

In the scheme submitted by CPWD vide Drawing No. SA-PA-1/6639 the details are given as under :-

a) Existing Jail.

- i) Area 47.75 HA
- ii) Ground coverage 14.07
- iii) FAR 14.83

b) Proposed extension.

- i) Area = 24.34 HA
- ii) Ground coverage achieved = 10.48%
- iii) FAR = 17.94%

It may be seen from the above calculations that the proposed construction is well below the prescribed norms referred to above. It appears that the height of building is restricted to two storey i.e. a maximum of 8 mtrs.

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

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Item No. 135/91

Sub:- Electrification of sub-district centre at Hari Nagar and community centre at Block 'J' Rajouri Garden.

PA/TE.Dic.(Ply.)J/90/20

Executive Engineer (Electrical) Division-II

DDA had approached Senior Architect (West) for a Sub-Station site measuring 120 mtr. X 90 mtr. for the electrification of schemes of sub-district centre Rajouri Garden in July, 1990.

2. Senior Architect (West) has taken a view that normally 33 KV Grid Station is provided to feed the area along with Commercial Centres and the provision for the same has not been made in these commercial centres and has further advised to contact planning cell for identification of the site.
3. A site measuring 90X120 sq.mtrs. marked red on the copy of the plan (laid on the table) is reported to be acceptable to DESU.
4. The site is inspected by the undersigned along with Commissioner (Planning) and found suitable for the purpose.
5. The item was discussed in the Technical Committee in detail in its meeting held on 26.11.90 under item No. 8. The site proposed by C.A. near Hari Nagar Sub-District Centre (by mistake written community centre in the minutes) was approved in principle. The Technical Committee also desired that before handing over the site a proper survey be conducted and based on the site proposed, the actual area be handed over to DESU.
6. The detailed survey of the Master Plan green between Village Tihar and boundary Wall hospital staff quarters have been conducted. Initially the site was shown towards Village Tihar. But due to its proximity to gas godown, a mazar and deep pond, DESU did not agree for the site and desired that the site be located closer to the staff quarters of the hospital where the land is level and the trees are only along the main road and the boundary wall.
7. The matter has been further examined and accordingly a site has been identified leaving a 30 mtr. wide buffer green which takes care of most of the trees along the wall.

The trees along the road however will have to be included within the site and DESU while finalising their scheme for 66 KV Sub-Station will be asked to submit detailed report for the treatment to be given for retention of trees, felling and transplantation as per the prevailing policy in this regard.

8. The matter is placed before the Technical Committee for clearance of the detailed site as per the plan laid on the table, located in Master Plan green area.

Item No. 136/91

SU. Development control norms as provided in Development code of Master Plan for Delhi-2001 for residential plots upto 500 sqm.

The Master Plan for Delhi-2001 came into force on 1.8.90. The Development code as part of the Master Plan provided a comprehensive set of zoning regulations including use premissibility at two levels of the development control norms for selected use premises. After coming into coopeation of the plan, a number of representations from Govt., private organisations/associations and individuals have been received regarding clarification/interpretation/modification in respect of various development control norms for different use premises. The various issues raised in representations referred above were discussed by the Commissioner (Plg.)

The issues raised various representations pertaining to individual residential plots forming part of approved layout plans have been examined in detail also keeping in view the recommendations made by the committee constituted by the Hon'ble Lt. Governor of Delhi to review building control regulations under the chairmanship of Sh. S.K. Sharma CMD, HUDCO (report part 2) submitted in March 1991.

The representations pertaining to such plots in relating to the development code provided in MPD-2001 is listed in (Appendix 1)

BASEMENT:

MPD-2001 - Ref. Page no. 159 para iv) Basement in case of plotted development shall be under the ground floor and maximum to the extent of ground floor coverage subject to the conditions with minimum of 2 mt. distance shall be kept from the adjoining plot. Further, in para vii) which provides that covered parking area shall be included in FAR except when it is provided in the basement i.e. if basement is to be used for parking, it would not be taken into FAR calculations.

Building Bye-law 1983:

The lower storey of a building below or part below ground level is a basement. Further, on page 36 the provision of basement in various type of buildings is given in bye-law no. 14.12 and in short was permitted equivalent to ground floor coverage without counting into FAR to be used for parking, serving and house hold storage.

