

योजना
Planning

दिल्ली विकास प्राधिकरण

अनुभाग Master Plan

मिसिल संख्या F. (46)/91-M.P.

दिपणो

पत्र-आवृत्ति

विषय

Draft Minutes of Tech. Committee Meeting
Ludlow 19.8.91.

आवृत्ति सं०	दिनांक	विषय को संजी	हस्ताक्षर	आवृत्ति सं०	दिनांक	विषय को संजी	हस्ताक्षर
कार्यालय	आने की जाने की			कार्यालय	आने की जाने की		
आवृत्ति (योजना) कार्यालय आवृत्ति सं०... F. 209. दिनांक... 11-9 570-64 5/9/91 12/9				आवृत्ति (योजना) कार्यालय आवृत्ति सं०... F. 209. दिनांक... 11-9 570-64 5/9/91 12/9			

56

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

Draft minutes of Tech. committee meeting held on
19.8.91 at 9.30 A.M. in the Conference Room of Vikas Minar,
5th floor, I.P. Estate, New Delhi.

The following were present:

1. Mr. C. Noronha, Vice Chairman (In the chair)
 2. Mr. W.D. Dandage, E.M.
 3. Mr. J.C. Ghambir, Commr. (Plg.)
 4. Mr. Rakesh Behari, Commr. (Lands)
 5. Mr. Santosh Aulluck, C.A.
 6. Mr. S.C. Gupta C.E. (SWZ)
 7. Mr. M.N. Khullar, Addl. 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. U.S. Jolly, Dir. (IM)
 12. Mr. K.K. Bandhupadhyaye, P.P. (Rohini)
 13. Mr. P.N. Dongre, Jt. Dir. (TYA)
 14. Mr. Parkash Narain, Jt. Dir. (T)
 15. Mr. N.K. Aggarwal, Jt. Dir. (WC&SA)
 16. Mr. A.K. Jain, Jt. Dir. (ZP)
 17. Mr. C.P. Rastogi, Jt. Dir. (CCG)
 18. Mr. Vijay Risbud, Jt. Dir. (Narela)
 19. Mr. Ashok Kumar, P.P. (Dwarka)
 20. Mr. H.S. Sikka, Jt. Dir. (Dwarka) Ph.II
 21. Mr. Jhingan, Sr. Arch. (Landscape)
 22. Mr. Chander Ballabh, Jt. Dir. (AP)
 23. Mr. A.K. Gupta, Jt. Dir. (B)
 24. Mr. Aggarwal, Sr. Arch. (R)
 25. Mr. Pradeep Behari, Sr. Arch. (EZ)
 26. Mr. D.K. Saluja, Dy. Dir. (T)
 27. Mr. S.P. Bansal, Dy. Dir. (NCR&UE)
 28. Mr. S. Srivastava, Dy. Dir. (ZP)
 29. Mr. P.M. Parate, Dy. Dir. (AP) I
 30. Mr. Amit Das, Dy. Dir. (AP) II
 31. Mr. Phatak, Dy. Dir. (M)
 32. Mr. Anil Barai, Dy. Dir. (MP) (Convenor)
- POLICE DEPARTMENT:
33. Mr. U.K. Chowdhry, ACP(T)
- TOWN & COUNTRY PLANNING ORGANISATION:
34. Mr. K.T. Gurumukhi, Addl. C.P.

MCD:

- 35. Mr. T.R. Gupta, Ex. Engineer
- 36. Mr. R.S. Sachdeva, Asstt. Arch. (T.P. Deptt.)
- 37. Mr. N. Gupta, A.E.C Br. / HQ

LAND AND DEVELOPMENT OFFICE:

- 38. Mr. I.D. Gupta, Building Officer

PWD, DELHI ADMN.:

- 39. Mr. A.K.S. Tyagi, E.E.

DELHI ADMINISTRATION:

- 40. Mr. S.Ragunathan, Commr. (T Pt.) For Item No. 153/9

SPECIAL INVITEES:

- 41. Mr. D.P. Manakpala, Mgr. (T.S.&L) For item no. 142/9
- 42. Mr. J.L. Narula, C.A. Telecommunications --do--
- 43. Mr. S. Tarlochansingh, M.D. , DTDC For item no. 153/9
- 44. Mr. Vijay, C.E. DTDC For item no. 153/9

last

Item No.125/91

Sub: Request for grant of permission for additional trade of readymade garments in Lawrence Road Indl. Area.

F.6A(77)/65-LSB(I)

Commissioner(Plg) explained that the whole issue relating to permitting any new industrial activity in a trade - specific industrial area was examined while formulating the policy of grouping the industries as part of MPD-2001. He was of the opinion that from the planning point of view, any additional trade falling within the scope of the group of industries prescribed for Lawrence Road Industrial Area in MPD-2001 could be permitted to operate there, subject to the following :

- a) that the unit/trade so allowed does not create any nuisance or health hazard to the adjacent industrial units, keeping in view that the industrial area is mainly intended to house units belonging to food and allied industries;
- b) that the conversion charges as decided by Commr.(L) are paid by the owner.

In this particular case, the Technical Committee observed that from the planning point of view, permission could be given for manufacturing of readymade garments which involves only cutting and stitching of fabrics and no manufacturing process per se. It is, however, for Lands Deptt. to work out all the other terms and conditions for grant of permission including the quantum of conversion fee to be charged in this regard.

Item No.136/91

Sub: Development Control Norms as provided in Development Code of Master Plan for Delhi - 2001 for residential plots upto 500 sq.mtr.

F.15(1)/91-MP

Deferred.

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:L Change of land use of an area measuring 13.97 hect. from recreational to residential at Pul Pheladpur.

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

Deferred.

Deferred.

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 & semi public facilities (Radio Transmitters and Wireless Station)' to 'residential use' for construction of staff quarters of Videsh Sanchar Nigam at Wireless Station Kalkaji.

F.3(106)/81-MP

The representative of Videsh Sanchar Nigam, who was present, assured the Committee that they would make their own arrangements for the services like water supply, sewerage, and electricity as required for the residential dwelling units proposed to be constructed after the change of land use. He also submitted that if any piece of land was required for improvement of traffic circulation in the vicinity, the Videsh Sanchar Nigam would be prepared to surrender the same as and when required and to give an undertaking in this regard.

After a detailed discussion, Technical Committee observed that as far as the interim arrangements for the services are concerned, as the Videsh Sanchar Nigam was prepared to provide for the same, there should be no objection for change of land use. However, these temporary arrangements cannot be for too long a period and ultimately, this pocket would have to be made part of the total urban community whose services would have to be integrated with the regular municipal services for the entire locality. With this in view, the Videsh Sanchar Nigam would have to get their infrastructure plans approved by MCD in the first instance. Subject to these observations, Technical Committee approved the proposal for being placed before the Authority for consideration.

Item No. 110/91

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

F;5(1)/90-MP

Technical Committee observed that the total road width available was about 64 mtr. and that the proposed road was an important road along the Hindon Canal providing an approach to both Dallupura Coop Group Housing Societies and Kondli Gharoli Complex and also connecting NH-24. It was noted that in MPD-2001, the right of way of this road was prescribed as 45 mt. It was also noted

there were encroachments on the land which formed part of the right of way. The Technical Committee decided to move the U.P.Govt. to transfer 29 mtrs. of the said road width which belonged to it for the construction of the said road so that the right of way of this road could be increased to 64 mtrs. So also the encroachments should be removed from the land forming part of the right of way.