Issues: In the representation given in Appendix mentioned above the provision of basement as now specified in MPD-2001 has been objected and it has been represented that the existing provision of the basement should continue. Therefore, the issues are with regard to set back of 2 mt. from the adjoining plot due to structural design expansive lands effective use of the basement etc.

Official views: The basement equal to ground coverage and with the set back lines can be provided subject to the condition that 2 mt. set back from the adjoining plot (a) be maintained. The basement may be used for habitable purpose without a separate dwelling unit and, therefore, toilets and kitchens shall not be permitted and subject to air and ventilation conditions without counting into FAR.

HUDCO: Under para 4.4.5 the basement in case of plotted development shall be below the ground floor and maximum to the extent of ground floor coverage, within the set back lines shall be permitted, subject to the following:

- a. to leave a minimum of 2m. set back in case adjacent property / plot is built up without having a basement or the owner submits a no objection from the adjacent property owner(s) that he/they have no objection for the construction of basement without leaving 2m. set back or the adjacent property owner(s) are provided with the insurance cover to compensate any damage caused to his/their property(s) and such a proposition is acceptable to the adjacent property owner(s)
- b. in case the adjacent property(s) have basement(s) and if the plots are vacant, 2m wide set back would not be necessary.

At present, basement is allowed for household storage parking, services etc. and is not counted in FAR. It has been found that most of the basements are misused. To prevent the misuse it is recommended that the use of basement for habitable use.

2. PARKING:

MPD-2001: On page 159 in the table parking standards para c(ii) plotted housing (Plots above 200 sqm) 1.33 ECS per

14

100 sqm. of floor area & para vii provides for plot about 250 sq. parking provisions shall be provided @ 1.33 car space per 100 sq. of permissible built floor area. The covered parking area shall included in FAR except when it is provided in the basement. For the provisions of car parking space the space standard shall be 32 sqm. per car space in the basement. There is no provision/ mention about stilt floor in case of individual residential plot.

Bye-laws: There was no specific provision for parking standards in case of individual residential plot.

Issues: The parking norms are on higher side and can not be technically feasible to provide within these norms.

Official views: Parking in case of residential plot, parking @ 1.33 equivalent car space per 100 sqm. may be provided for plots measuring 250 sqm. and above after deducting the permissible floor area on a plot size of 200 sqm. i.e. the parking to be calculated on the basis of the balance floor space @ 1.33 car space per 100 sqm. of built area. This parking space is to be provided within the plot which may be covered or open parking.

HUDCO: For plots above 250 sqm. in area, parking provision shall be provided at the rate of 1.33 car space per 100 sqm. of permissible built floor area and would be determined after deducting the permissible floor area on a 200 sqm. plot. The covered parking area shall be included in FAR except when it is provided in the basement.

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

- a. For open parking, 23 sqm. per equivalent car space.
- b. for ground floor covered parking, 28 sqm. per equivalent car space.
- c. for basement, 32 sqm. per equivalent car space.

3. HEIGHT:

MPD-2001: maximum height for various size of residential plot is provided in the table given on page 159. It varies between 8 m. to 11m. However, in case of plots above 250 sqm. in size are facing 24 m and above road and where already 3 storeyes and a barsati was permitted the maximum height shall be 14 m. (para ii)

● Building bye-laws: Bye law no. 12.7 provides that the maximum height of building shall not exceed 1.5 times the width of road abutting plus the front open spaces. The maximum height for residential plots were provided as 15 m. without mandatory provision of the width. (maximum 4 floors)

Issues: The maximum height of 11 m. is impracticable as it is not possible to accommodate these floors and mezzanine plus basement. This restricts the designer to play with the space. The maximum permissible height should be 13.3 mts. and 15.5. mtrs. respectively.

HUDCO: Maximum height prescribed is 11 mtrs. however, it can increase to 12.5 m. If the basement is provided and 15 mtrs. with basement for plots qualifying for 4 storeys.

The maximum height of the building has been prescribed. height of any room need not be restricted to 4m. as this restricts the creativity of the architect and leaves limited scope to play with the space.

Officials Views: The issue of maximum height of 11 mts. vis - a - vis provision of mezzanine and basement was needs no change.

4. Number of Dwelling Units:

MPD-2001 - Number of dwelling units are provided on page 159. For plots above 250 sqm. and upto 600 sqm. maximum of 3 servant quarters and for plots above 500 sqm. maximum of 6 servant quarters shall be permitted.

Each servant quarter shall comprise of one habitable room of area not less than 11 sqm. floor area, exclusive of cooking verandah, bath room and laboratory. The maximum size of servant quarters shall be 20 sqm. For density calculation each servant quarter be counted for 2.4 persons.

Building Bye-law: Number of dwelling units reckon on the basis of 1 dwelling unit on each floor of plots not exceeding 500 sqm. with 1 servant quarter per dwelling unit on the plots above 250 sqm. with maximum floor space of 18.5. sqm. (200 sq.ft.) for the servant quarter and for the purpose of density calculation.

Issues: Suggestions have been made to have more efficient utilisation of the land.

Official views: The norms of density/number of dwelling units as prescribed in the Master Plan for Delhi-2001 may be adhered to.

HUDCO: The minimum size of dwelling units for plots upto 100 sqm. shall be 45 sqm.; for plots upto 250 sqm., 80 sqm. and for plots above 250 sqm., 100 sqm.. The committee desire that the repercussions of this suggestion may be examined in the light of density pattern (dwelling units) in MPD-2001.

For plots above 250 sqm. maximum of 3 servant's quarters shall be permitted.

Each servant's quarter shall comprise of one habitable room of having floor area not less than 11 sqm. exclusive of cooking verandha, bath room and lavatory. The maximum size of the servant's quarters shall be 20 sqm.

Land Scaping:

MPD-2001 - Land scaping is required for all plot sizes.

Bye-laws: There was no specific provision for any land scape plan for residential premises.

Issues: It should not be insisted upon for the smaller size plot nor there are specific regulations with regard to percentage of upper space etc.

Official views: Land scape plan alongwith building plan should be submitted.

HUDCO: In all the building plans, each plot having an area of 100 sqm. or more shall be planted with tree(s) within the plot. The number of trees to be planted shall be worked out @ at least one tree per 100 sqm. of plot area. The occupancy certificate for the building will be issued only when the authority is satisfied that the provisions of this rule have been complied with. Every effort shall be made to protect the existing tree(s) on the plot.

GROUP HOUSING:

MPD-2001 - minimum plot size 4000 sqm., ground coverage 33.33%, maximum FAR 133, height 26m, density 140 DUs per hect. (net housing density) with 15% variation on either side. (to be taken into consideration while formulating zonal plan/layout plan) maximum variation on net density 5% at the premises level.

The above regulations shall not apply to Bunglaw area and civil line area which is to be based on detailed scheme.

Bye-laws: Maximum FAR 175%, ground coverage 35, maximum density for group housing plot 60 DUS per hect. (150 DUS per hect.)

Issues: The representations are received with regard to decrease in FAR, Ground coverage & Density.

Official views: There needs to be no change in any of the regulations of MPD-2001.

HUDCO: These issues are not covered in thereport.

Group housing Basement; equivalent to ground coverage to be used for parking not to be counted in FAR calculations and parking norms @ 1.33 car space per 100 sqm.

Representations: Location of the area of the basement needs to be rationalised keeping in view the parking needs.

Official views: The matter regarding the basement for group housing was discussed in the meeting of Technical committee held on 21.8.90 vide item no. 8. It was decided that basement should be provided for parking and for servicing equivalent to ground coverage and in a comprehensive scheme like group housing basement could be placed in such a manner that there is a proper and effective use of parking and servicing purpose in other words basement need not be directly under the building and could be extended beyond the curtilage of the building without infringement on the set back lines (envelope)

The matter is placed before the Technical committee for its consideration. Comparative provisions given in MPD-2001, unified building bye-law 1983, issues raised and various representations official view on the representations and recommendations of the committee constituted by Hon'ble Lt. Governor of Delhi to review the building control regulations under the chairmanship of Sh. S.K. Sharma, CMD, HUDCO (part II) pertaining to these issues.

:18:

Item No.137/91

Sub: Route Approval for laying of two nos.
33KV Underground cables alongwith pilot
wire from 66/33KV Park Street Substation
to 33KV Faiz Road Substation.