The Technical Committee also observed that in accordance with the practice adopted in Dwarka Ph.I and in order to facilitate speedy construction of the vital linking road, Chief Engineer (E) may take up the work on agency basis and construct a two-lane segment based on the overall alignment plan.

Item No. 147/91

Sub: Traffic problems on the approach road of B-Block, Janakpuri in continuity of Outer Ring Road.

F. 5(8)91-MP

Deferred.

Item No. 126/91

Sub: Development Control Rules for Greater Bombay-March 1991.

F.Slum.1(6)/91/Adv.(P&T)

Director (TYA) explained the salient features of the development Controls applicable for slum dwellers for Greater Bombay as notified in March 1991. Technical Committee observed that the slum lands in Bombay are privately owned whereas in Delhi, most of the land is owned by the Govt. and, therefore, the respective development controls regulations for Delhi and Bombay cannot be placed on the same footing. Technical Committee, however, desired that Dir.(TYA) /slum upgradation should, as a test case, prepare a detailed/scheme for the Seelampur squatters colony by applying the development controls obtaining in Bombay and bring up the same for discussion in the Technical Committee .

Item No. 148/91

Sub: Policy for allotment of land for Church in Delhi/New Delhi.

F.3(10)/91-MP

Deferred.

Item No.149/91

Sub: Redevelopment of Mundewalan Complex near Idgah Monuments.

F.Slum.1(7)/91/Adv.(P&I)

Deferred.

Item No. 150/91

Sub: Preparation of Zonal Plan of TYA.

F.R.1(30)/91-Dir.TYA

Deferred.

Item No.151/91

Sub: A policy decision reg.utilisation of agricultural land for institutional facilities e.g. educational, health, religious, social and welfare etc. in Delhi.

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Deferred.

Item No. 152/91

Sub: Relaxation in height and FAR of new CTO Building at Janpath.

F.16(7)/90-MP

The revised scheme was explained by the Tele Communications Consultant with the help of a model covering the buildings on either side of Janpath. After taking all aspects into consideration, the Technical Committee approved the following proposals:

- a) to recommend change of land use of the plot under reference from 'public & semi public use' to 'govt offices' to meet the requirement of Telecommunication Department for an FAR of 150.
- b) to recommend that the maximum height of a few of the buildings in the City Centre Area of the scheme may be upto 50 mtrs. as is proposed in MPD-2001 in case of District Centres.

Item No.116/91

Sub: Request for addl.coverage FAR and land by Bhai's House of Worship, Kalkaji.
F13(50)/78-Bldg.

Deferred.

Item No.153/91.

Sub: Proposal for an Ethnic Village type restuarant in Qutab Picnic Huts Area.

f10(19)91-MP

The proposal was again discussed in the meeting of the Technical Committee in the light of the favourable views and recommendations of INTACH. It was noted that the area under reference had been declared as a 'forest area' while inMPD-2001, it was earmarked as a 'regional park'. The question whether the proposed ethnic village

scheme of DTDC would be consistent with the overall ~~past~~^{fored} character or the requirements of a regional park were debated at length. As there was some difference of opinion on this issue, the Technical Committee desired that both view points may be placed before the Ministry of Urban Development for a final decision.

Additional Item 154/91

Sub: Shifting of Security Police Line from Kapoorthala Plot Copernicus Marg, New Delhi.

F.16(19)/77-MP

It was explained that Addl. Commr. Police (Admn.), Delhi Admn., had made a reference to DDA indicating that the L&DO had allotted 3.0 acres of land in the vicinity of 'Race Course Area' for the construction of temporary security police line as an alternative site in order to relocate this activity from Kapoorthala plot, Copernicus Marg, under a time-bound directive of the Supreme Court. He had also mentioned that NDMC desired a 'no objection' certificate from DDA for sanction of the building plans. The construction was to be completed within a period of two years as per the Court decision.

Technical Committee discussed the proposal in detail and observed that in MPD-2001, the land under reference, stood earmarked for 'district parks & open spaces'. It was also noted that this land was in the vicinity of the Safdarjang Aerodrome air funnel. Most important of all, however, it formed part of the Bungalow Zone area. As all matters relating to individual plot redevelopment in the Bungalow Zone area were under active consideration of a high level Committee set-up in the Ministry of Urban Development, Technical Committee desired that a reference be made to the Ministry of Urban Development for being placed before the said Committee.

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-LSB(I)

~~Technical Committee discussed in detail for additional trade in the plots which were allotted for food and allied industries in Lawrence Road Industrial Area.~~

Commissioner (Plg.) explained that ~~this~~ ^{the whole issue relating to} ~~whole~~ matter was examined while formulating the policy of grouping the industries as part

of MPD-2001, and, therefore, ~~he~~ ^{any additional trade falling within the} was of the opinion that from

the planning point of view, ~~the various industrial activities~~ ^{scope of}

~~falling in the group of industries suggested for Lawrence~~

Road Industrial Area ^{in MPD-2001} would be permitted ^{to operate there} and the request

may be considered for change of trade, subject to ~~the~~ ^{the} file.

a) that the unit/trade so allowed does not create any

^{or health hazard} nuisance to the adjacent industrial units, ^{keeping in view that} as the

^{the} industrial area is mainly ^{intended to house units belonging to} for food and allied industries;

and

b) that the conversion charges as decided by Commr.(Lands are paid by the owner.

In this particular case, the Technical Committee observed that from the planning point of view, permission

could be given for manufacturing of readymade garments

which ~~involves only~~ ^{of fabrics & no} cutting and stitching and not relate any

manufacturing process, ^{per se. It is} however, ^{however} subject to that the party

is prepared to pay the conversion charges/additional charges

as may be decided by the Lands Section. ^{Lands differ to work out all}

~~with all the conditions of allotment of this plot.~~ ^{the other terms & conditions}

all the other terms & conditions for grant of

permission including the quantum of conversion

fee to be charged in this regard.

Item No.136/91

Sub : Development Control Norms as provided in Development Code of Master Plan for Delhi-2001 for residential plots upto 500 sq.mtr.

F.15(1)91-MP

✓
Deferred

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 as Pul-Pheladpur.

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

✓
Deferred

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 & semi public facilities (Radio Transmitters and Wireless Station)' to 'residential use' for construction of staff quarters of Videsh Sanchar Nigam at Wireless Station Kalkaji.

F.3(106)/81-MP

The representative of Videsh Sanchar Nigam ^{who} was present ^{assured the Committee} ~~in the meeting~~ and ^{he would make their own} explained that they ^{supply} will make interim arrangements for the services like water, sewerage, ^{and} electricity.

~~etc.~~ which will be required for the residential dwelling units proposed to be constructed after the change of land use.

He also submitted that if any piece of land ^{was required} ~~is requirement~~ for improvement of ^{traffic} ~~the~~ circulation in the vicinity, the Videsh Sanchar Nigam ^{would be} ~~is~~ prepared ~~to submit an undertaking~~ to surrender the same as an amended part, ^{and when required} ~~and to give an undertaking in this regard~~

After detailed discussion, Technical Committee observed that as far as the interim ~~or temporary~~ arrangements for the services are concerned, as the Videsh Sanchar Nigam ^{was} ~~is~~ prepared to ^{provide for the same} ~~make the arrangement~~, there should be no objection for change of land use. However, the temporary arrangement cannot be for too long ^{a period} ~~period~~ and ultimately, this pocket ^{would have to be made} ~~has to be~~ part of the total urban hierarchy ^{Community whose} ~~and~~ the services ^{would have} ~~of this colony/pocket~~ are to be dovetailed with ^{regular} ~~the municipal~~ services for which the Nigam will make the necessary payment, as would be decided by the MCD. ^{Subject} ~~With~~ these ^{to these} ~~provisions~~ ^{observations} ~~Technical Committee~~ desired that the matter ^{being placed} ~~should be put up~~ before the Authority for its consideration.

Item No.110/91

Sub : Construction of an arterial road along Hindon Canal for approach Dallupura Coop.Group Housing Societies and Kondli-Gharol Complex.

F.5(1)90-MP

Technical Committee observed that the total ^{road width} ~~space~~ available ^{was} ~~is~~ about 64 mtr. and ~~noted~~ ^{important} that the proposed road ^{was} ~~is~~ an ^{important} ~~arterial~~ road along the Hindon Canal providing ^{an} ~~approach~~ ^{to both} to Dallupura Coop.G/Housing Societies and Kondli-Gharoli Complex and ^{also} ~~connecting~~ NH-24. It was ^{also} ~~noted~~ that in MPD-2001, the right of way of this road ^{was prescribed as} ~~is~~ 45 mtr.. It was also noted that there ^{were} ~~are~~ encroachments on the land which formed part of the right of way. The Technical Committee

(+1)
have to
get their
infrastructure
plans
approved
by 17 CD #
not the first
instance

to move the U.P. Govt. to transfer
 decided that 29 mtrs. of land which belonged to U.P. Govt.
the said road width which belonged to it
 should be taken up for its transfer for the purpose of construc-
he said tion of road and recommended that the right of way of this
could road should be ~~be kept~~ *increased to* as 64 mtr. *so also* and the encroachments
 should be removed from the ~~area which is~~ *land* forming part of
 the right of way.

Technical Committee also *observed* decided that Chief Engineer *in accordance with the practice adopted in*
 (East) *may* should take up the work on agency basis *and* to construct *Disaster*
a initially *segment* two-lane road based on the overall alignment plan. *order to facilitate speed of construction of the whole link road,*

Item No.147/91

Sub : Traffic problems on the approach road of B-Block, Janakpuri in continuity of Outer Ring Road.

F.5(8)91-MP

Deferred

Item No.126/91

Sub : Development Control Rules for Greater Bombay-March 1991.

F.Slum.1(6)91/Adv.(p&t)

Director(TYA) explained the salient features of *they* develop-
 ment Controls applicable for slum dwellers for Greater Bombay
 as notified in March 1991. Technical Committee observed
slum that the *are in* lands *Bombay* in ~~Delhi~~ *are* is mainly privately owned whereas
 in Delhi, most of the land is owned by the Govt. and, therefore,
respective the Development Control *regulations* Rules, both for Delhi and Bombay
placed cannot be *on* the same footing. Technical Committee *however* desired
 that Director(TYA) should examine as a sample case of Seelampur *as a test case, prepare a detailed*
scheme for the Seelampur squatters colony by applying Scheme, which is mainly an ungrading scheme with reference
the to Development Controls *obtaining in* applicable in Bombay in this regard
 and *being up some* brought up the scheme for discussion *in the Technical Committee*

Slum upgradation

Item No.148 /91

Sub : Policy for allotment of land for Church in Delhi/New Delhi.

F.3(10)91-MP

✓ Deferred

Item No.149/91

Sub : Redevelopment of Mundewalan Complex near Idgah Monuments.

F.Slum.1(7)91/Adv.(P&I)

✓ Deferred

Item No.150/91

Sub : Preparation of Zonal Plan of TYA.

F.R.1(30)91-Dir.TYA

✓ Deferred

Item No.151/91

Sub : A policy decision reg.utilisation of agricultural land for institutional facilities e.g. educational, health, religious, social and welfare etc. in Delhi.

F.15(2)91-MP

✓ Deferred

Item No.152/91

Sub : Relaxation in height and FAR of new CTO Building at Janpath.

F.16(7)90-MP

✓ ^{revised} The scheme was explained by the Tele ~~C~~ommunications consultant with the help of a model covering the buildings

After taking all aspects into consideration on either side of Janpath. Keeping in view the overall scheme, the Technical Committee ~~recommended~~ ^{approved the following proposals} as follows:

- a) ^{to recommend} change of land use of the plot under reference from 'public & semi public use' to 'govt. offices' to meet the requirement of Tele Communication Department as the permissible FAR ~~could be 150.~~ ^{for an FAR of 150.}
- b) ^{And} ~~it also~~ recommended that the maximum height of few of the buildings in the City Centre Area, ^{of the scheme} may be upto 50 mtrs. as ^{is provided in MPD-2001} applicable in case of the District Centres provided in MPD-2001.

Item No.116/91

Sub : Request for addl.coverage FAR and land by Bhai's House of worship Kalkaji.

F13(50)78-Bldg.

Deferred

Item No.153/91

Sub : Proposal for an Ethnic Village type restuarant in Qutab Picnic Huts Area.

F.10(19)91-MP

The proposal was again discussed in the meeting of the Technical Committee ^{in the light of the DTACH report} with the report of the Commr.(Plg.).

It was noted that the area under reference ^{had been} is declared as a 'forest area'. ^{while} In MPD-2001, it ^{was} is earmarked as a 'regional park'.

The question whether the ^{as} activities are envisaged in the Ethnic Village are permitted or not need clarification more particularly because in the Master Plan-2001, it is ^{before} of a regional park were debated at length as there was ^{DTDC would be permissible} a difference of opinion on this issue, the Technical Committee desired that we may obtain the advice of the Ministry of Urban Development ^{both viewpoints may be placed before} on this issue, more ^{in view} specifically in few of the meetings recently held in the Ministry of U.D. with regard to 'green areas'.

Need for a final decision

Additional Item 154/91

Sub : Shifting of Security Police Line from Kapoorthala Plot Copernicus Marg, New Delhi.

F.16(99)77-MP

It was explained that
Additional Commr. of Police (Admn.), Delhi Admn. *had*
to DDA
made a reference indicating that the L&DO has allotted 3.0
acres of land in the vicinity of 'Race Course Area' for the
construction of temporary security police line as an alternative
site *in order* to relocate this activity from Kapoorthala Plot, Copernicus
Marg. *under a time-bound directive of the Supreme Court*
He has also mentioned that NDMC ~~has~~ desired a 'no
objection' *certificate* from the DDA for sanction of the building plans.
The construction *was* to be completed within a period of two
years as per the *court* decision of the Supreme Court.

2. Technical Committee discussed the proposal in detail
and observed that in MPD-2001, the land under reference,
stood *is* earmarked *for* as 'district parks & open spaces'. It *was* also
noted that this land *was* in the vicinity of the Safdarjang
Aerodrome *and* affected in the air funnel. *It is also noted*
that the land under reference is part of the Bungalow Zone
area. Therefore, Technical Committee desired that a reference
be made to the Ministry of Urban Development for obtaining
their clearance that a temporary permission could be given
for this plot for the construction of the barracks.

being placed before the
said Committee

Signature of 9/9/91
of Lt. Gen. Delhi
As all matters relating to
individual plot development in
the Bungalow Zone area were
under active consideration of a high-level
Committee under the chairmanship
set up in the Ministry of UD

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

Agenda for the meeting of Technical Committee to
be held on 19/8/91 at 9.30 A.M. in the Conference Room of
Vikas Minar at 5th floor, Delhi Development Authority, I.P.
Estate, New Delhi.