F6(20)81MP.

1. Ex.Engineer(Plg.)I DESU vide letter dt.19.12.90 has submitted the above said proposal to meet the growing power demand of Karol Bagh area. The cables are proposed to be laid along the internal roads of DIZ area, Mandir Marg, Punchkuian Road, Rani Jhansi Road, D.B. Gupta Road and through an internal road to meet the Faiz Road Substation. Length of the route is 3.40km. Route details are given on Drg.No.13-4361 (page 44 Cor.)

2. Route Details.

Sl.No.	Name of the Road	Existing R/W	R/W as per MPD-2001.	Cable location from edge of R/W.	
				Exstg. R/W	Propod. R/W
i)	Internal road of DIZ Area (Section 'AA')	23.20mt.	Not a M.P. Road.18mts. R/W as per Zonal Plan	Within a distance of 2.0mt. from the edge of R/W on the western side below the F.P.	
ii)	-do- (Section 'BB')	17.80mt.	Not a M.P. Road.14mts. R/W as per Zonal Plan	Within a distance of 1.50mt. from the edge of R/W on the eastern side below the F.P.	
iii)	Mandir Marg (Section 'CC')	36.45mt.	30.48mts.	Within 1.40mt from the edge of R/W on western side below existing F.P.	As exist -ing in the avail-able R/W
iv)	Punchkuian Road	34.50mt.	45.72mts.	4mt.from the edge of R/W on North-ern side below existing F.P.	9mt. from edge of R/W inner F.P.

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v)	Rani Jhansi Road	27.05mt.	45.72mt. available service road.	Within 1mt.from the edge of the road on the eastern side below existing F.P.	5.50mts. from the edge of R/W below the inner F.P.
vi)	D.B.Gupta Road (Section on 'FF')	33.10mt.	30.48mt.	4mt.from the edge of R/W below the C/W's as per draft alignment plan.	As existing available R/W
vii)	Internal Road (Section 'GG')	9 mt.	Not a M.p.road	At a dis- tance of 1.50mt. from the edge on the eastern side below the F.P.	-

3. As per the draft alignment plan of Rani Jhansi Road & D.B.Gupta Road sent to MCD for feasibility, the U/G cables shall be falling below the main C/W's. It is suggested that the cable be laid at a distance of 1.50mt.from the edge of R/W below the footpath.
4. A part of the route is passing through the Punchkuian Road on which there is a proposal for MRTSCorridor.S.E.(Plg.II) DESU vide letter dt.16.3.91 placed as Annexure I has submitted the 'No Objection' from RITES for this stretch with following conditions.
 - 5 i) The cables route between Mandir Marg and Rani Jhansi Road shall be as per the dng No. DDN/UM 274/91.
 - ii) The cables across the right of way shall be laid with additional length of cables, to facilitate their slewing by about 1mt. laterally at one time of MRTS construction.
 - iii) The cables across the carriageway shall be protected with half-cut pipes.
 - iv) The cables coming in the way of MRTS construction, shall be tackled as indicated under &Notes& in the enclosed drawing placed as Annexure-III.
5. The case is put up to the Technical Committee for consideration.

Item No. 136/91
SUB : Closure of existing cremation ground at Harsh Vihar.