<u>S.No.</u>	<u>Item No.</u>	<u>Subject</u>	<u>Page No.</u>
1.	125/91.	Request for grant of permission for additional trade of readymade garments in Lawrence Road Industrial area. F. 6A(77)/65-LSB(1) (Deferred) To be presented by JD(AP)	1-2
2.	136/91	Development control norms as provided in Development code of Master Plan for Delhi-2001 for residential plots upto 500 sq.m. F.15(1)91-MP (Deferred) To be presented by JD(AP)	3-8
3.	138/91	Closure of existing cremation ground at Harsh Vihar. F.5(49)90/LPB/N. (Deferred) To be presented by JD(AP)	9-10
4.	139/91	Change of land use of an area measuring 13.97 hect. from reactional to residential as pul-Pheladpur. F.20(6)/86-MP-pt.I (Deferred) To be presented by DD(MP)	11-12
5.	141/91	Change of land use from 'Green to residential' for utilisation of SFSS scheme at Paschim Vihar. F.3(32)/89-MP (Deferred) To be presented by JD(AP)	13
6.	142/91	Change of land use for an area measuring 4.71 hect. from 'public & semi public facilities(Radio Transmitters and wireless station) to residential use' for construction of staff quarters of Videsh Sanchar Nigam at wireless station Kalkaji. F.3(106)/81-MP (Deferred) To be presented by JD(AP)	14-15
7.	110/91	Construction of an arterial road along Hindon Canal for approach Dallupura Co-Op. Group Housing Societies and Kondli-Gharoli Complex. F.5(1)/90-MP (Deferred) To be presented by JD(T)-	16-20
8.	147/91	Traffic problems on the approach road of B-1 Block, Jahangpuri in continuity of Outer Ring Road. F.5(8)/91-MP To be presented by JD(T).	21-24

<u>Sl. No.</u>	<u>Item No.</u>	<u>Subject</u>	<u>Page No.</u>
9.	126/91	Development Control Rules for Greater Bombay-March, 1991. F. Slum. 1(6) 91/Adv. (p&t) (Deferred)	25-29
10.	148/91	To be presented by Dir. (TYA) Policy for allotment of land for church in Delhi/New Delhi. F. 3(10)/91-MP	30-31
11.	149/91	To be presented by JD (AP) Re-development of Mundewalan Complex near Idgah Monuments. F. Slum. 1(7) 91/Adv. (p&I).	32-45
12.	150/91	To be presented by Dir. (TYA) Preparation of Zonal Plan of TYA. F. R. 1(30) 91-Dir. (TYA)	46-71
13.	151/91	To be presented by Dir. (TYA) A policy decision regarding utilisation of agricultural land for institutional facilities e.g. educational, health, religious, social and welfare etc. in Delhi. F. 15(2)/91-MP	72-74
14.	152/91	To be presented by DD (NCR & UE). Relaxation in height and FAR of new CTO building at Janpath. F. 16(7) 90-MP.	75-76

Laid on table Item:

15.	116/91	Request for additional coverage FAR and land by Bhai's house of worship Kalkaji. F. 13(50) 78-Bldg. To be presented by JD (AP)
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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 grants that similar units are doing towards other than food products in this area.
2. The plot under reference measuring 2600 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.

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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 133-24/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. 136/91

SUB. 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 operation 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)

BASMENT:

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.

4

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, servicing 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 within 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) 1.35 ECS per

100 sqm. of floor area & para vii provides for plot about 250 sqm. parking provisions shall be provided @ 1.33 car space per 100 sqm. of permissible built floor area. The covered parking area shall be 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 storeyes.

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 500 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-law: 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 view of the regulation of MPD-2001.

HUDCO: These issues are not covered in the report.

Group housing Basement; equivalent to ground coverage to be provided 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 21.8.2001 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 1985, 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.R. Sharma, CMD, HUDCO (part II) pertaining to these issues.

4

Item No. 138/91
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

10

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 ground 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 ground 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 observation 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. The 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. 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 PDP-2001</u>
i. Pocket - B(G-10)	2.82 Hec.	Group Housing	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.

114

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 requirement 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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15

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: 110/91

Sub: Construction of an arterial road along Hindon Canal for approach to Dallupura Co-op. Group Housing Societies and Kondli-Gharoli Complex. (D. J. V. d.)
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-UP 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-Kana 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 km.

A joint site inspection was made by EM, DDA and 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 Kandy-Cheroli ESS to Mayur Vihar (Ph.II) ESS, shown on the plan was discussed in detail and the same was approved, subject to the following:-

- a) That a detailed road alignment be prepared accommodating, 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.P.W.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 alternative 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.

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If this land is made available then a road with the same 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 Dallapura 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 Balance 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 spadework has been done in the past since 1975 by the Engineering Wing of DDA & PWD 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

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26

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

Dt. 12.6.90.

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

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 Material 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.(TYI), 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 lines 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 mtr. R/W perpyerial 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. Chakraborty)

Item No.147/91

Sub: Traffic Problems on the approach road of B-1 Block Janakpuri in continuity of Outer Ring Road.

File No:F5(8)/91-MP.

ISSUES

1. Several representations have been received from Sh.B.R. Shangari, Advocate, Delhi High Court, resident of this area regarding traffic problems on the approach road of B-1 Block Janakpuri in the alignment of outer ring road. The representations have been forwarded by the Ministry of Urban Development, Addl.Chief Planner TEPO and the DUAC. Representations have also been received from local association of Janakpuri mentioning the following issues/traffic problems on the said approach road.

- i) The main approach road of B-1 Block Janakpuri which is between Janakpuri Distt.Centre and the residential area is in the straight alignment of outer ring road. With this, the heavy traffic destined to Delhi Cantt & South Delhi enters this colony to reach Jail Road. As such this approach road of Janakpuri attracts the through traffic causing problems to the residential environment.
- ii) In the representation residents have also alleged that the approach road in the extension of outer ring road has damaged the houses of residents and several cracks have developed due to day and night vibrations. It is stated that the noise of vehicles due to vibrations & pollution is very much affecting the health of the residents.
- iii) Occupants of houses of B-1 Marg live under constant risks as even the slightest negligence on the part of the heavy vehicles driver can cause danger to the life and property.

SITE INSPECTION

2. A joint site inspection by the officers of DDA, MCD, PWD(DA) & Delhi Traffic Police was held on 8.6.90. During site inspection, it was noticed that Traffic Police has already banned the movement of heavy vehicles on this road. A.C.P. (Traffic Police) informed during inspection that most of the traffic movement on the main approach road of B-1 Block Janakpuri is destined mainly to Janakpuri, or other colonies located across Pankha Road. Officers at site also were of the opinion that there is no such problem as represented by the residents.
3. Sh. Shangari Advocate & the residents of this area met Vice Chairman on 6.9.90 and discussed this problem. Vice Chairman vide his note dt.6.9.90 on page 6/7n had desired the following actions:-
 - a) 80' wide approach Road of B-1Block Janakpuri (In the layout plan the R/W of this road is shown as 100') be widened to take the heavy traffic from Outer ring road while providing the service road on the Janakpuri side.
 - b) Implement the Layout Plan so as to clearly designate 80' wide road as an internal road and not a major thorough fare and advise the Police accordingly.

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4. The case was also discussed in the Delhi Urban Arts Commission Meeting held on 16th Nov., 90 in which the following observations were made:

- I. The problem of the residents of Block-B, Janakpuri was very much genuine since in absence of a proper destination point the traffic coming from Vikas Puri side, on Outer Ring Road passes through the residential streets seriously affecting the environment and posing danger to the life of the residents particularly the children.
- II. With the development of the district centre which, it was noticed, was only partly developed at this stage, the problem would further increase until and unless effective measures are taken.
- III. The problem needs to be tackled in the phases, firstly as short term reliefs and the long term measures. As short term reliefs, the possible restrictions in terms of putting up speed breakers, limiting speed etc. need to be done immediately.
- IV. The matter be taken up by Delhi Development Authority and other concerned authorities for resolving it technically. For the purpose, a time bound programme should be made.
- V. The left out stretch of the outer ring road which at present terminates at the Najafgarh Road forming a 'T' junction and on the other hand at the crossing of Rao Tula Ram Marg should be completed.

5. The case was referred to Chief Architect as an entry/exit to the Janakpuri Distt. Centre has been provided from the approach road of B-1 Block Janakpuri. The observations of Chief Architect are as follows:

"The entry and exits of the Distt. Centre have been indicated in the Layout Plan of the complex. The entry to the Distt. Centre are a must from this road".

6. (a) Suggestions of Association:

- i) Implementation of traffic management plan by affectively making use of Pankha Road or Jail Road thereby avoiding approach road of Janakpuri Residential colony to be used by heavy traffic from Outer Ring Road.
- ii) Only right turn movement from B-1 approach road on to Najafgarh Road be allowed.
- iii) Complete restriction of direct straight traffic from Outer Ring Road on to B-1 approach road. Traffic from Outer Ring Road to B-1 Marg shall negotiate the Jail Road 'T' Junction by taking a 'U' turn.

(b) Suggestions of Shri Shangari vide letter dtd. 19.12.90

- i) 24 hours prohibition on the movement of HTV's and MM be imposed:
- ii) Maximum speed limit of 30Kms/hrs/ be imposed for all other types of vehicles which is also mandatory as per rules in the built up residential areas and that too on the local access roads of any area.

cntd...3/-

- iii) Speed Breakers be put up in the area to check the high speed of highway traffic coming inside the area.
- iv) The area be declared a 'NO HORN ZONE' and the defaulters be penalised heavily according to the provision of MV Act, 1988.
- v) Any other relevant measures which is beneficial in the interest of the residents be also taken.

A circulation plan of the area was also sent which cannot be implemented as per the observations of Chief Architect since it affects the District Centre circulation.

7. DDA's Observations:

- i) Janakpuri is an integrated residential area where the residential, work centres, facility and utilities have been integrated keeping in view the requirements of the area.
- ii) The 100' R/W Road (which is actually 80' at site) provides approach to Janakpuri Residential Distt. Centre from Najafgarh Road & Outer Ring Road.

Short Term Improvement Measures:

- i) As informed during site inspection the Delhi Traffic Police has enforced restrictions on movement of heavy traffic on this road. However, Traffic Police could be requested to enforcement the restrictions strictly.
Traffic Police may examine the following.
- ii) Prohibition of HTV's & MMV's (except Buses & other essential services) on this road for 24 hours .
- iii) Maximum speed Limit of 30km/hour for all types of vehicles could be notified by Traffic Police.
- iv) Speed breaker & height barriers could be constructed.
- v) The area be declared as 'No Horn Zone' & defaulter be punished under M.V. Act '88 by Traffic Police.

Long Term Improvement Measures:

- i) As part of long term measures, provision of 30/45mt. R/W. road is being examined along Najafgarh Drain and Pankha Drain to connect outer Ring Road (on the periphery of Bodella Housing Scheme) and Pankha Road. The available // 24-28 mtrs. R/W is about // . . . the alignment Plan is in draft stage.

- ii) A grade separator is also envisaged on Outer Ring Road, Najafgarh Road intersection. While planning the grade separator, PWD may be advised to take the observations made by the Association in view. May destined to South Delhi from Outer Road is not encouraged to use the approach road of B-1 Block Janakpuri.
8. The case was discussed in the Internal Planning Committee Meeting in which the following decision was taken:

"It was noted that management measures have already been taken by the Delhi Police & now HTV are not allowed. In addition bypass is also planned as part of Dwarka Scheme.

9. The case is put up to the Technical Committee for consideration of the Short & Long Term measures as suggested under para 7 for communicating to DUAC & the representationists

[and recommendations of IPC of D.D.A. under para 8.

Development Control Rules for Greater Bombay

- March 1991

Item N. 126/91

14

1.1. Provisions given in Development Control Regulations for Greater Bombay - 25 March 1991.

1.1.1 Additional floor space index which may be allowed in certain categories:

- i) Road widening and construction of new road - additional FAR on 100% of the area required for the purpose without claiming any compensation will be used on the remainder of the plot.
- (ii) Low cost Housing Scheme of MHADA.
If component of EWS and LIG is at least 60% then additional FAR by 20% over and above the normal FAR is permitted on the entire plot.
- (iii) Rehabilitation of Slum Dwellers through owners / developers / cooperative Housing societies.

2.
A total of FAR upto 2.5 may be granted with the condition that i) Squatters are eligible and ii) Landuse would be as per approved development plan/ Zonal plan.

1.1.2 - Rehabilitation of Slum dwellers through Owners/ Developers / Cooperative House Societies of Slum Dwellers.

- i) FAR shall be restricted to a maximum of 2.5.
- ii) Names of eligible slum dwellers on private and Govt. land shall be duly certified by the concerned officer.
- iii) All eligible slum dwellers residing on the plot to be developed shall have to be accommodated on the same plot as far as possible.
- iv) Area required for social infrastructure shall be cleared and made available to the designated authority for this purpose.
- v) Each slum dwellers/ project affected person shall be given a tenement of carpet area of 16.75 sqm (incl. toilet but excluding common areas).

27
vi) The maximum density should not exceed 500 tenements per net hect. on the basis of FAR of one.

vii) In any scheme of re-development, commercial/office area, shop area for the project affected/slum dwellers shall not exceed the areas which existed prior to the development of the property.

viii) The scheme would provide that 5% of the net plot area (excluding the area for civic amenities from gross plot) may be used for commercial purposes.

ix) Design of building for rehabilitation of slum dwellers would be got approved by the competent authority.

x) A combined toilet room shall be allowed for more than one tenement with a minimum area of 1.85 sq.m, with minimum width of 1 meter.

xi) Plinth - 30 cm.

xii) A multi-purpose room shall be allowed with size upto 12.5 sqm. with a minimum width of 2.4 m. Cooking space shall be allowed with a minimum area of 1.85 sqm. with min. width of 1 meter.

xiii) External Walls - 115 mm.