1. Some Residents Associations/Residents of Rani Bagh group of colonies have submitted petition to the L.G. Delhi opposing closure/demolition action of the cremation ground in Harsh Vihar in zone H 4. Hon'ble L.G. and Chief Secy., has desired that the representation may be looked into and Commr. MCD should be consulted before any demolition action is contemplated so that it is ensured that cremation arrangements are available in the area. The residents have given the cremation ground is in use for the last 35 years and serving about 35 colonies surrounding Rani Bagh Area. They have requested that the cremation ground be retained at site.
2. Lands Deptt. has informed that this cremation ground is unauthorised and is causing health hazard to the resident of a large number of Cooperative Group Housing Society who have been allotted land and stand developed. The land of the existing unauthorised cremation ground striching both the side of the existing road and to be used partly for local shopping, partly for primary school and partly for neighbourhood park. At present, a cremation ground is fuctioning at the junction of Rd. No. 43 and Ring Road and land has also been allotted for a electric crematorium near Wazir Pur Disstt. Centre. Both these sites are in the possession of MCD.
3. Some persons had obtained stay against the DDA in suit no. 3970/88. This stay has been vacated on 11.4.90 and it has been mentioned in the judgement that two cremation ground (Shakupur and Punjabi Bagh on Ring Rd) in the vicinity of Rani Bagh which can cater to the requirement of the residents for the cremation of dead bodies. In fact, the unauthorised cremation ground had become a source of unlawful profits for some unscrupulous persons who had filed the aforesaid suit against DDA and obtained a stay.
4. According to the approved master plan no cremation ground has been shown at the existing disputed site and in the urban development. It is not possible to retain all the existing cremation grounds which were earlier meant for individual villages. There is a need to develop some centralised locations providing their better environment within a reasonable distance. It was unanimously agreed that firstly MCD is requested to close the cremation ground at Harsh Vihar through public notice indicating to develop two cremation

grounds in the close proximity i.e. junction of road no. 43 and opposite Britania Factory on Ring Road. Thereafter, DDA can carry out its demolition operation. L.G., however, was of the view that this old cremation ground should not be disturbed and be regularised by changing the land use if necessary. Simultaneously, DDA should work out an alternative site and offer it to MCD.

5. The matter has been examined by Area Planning Wing. Hon'ble L.G. of Delhi vide his order dt. 7.9.90 at page 5/n regarding the continuation of the existing cremation ground in Harsh Vihar. It is stated that some persons had obtained stay against the DDA in suit no. 3970/88 and stay has been vacated on 11.4.90 and it has been mentioned in the judgement that two cremation grounds in the vicinity of Rani Bagh can cater to the requirement of the residents for the cremation of dead bodies.

6. Taking in view the order of the Hon'ble L.G. regarding continuation of the existing cremation ground from planning point of view, the existing site against which the court has already vacated the stay is not desirable because of residential locality in this area. Secondly, it will not be put of place to mention that in zone H- 4 & 5 cremation ground is already existing in Shakurpur and another has been allotted for electric crematorium and handed over to MCD as shown on the copy of the plan placed opposite. The distance of these cremation grounds are equal as per the existing cremation ground at Harsh Vihar which can cater to the demand of the adjoining area.

7. The matter is submitted for the consideration of Technical Committee for considering the closure of the existing cremation ground at Harsh Vihar so that accordingly MCD will not be able to issue public notice against the unscrupulous persons registering the closure of the same. MCD will also be requested to develop the existing cremation ground near village Shakurpur to be utilised for residents of Rani Bagh Shakurpur and other neighbouring residents.

Item No. 139/91

Sub:- Change of land use of an area measuring 13.97 hect. from 'recreational' to 'Residential' at Pul Pehlād Pur.

F. 20(6) 86-MP/pt. I.

1. This case is regarding change of land use of an area measuring 13.97 hect. from 'Recreational' to 'Residential' at Pul Pehlād pur. In this regard a note was sent by Dir. (DC&P) to E.M., Chief Architect, Chief Engineer (SE Zone) with reference to the letter from Ministry dt. 11/2/91. The Ministry has stated as under in the above referred letter.
2. This site appears to be very near to the site for the Railway Terminal at Tughlakabad for which they are pressing hard for opening of an Internal Container Depot. The final decision about the location of the Inland Container Depot. is yet to be taken by the Govt.
3. The proposal for change of land use of the land referred to the Ministry of Urban Development for their concurrence for change of land use Ministry's observations on the subject have been received vide reference No. K-13011/121/89-DDVA/IB dt: 11/2/91. According to Ministry's letter, Ministry was of the opinion that conversion of this area for residential purpose is not considered desirable.
4. The comments have been received from EM, DDA which are as follows:-
In the matter has been processed for the approval of the Authority then nothing remains to be sent at this stage.
5. The comments received from Chief Engineer are as follows:-
The houses have already been taken up in Pul Pehlād pur and some of the houses are likely to be ready in the month of June, 91, and as such I do not find any opinion left to us but to convert the land use from the recreational area to residential."
6. The comments sent by Chief Architect are as follows:-
"The housing in the Pul Pehlād pur was taken up in two pockets i.e. in Pkt. 'A & B'. The area of the pkt. 'B' is 9.9. hect and the area in pkt 'A' is 4.79 hect. The total area comes to about 14.69 hect, while taking into consideration the existing features i.e. the petrol Pump and the space being left as green under the High Tension line within the site, the net

area which was sent to the Ministry for the change of land use is 13.92 hect. In pkt. 'B' almost all the houses proposed as per our plan have been constructed as per the decision taken by the Authority and Screening Committee."

7. In Pkt. 'A' there was a proposal of 392 MIG houses. The construction work for these houses were also awarded and about 192 houses were taken for the construction whereas it was not possible to take up other part of the houses as per proposal due to land dispute. Subsequently on the request of the WAB it was decided to find out some land to the nearby pkt. for the construction of these remaining houses.

8. In addition to the 192 houses we could be ~~xxxx~~ able to construct 68 more houses in the additional area and the total number of flats comes to about 260 instead of 392 MIG houses. Hence the total area for which the change of the land use required is equal to 16.12 (i.e. 9.9 + 4.79 + 1.43).

9. It is worth while to mention here that the area of Pul Phelad pur is earmarked for recreational use in the MPD-2001 and the allocation is adjacent to Haryana Boarder. In haryana state adjacent to the site colonies such as Rose Garden, Green field etc. have come up. This area would have been squatted upon, if immediate action had not been taken at that time. That was the reason that this case was forwarded to the Govt. of India for the change of land use after completing the necessary formalities.

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

Item No. 14/91
 Sub: Construction of proposed way-side amenities centre
 at Gurgaon-by pass..NH-8 by DTDC.

F.10(43)/88-MP

I. BACKGROUND:

This case is regarding NOC for construction of way side amenities centre at Gurgaon bypass NH-8 by Delhi Tourism Development Corporation Ltd.(DTDC).

- i) Earlier DTDC submitted a proposal for a motel at Gurgaon pay-pass of NH-8 in Nov., 1988 & the same was examined after the site inspection by Commr.(plg.), Director(DC&P and officers from Delhi Tourism Development Corporation. After the site visit it was opined that DTDC should modify the plan, leaving the area affected by road widening for landscaping. As a temporary measure to save this land from possible unauthorised encroachments, tourist information centre with way side facilities was conceptually favoured.
- ii) Delhi Tourism and Transportation Development Corporation Ltd. vide their D.O. letter No. PLG/5869/88 DTDC/239 dt. 25/4/91 have submitted a scheme of Road side facility complex with a fast food counter, a restaurant, telephone facilities, toilets and information centre for the benefit of the people entering Delhi from Rajasthan and Haryana side.
- iii) It is also mentioned in the letter that this scheme of providing way side facilities has been prepared under the direction of the Ministry of Surface transport and they have already approved the plan.(Plan laid on the table).

II. OBSERVATIONS:

- i) Although DTDC has indicated this scheme as way-side facility the proposal is not significantly different than that of motel/tourist complex. This case is not permitted as per MPD-2001.
- ii) It is observed that the site is affected in the widening of the road. However, the net area available for the construction of amenities would only be known after the inter section design of the junction is worked out. Moreover as per Regional Plan-2001 for NCR a width of 100 m. on either side of National Highway should be kept as green buffer-
- iii) Technical Committee in its meeting held during 1989 desired that a comprehensive study/scheme for proper

development along the highway(NH-8) be prepared in view of of large scale unauthorised constructions goind on along the highway. However, no such studies are carried out so far.

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III. The matter is placed before the Technical Committee for is consideration whether the DTDC could be allowed as temporary use of this site for the minimum essential road side amenities till such time this land is used for the intersection.

Item No. 141/91
 SUB : Change of land use from 'Green' to
 'Residential' for utilisation of SFS
 Scheme at Paschim Vihar.
File No. F.3(32)/89-MP.