28

xiv) Pathways - 1.5 m. upto 20 m. in length.
2.0 m. upto 30 m. in length.
2.5 m. upto 40 m. in length.
3.0 m. upto 50 m. in length.

xv) In case of notified Slums on private lands, the Commissioner with the consent of the owner, may invite quotations for redevelopment in terms of surplus tenements as provided in these regulations from developers/owners.

In such cases, the owner would expect a return based on the existing balance land potential. This potential would be permitted FSI in that scheme minus the actual FSI consumed in the slum. In the quotations given by the owner, developer, it would be presumed that he would have taken into account this aspect. Therefore, while evaluating and comparing the quotations from the owner and other developers, necessary loading should be done for proper evaluation of bids. In case, however, the consent of the owner is not forthcoming within the stipulated time in accordance with the above conditions, such land can be developed according to the scheme after following acquisition proceeding under the act.

1.2 - Transfer of Development Rights

48

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5.

- Regulations for the grant of Transferable development rights (TDR's) to Owners/ Developers and conditions for grant of such rights :
 - i) If a plot of land is reserved for a public purpose, the owner will be eligible for development rights to the extent given under, after the said plot is surrendered free of cost.
 - The built up space for the purpose of FSI credit shall be equal to the gross area of the reserved plot to be surrendered and will proportionately increase or decrease according to the permissible FAR of the zone.
 - The permissible FAR shall not increase more than 2.5.

Item No. 148/91.

Subj:- Policy for allotment of land for
Church in Delhi/New Delhi.
F3(10)/91-MP.

1. The President, Delhi Catholic Archdiocese vide his letter dated 19.11.80 has requested for allotment of land for the construction of Church in Pitampura and Rohini.
2. The plots of about 400 sq.mtr. in size offered in Pitampura and Rohini are not acceptable. Since they feel that these plots are small & the built up area available on the plots of 400 sq.mtrs. would not be sufficient to accommodate about 500 persons at a time.
3. It has been requested that the plots measuring 800-1000 sq.mtrs. be considered for allotment for the construction of a Church as a policy matter so that the devotees of the area could be accommodated in the building at the time of the Prayer.
4. The case is examined in the Planning Cell and comments are as under:-
 - i) Generally religious buildings are being allotted land measuring 410 sq.mtrs. (500 sq.yds.) but in some cases depending upon the nature of the activities of the religious institutions plots more than 500 sq.yds. have also been allotted for religious purposes after obtaining the approval of the Competent Authority.
 - ii) MPD-2001 recommends a plot size of 400 sq. mtrs. for religious buildings which as per building controls provided therein would provide maximum floor space of the order of about 250 sq.mts. if total permissible FAR is availed. The floor space can be so generated if the building is constructed two storey which is generally not a practice in case of the church buildings and thereby would not accommodate the required number of devotees at a time.
5. Keeping in view the observations stated above, it is proposed that Church could be considered to be allotted land measuring about 800 sq.mts. subject to the condition that no other plot for the other purposes would be allotted within the Radius of 2 kms. from the proposed site in an area.

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66. The matter was discussed in the Technical Committee Meeting held on 21.1.91 under Item No. 17. Director (AP&E) explained that according to present policy the church was eligible for a plot of land measuring 400 sq.mts. However when the building plan was prepared for a 400 sq.mtrs. plot it was not found possible to provide a proper size for prayer hall and therefore, a representation had been received that the plot area should be increased 800 sq.mtr. Technical Committee desired that the Architect of the Project may be called to explain the problems they are facing in designing the building on a 400 sq.mtr. plot before a final decision is taken.

77. Reference to the letter to Archbishop of Delhi dated 25.2.91 and the subsequent reminder dated 17.5.91, Prof. E.F.N. Ribeiro, Director, School of Planning & Architecture has sent a note vide reference No. PA/G-1/SPA dated 14.6.91. According to this the requirement has been projected as 1296 sq.mtr. and considering the prevailing norms as per MPD-2001 the land requirement would be 1296 sq.mtr. @ 33.33% ground coverage.

The matter is placed before the Technical Committee for review of the size of the plot to be allotted to Church and whether this has to be applied to all Churches being considered for allotment in Delhi.

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ITEM AGENDA FOR TECHNICAL COMMITTEE.

Item No-149/91

Sub: Re-development of Mundewalan Complex near Idgah monument.

Entire Planning Division 'A' is a special area zone declared in MPD-2001 and for this, detailed plans have to be prepared, specially of pockets declared as clearance area under Slum Areas (Improvement & Clearance) Act 1956.

There is an area of 6.5 hect. in Municipal Ward No.XIV bounded by 30 mtr. wide Idgah Road in the North, 13.5 mtr. wide zonal road in the West, 30 mtr. wide Mundewalan Road in the East and 24 mtr. wide Jhandewalan Road in the South as shown in Map No. 1. The pocket is in Zone A-7 whose zonal plan was approved by the Ministry of Works & Housing (Now, Ministry of Urban Development) - Central Govt. under Section 9(2) of Delhi Development Act as letter No.K-13012/8/76/UDI-A/II-A dated 24.2.84. In the approved zonal plan, this particular pocket of 6.5 hect. has been divided in two parts i) 3.3 hect. for high density residential (group housing) development and ii) 3.2 hect. for comprehensive re-development scheme as shown in Map No. 5. In the 'New Master Plan of Delhi - 2001', this has been shown as 'Special Area' and is marked for urban renewal (conservative surgery) with a density of 800 persons per hect. This pocket was also declared as (clearance area) under Section 9(1) of 'Slum Areas (Improvement and Clearance) Act 1956' vide Notification No.TN.2(130)/82/87 dated 19.2.87.

2. Re-development plan of this pocket of 6.5 hect. in Municipal Ward No.XIV has been prepared in terms of comprehensive report of physical and financial planning with 9 drawings. The scheme has been explained in the note placed as Appendix No.I.

3. The item is placed before the Technical Committee of the D.D.A. to approve the scheme.

1. Present position of the site.

i. Physical conditions; As clear from Map No. 2, circulation pattern of the area is organic governed by topography of the site. The entire area is thickly built upon with generally two storeyed structures, with congestion and many negative points of planning, like environmental pollution etc.

Existing population density as per 1983 survey was 662 persons per hect. with a total population of 4300, but now the density is much more. The area is mostly devoid of organised public open spaces, but dotted with trees, some areas for social gathering and religious structures etc.

ii. Existing landuse distribution as per 1983 survey was as under:

S.No. -----	Use -----	Area in Hect. -----	% --
1.	Residential	2.34	39.00
2.	Livestock, skin and other godowns	1.00	16.67
3.	Commercial	0.11	1.83
4.	Road	0.75	12.50
5.	Pathways and open	1.50	25.00
6.	Miscellaneous	0.30	5.00
	Total	6.00	100.00

The area has many skin godowns, noxious and nuisance industries of manufacturing of steel utensils, dyeing activities, existence of livestock cattle etc. This has been shown in Map No. 3.

iii. Other salient features of the area are as under:-

- a. Most the buildings in the area are in dilapidated/poor state of condition and no amount of repairs can increase the life of the buildings beyond six to eight years, thereby investments in repairs may prove a costly affairs, with little improvements in environments.
- b. There is no building of historical/architectural importance, worth conserving, except newly constructed