1. Reference from E.O.-III to E.M., Commr.(Plg.) desired to indicate the land use of three pockets identified for the construction of 3000 SFS houses in Planning Divn. 'G'.
2. Accordingly, three sites were identified in Divn. 'G' for utilisation of SFS Scheme falling in Master plan 'Green' for which change of land use is required. In this regard, it is stated that the change of land use is examined and the land use as per approved zonal plan and approved PDP-2001 for these pockets is given below :

<u>Details of Pockets</u>	<u>Area in Ha.</u>	<u>Land Use</u>	<u>As per P.D.</u>
i. Pocket - B(G-10)	2.82 Hec.	Group Housing	<u>2001</u> Res.
ii. G.H.-4(G-17)	3.22 Hec.	Group Housing	Res.
iii. G.H. - 12	1.73 Hec.	Green	Green

3. It may therefore be noted that the change of land use will be required only for (iii) above i.e. G.H.-12 measuring 1.73 Hec. it is surrounded in the north by Jawalapuri PVC Mkt, South Distt. Park. East side - SFS Housing GH - 13 and the west is Distt. Park.

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

Item No. 142/91

SUB: Change of land use for an area measuring 4.71 hec. from 'Public & Semi Public Facilities' (Radio transmetres and wireless station) to 'Residential Use' for construction of staff quarters of Videsh Sanchar Nigam at Wireless Station Kalkaji.

(F.3(106)/81-MP)

Authority vide Resolution No.36 dated 7.5.90 approved the change of land use of an area measuring about 4.71 hec. from 'Public & Semi Public Facilities' (wireless station) to 'Residential' subject to the condition that the Nigam being informed about the scarcity of services such as Water supply and it being ascertained from them as to how they could arrange for such services themselves. The General Manager(NB), Videsh Sanchar Nigam Ltd. was informed of this decision vide this office letter dated 7.6.90 and they in their reply dated 14.6.90 stated that their present water requiremnt be met by a tubewell installed by Nigam and is supplemented by a water connection provided by MCD.

With reference to above Authority Resolution a Public notice was issued on 10.11.90 for the change of land use after obtaining the approval of Central Government vide letter No. K 13011/18/DD-IB dated 9.7.90. Since no objection/suggestion were received in response to this notice, the matter was again placed before the Authority to recommend to the Central Government, Ministry of Urban Development, to issue a final Notification under Section 11-A of Delhi Development Act 1957 regarding proposed change of land use. The Authority vide Resolution No.24 dated 31.1.91 resolved that the matter be considered again by the Technical Committee which give specific recommendations to the effect that how these services such as water supply, sewerage, drainage etc. are proposed to be provided by Videsh Sanchar Nigam. In response to this Resolution, the Videsh Sanchar Nigam vide our letter No.F.3(106)81-MP/433 to 434 dated 19.3.91 and subsequent

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reminder dated 9.5.91 was requested to clarify that how the services such as water supply, sewerage, drainage etc. are proposed to be provided by the Nigam. In response to that the Videsh Sanchar Nigam vide their letter No.GN(SQ)/91/632 dated June 11, 1991 have confirmed that the provision of these services shall be made by them on their own. In view of this the matter is placed before the Technical Committee in compliance with Authority Resolution No.24 dated 31.1.91.

Item No.143/91

Sub : Proposed Night Shelter in Delhi.

F.T.P.3370(21)Night Shelter Delhi/ pt.I

The proposal for the construction of Night Shelters in various locations in Delhi was put up before the Technical Committee for consideration and was discussed in the meeting held on 15/7/91 when it was decided that the case be put up again after getting these examined by the area Planner of the DDA.

Accordingly, the respective area Planners, as well as the Chief Architect were consulted and the cases are put up alongwith their observations.

1. Proposed Night Shelter near Raja Garden Chowk

In the meeting of the Technical Committee it was desired that the location got checked up with respect to lay-out plan of District Centre Shivaji Enclave. It has been checked up with respect to the plan of District Centre Shivaji Enclave, as well as Shri R G Gupta and it has been reported that the proposed site is not affected under the lay-out plan of District Centre. The case is put up for approval of the construction of Night Shelter building in Master Plan green.

2. Proposed Night Shelter at Tilak Nagar

The proposal was discussed with Shri Chander Ballabh, Joint Director (Planning) DDA, who was of the opinion that the Night Shelter be not constructed on this piece of land as there are lot of Eucalyptus trees. However, I am still of the opinion that the trees are about seven years old and are ripe for cutting. MCD has to be requested to cut Eucalyptus trees and allow the construction of the Night Shelter on the land owned by MCD. The case is put up for consideration.

3. Proposed Night Shelter at Zakhira

Earlier Shri R G Gupta had desired that the proposal be got checked up with the clover leaf plan and put up again. The site has been accordingly super-imposed on the proposed widening plan. Some portion of the land is affected under the proposed road. However, the Night Shelter is proposed on the remaining strip of land, the land-use of which is green. The case is put up for consideration of the Technical Committee.

4. Proposed Night Shelter in Guru Angad Nagar adjacent to Laxmi Nagar District Centre.

At the time of discussion of this case Shri P N Dongre Joint Director (TYA) has desired to get the proposed site

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checked up with respect to the regularisation plan of Guru Angad Nagar. Accordingly, the site has been got marked on the regularisation plan. As per the regularisation plan the proposed site is ear-marked for local shopping centre. The matter was discussed with the Chief Architect DDA who intimated that the lay-out plan of this land has not yet been prepared. A strip measuring about 250 sq.mtr. is therefore, proposed for the construction of Night Shelter as shown in the plan laid on the table. The case is put up for the consideration of the Technical Committee.

5. Proposed Night Shelter on Najafgarh Road opposite near Khayala-Subhash Nagar crossing.

The proposed site falls on the land ear-marked for Community Centre. The site is full of jhuggi clusters. As per Chief Architect, the plan has not yet been prepared. It is, therefore, proposed to utilise about 500 sq.mtr. land adjacent to Nala for the construction of the Night Shelter. The ownership of this land, from local enquiries, is disputed. The case is put up before the Technical Committee for consideration.

6. Proposed Night Shelter Near Old Subzi Mandi on G.T. Road

A piece of land measuring about 440 sq. mtr. is lying vacant in-between G.T. Road and existing Lal Shahi Temple in Old Subzi Mandi. The land under reference forms a part of Kamla Nehru Park, which has been fully developed. It is proposed to utilise this land for the construction of Night Shelter. The case is put up before the Technical Committee for consideration.

Item No.144/91

Subject:- Regarding levy of additional floor charges to the additional floor space accrued due to the enforcement of MPD-2001 in Mangolpuri Phase-I.
PA/Jt.Dir.(B)/107/91.

A representation has been received from General Secretary, Multi Small Scale Industries Association(Regd) of Mangolpuri Industrial Area Phase-I. One of the issues raised in the memorandum is about the waving of charges for the additional floor space which has made available to the allottees due to the inception of MPD-2001. According to the MPD-2001, the area of the basement in the industrial plots is counted in the total FAR. Earlier the Technical Committee in its meeting held on 21.8.90 decided that in case of an industrial building, provisional charges should be levied @ Rs.300/- per sq.m. for additional floor space due to the charge of use of basement and mezzanine from storage to work space in industrial buildings. These additional floor space charges are partly for development charges and partly by way of additional floor space charges. It was also decided by the Technical Committee that these charges are only provisional at this stage and the owner shall submit an undertaking to deposit the remaining charges, if any, as and when rate is finally decided.

The applicability of the additional floor space charges is to the sanctions made under MPD-2001, wherein the basement/mezzanine is also counted in FAR. In the earlier sanctions i.e. prior to MPD-2001 the basement was allowed for storage and services and was not being counted in FAR. These additional floor space charges are not applicable to such buildings where the use of the basement/mezzanine remains the same. However, in case the owner wants to use the basement as working space, under the provision of MPD-2001 the additional floor space charges will be applicable.

In the memorandum under reference it has been pointed out that it is not necessary that all the units shall use the basement for installation of machinery since some part of the area is required for storage of raw-materials and finishing goods, and the basement is the most suitable area for this purpose. It has been contended that this provision of levy of additional floor space charges for the use of the basement should be withdrawn.

Municipal Corporation of Delhi in the meeting of plan Committee held on 22.1.91(item No.4/91) has decided that at the time of sanction of building plans, betterment charges @ Rs.300/- per sqn. be recovered for the additional floor space made available to the industrial buildings as per MPD-2001 except the area of basement if proposed for storage and parking.

The matter about the levy of additional floor space charges particularly for the basement area is submitted for reconsideration of the Technical Committee.