33

RE-DEVELOPMENT OF MUNDEWALAN COMPLEX NEAR
IDGAH MONUMENT

There is an area of 6.5 hect. in Municipal Ward No. XIV bounded by 30 mtr. wide Idgah Road in the North, 13.5 mtr. wide zonal road in the West, 30 mtr. wide Mundewalan Road in the East and 24 mtr. wide Jhandewalan Road in the South as shown in Map No. 1. The pocket is in Zone A-7 whose zonal plan was approved by the Ministry of Works & Housing (Now, Ministry of Urban Development) - Central Govt. under Section 9(2) of Delhi Development Act as letter No.K-13012/8/76/UDI-A/II-A dated 24.2.84. In the approved zonal plan, this particular pocket of 6.5 hect. has been divided in two parts i) 3.3 hect. for high density residential (group housing) development and ii) 3.2 hect. for comprehensive re-development scheme as shown in Map No. 5. In the 'New Master Plan of Delhi -2001', this has been shown as 'Special Area' and is marked for urban renewal (conservative surgery) with a density of 800 persons per hect. This pocket was also declared as (clearance area) under Section 9(1) of 'Slum Areas (Improvement and Clearance) Act 1956' vide Notification No.TN.2(130)/82/87 dated 19.2.87.

Out of the total area of 6.5 hect., earlier a layout plan was prepared only of one small pocket of 1.19 hect. as local shopping centre and out of this, two plots were allotted as alternate allotment by Slum Wing, D.D.A. - to the persons whose lands were used in 1976 without acquiring it by the D.D.A. Buildings on these two plots and one DESU electric sub-station have already been constructed; as such, these three buildings have been retained while preparing urban renewal plan of the complex of 6.5 hect.

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electric sub-station and two new buildings in local shopping centre and religious structures. The area is occupied more or less by homogenous group of people, which would make implementation of the project easier.

- c. In Planning, development and construction of urban spaces and to retain good character of the environment abnoxious uses like skin godowns, non-confirming industries livestock should be shifted.
- iv. Land Ownership; From local enquiries, it was revealed that land ownership vests with the public authorities/Government. However, the fact needs verification from the Lands Department of Delhi Development Authority and then accordingly action should be taken.
- v. Housing; Most of the houses are in poor category and little percentage is in fair category. Most of the habitable rooms are approachable from narrow, dark and dingy lanes, which cannot take traffic of the locality what to talk about movement of fire tender in case of some emergency. In the proposal, most of these lanes except main peripheral streets have been proposed to be demolished.
- vi. Use of the cluster as per 1983 surveys.

	Use	Nos.	%age
	---	----	----
a)	Residential structures	140	70.39
b)	Skin Godowns	30	15.07
c)	Residential cum commercial structures	20	10.02
d)	Small industrial units	4	2.01
e)	Livestock sheds	5	2.51
	Total	199	100.00
		----	-----

vii. Uses in the environs; Most disturbing and polluting features on the east of the complex is a slaughter house which creates lot of nuisance. Since 1967, Delhi Development Authority and Ministry of Agriculture are trying to shift the same but not successful. Due to this, non-confirming and unintending activity, skin godowns are not only in this complex but in the adjoining areas too. In contrast to it on the West of the complex, there is a beautiful old historical Idgah Monument built at higher altitude. In other directions government High School, M.C.D. Office and Sadar Bazar Police Station are their.

viii. Nature of present development has been shown in Map No. 1, 2, 3 and 4.

2. Objectives of the Scheme.

- i. To improve the quality of life not only of the limited people living there, but also of the persons in adjoining areas, providing physical, social and economic infrastructure.
- ii. To improve the environment of the entire area, by shifting following non desirable uses:
 - a. Skin Godowns - By shifting them in developed industrial plots in out living areas in Delhi or in Delhi Metropolitan area (DMA) or in National Capital Region (NCR).
 - b. Livestock - By shifting them to developed cattle farms in Delhi, for example in Gazipur Cattle Farm.
 - c. Non-confirming & noxious industries - By shifting them in planned industrial area within Union territory of Delhi, DMA or NCR.
 - d. Warehousing/godowns - By shifting them in planned developed plots in any of the 'Integrated Freight Complex'.
- iii. To enhance the aesthetics/environment of historical Idgah Monument by i) decongesting of 6.5 hect. pocket and also ii) by shifting non-confirming land uses.

3. Planning Strategy

- i. The project of 6.5 hect. with different land uses and a cluster would cost Rs.141.6 million, as such would be better if not implemented in a go, but in four phases as details given ahead.
- ii. All the house-holds irrespective of owner, tenant or jhuggi dwellers (if any) would be accommodated in the existing area of 6.5 hect. with physical, social and economic infrastructure. No family would be shifted out side from the complex.
- iii. Overall existing road pattern of the area would be largely retained in the proposed plan with a view to enable re-development of the area in phased manner and also to use existing physical infrastructure, but not to retain internal streets and byelanes.
- iv. The project has been made self remunerative by using part of the area for commercial use and dividing different activities into following three parts:
 - a. Profitable sector - high value, commercial use, & high income group housing.
 - b. No profit no loss sector - site of social infrastructure.
 - c. Subsidised sector; housing for EWS; in this case, the entire physical development has to be subsidized by the Government finances but construction of individual housing units would be by beneficiaries from the funds to be taken as loan either from National Housing Bank or HUDCO or other financial institutions. In this case, individuals with the help of N.G.Os would formulate cooperative societies to plan, develop and construct urban spaces in the complex. It should be clearly understood that surpluses from profitable sector stated in category (a) would be used to compensate losses of subsidized sector
- v. Zoning regulations to the extent ground coverage, FAR, parking norms, maximum height of the building would be followed, so that at no point of time area becomes sub-standard in provision of physical and social infrastructure.
- vi. To make the scheme as comprehensive as possible, because it is the first scheme of urban renewal and if becomes successful the same model can be adopted in other cases.

7. (6):-

- vii. Most of the a cluster would be undertaken with full public participation.

4. Proposal of re-development

4.1 Main considerations in the planning of the project.

- i. In Delhi, from 1960s, few urban renewal or re-development schemes namely; (i) Pockets in Darya Ganj, Ajmeri Gate scheme (ii) Tenements for slum dwellers at Turkman Gate (iii) Tenements in various other pockets, names given have been implemented. This project is different than all the earlier projects implemented so far, and is unique with reference to following features.

- a. The project would be a self remunerative with no stresses and strains on public finances except demand of revolving fund or initial seed capital of Rs.20 million to start this project and then re-use the same in other projects of urban renewal.
- b. Most of the earlier projects were implemented with plan funds of Delhi Administration without asking any contribution from beneficiaries who took advantage of the liberal attitude of the Government and even did not pay any licence fee or rent of the flats occupied and used by them.

In 1980s Government took a decision to liquidate all the 20,000 slum tenements constructed upto 1970s and convert them on hire purchase system. In this project also it is proposed to follow the policy of hire purchase system.

It is also made clear that in the development and construction of urban spaces in the project, public, private and cooperative sector funds would be used and later on management and maintenance would also be done by the beneficiaries of course, after making of cooperative societies with the help of non-Govt. organisations.

- c. System adopted in earlier projects was to shift the families for intermediate period in transit accommodation, develop and construct urban spaces at the project site in question and then resettle the families which were shifted in transit accommodation. This system brought many difficulties and projects took 4 to 5 years in implementation and many times disputes were there.

- d. In this project, land has been taken as owned by the Government and has been treated as a free commodity to make the project economical.
- e. Existing physical infrastructure i.e. water lines, sewer lines, electric lines, storm water drains have been retained to be maximum extent. Internal smaller lines would be abandoned and existing lines on the main peripheral streets would be augmented based on the necessity of the population.
- f. The entire project is proposed to be implemented in four phases. Land for the first phase would be made available by shifting existing tannery godowns and noxious/ nuisance industries. Once the first phase development and construction of urban space is over then families at present residing in second phase would be shifted and likewise other two phases would also be implemented.
- g. Trunk physical infrastructure and construction/improvement of roads on the periphery would be by plan funds of Delhi Administration and by concerned departments of Municipal Corporation of Delhi. In this case, concerned departments are i) Delhi Water Supply & Sewage Disposal Undertaking ii) Delhi Electric Supply Undertaking and iii) Municipal Corporation of Delhi.
- h. Demolition will not cost any amount, as value of salvage material would offset the cost of demolition, clearance and transportation.

4.2

Phasing; Implementation of the scheme in phases would be desirable due to i) Constraints of financial resources ii) Limited organisational capacity iii) Elimination of transit accommodation and iv) Minimum disruption to normal life of families living there.

Since the scheme envisages a massive re-building programme requiring Rs.141.6 million over a period of 5 years, it is uncertain at this stage whether such funds would be readily available. In view of these limitations, it is better to implement the project of phase I to get experiences and not to repeat mistakes of Phase I in other phases. Once Phase I is implemented then residents would get confidence and would be prepared to help in other three phases. Phase I has been selected in such a way where no existing public residential accommodation is there except

-7(8):-

shifting of non-confirming uses like skin godowns, non-confirming industries etc. Phasewise demolition and construction has been given in the following table:-

Table No.1

PHASEWISE DEMOLITION & CONSTRUCTION

Phase/Activity	First Phase	Second Phase	Third Phase	Fourth Phase
Demolition/ clearance	1.06 Hac. Skin godowns	1.10 Hac. 330 DU's	1.05 Hac. 315 DU's	1.85Hac. 251 DU's
Housing Construction	340 DU/s	320 DU's	340 DU's	Disposal of 104 surplus DU's
Construction of shopping/ work sheds	Corner shops-I + shopping	Corner Shops-II + constn. of shopping com- plex	corner Shops-III	Constn.of work sheds /shops disposal of commer- cial com- plex
Development of institu- tional plots	-	-	-	Develop- ment and disposal

Sequence of Phase-I, Phase-II, Phase-III & Phase-IV has also been shown in Table No.1 and Map No. 8.

Most of the construction of dwelling units, shopping centre and work spaces would be completed in the first three phases. The last Phase No.IV is for the development of intititutional plots and disposal.

4.3 Location of activities and distribution:

a) Residential flats - It is proposed to allot only 18 sq.mt. carpet space flats to the occupants designed on the basis of living style of the people with spill over activities either in the courtyard on ground floor or terrace on upper floors. The dwelling units are clustered around organised open spaces.

-:(9):-

b) Commercial Centre - Commercial use is proposed on 24 mt. r/w Jhandewalan Road with shops and office spaces. It is proposed to have basement parking for 100 cars and surface parking for 50 cars in the area.

c) Institutional plots - It is proposed to have 8 institutional plots on 30 mt. r/w Mundewalan Road with access from 13.5 mt. r/w internal road, area varying from 500 sq.mt. to 800 sq.mt..

d) Social facilities - As per the norms prescribed in the Master Plan of Delhi-2001, sites for nursery school, 2 primary schools, 1 community room, 1 religious building, milk booth, convenience shopping, park and playground have been provided in the layout plan at suitable locations.

4.4 Proposed layout plan:-

Part of the strip along Idgah Road is affected in the increased r/w of the road from 24 mt. to 30 mt. , as such, a green strip of 6 mt. has to be taken from the existing complex. After leaving an area for r/ws of roads, net available area remains 6 hect. with following proposed landuses:-

a)	Residential use	2.6 hect.	= 43.34%
b)	Commercial use	1.3 hect.	= 21.71%
c)	Institutional use	0.6 hect.	= 10.02%
d)	Circulation	1.25 hect.	= 20.87%
e)	Miscellaneous uses retained	0.25 hect.	= 4.06%
	Total	6.00 hect.	= 100.00%

Commercial use has been given a higher percentage to earn sizeable surpluses and then use the same in subsidised sector.

4.4 Zoning of the Complex (as shown in Map No. 6):

a) Existing two commercial built up plots and D.E.S.U. sub-station at Jhandewalan Road have been retained.

b) Institutional use like Walled City, museum, cultural centre etc. mainly concerning to Walled City of Delhi has been located on 30 mt. wide Mundewalan Road.

c) A strip of 1.3 hect. at the crossing of Mundewalan Road and Jhandewalan Road has been proposed for high level commercial use. This would be a financial instrument to deal with the project.

d) The balance area has been proposed for residential flats with social infrastructure namely - one primary school, one work space centre, three convenient shopping centres, one barat ghar etc.

e) Institutional plots should be constructed by a Public Authority to achieve uniformity in design and urban form.

f) Full parking provisions have been made for residential, commercial and institutional use.

4.5 Detailed design of the housing cluster:

As shown in Map No. 7, residential dwelling units have been proposed in three storeyed structure. Each dwelling unit is in 18 sq.mt. with private courtyard for the ground floor family and terraces for other floor families on first and second floor. In each dwelling unit, W.C. has also been provided with entry from outside to maintain cleanliness.

5. Economics of the Project:

i) Land Acquisition:-

Land acquisition form a major portion in costing. In this case, from local enquiries, it was found that the occupants are not the owner and the land is owned by the Govt. However, this fact needs to be varified from Govt. records and primary surveys. Two different types of arrangements can be worked out depending upon the ownership.

a) If the land is owned by the occupants, then the owners would be getting share of their holdings in the new redevelopment scheme, thus avoiding the burden of acquiring the land. In case of godowns owners also, since they would be given alternate piece of land at another suitable location, the question of compensation to the owners does not arise. However, the cost of acquisition and development of land that will be allotted to the godown owners would be included in the costing of the project, though the land would fall outside the project area.

b) If the land is owned by the Govt., as a general policy the occupants would be given 18 sq.mt. space irrespective of their holdings. As in the earlier case, cost of acquisition and

43

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development of land for shifting of godowns would be included in the costing. However, while disposing off, these plots may be priced though not at market rates, but to recover atleast cost of development of land.

For the present, it is assumed that the land is owned by the Govt. hence no expenditure towards land acquisition would be included.

ii) Physical infrastructure:

The major peripheral services such as water supply, drainage and storm water drains are already existing along the major oads. However, it is felt that their augmentation will be inevitable with the developmet that is proposed to be initiated. It is estimated that the cost of such augmentation for an area of 60 hect. shall be Rs.12 million @ Rs.200/- per sq.mt. of built up area. The internal services, roads, street lighting, street furniture etc. have been included in the cost of development and construction of different urban spaces.

iii) Cost of construction and internal development:

a) Residential - The cost of construction of residential area (including construction of buildings, internal services, roads and paths, electrification, development of parks and open spaces etc.) shall be Rs.70 million @ Rs.2700/- per sq.mt. of built up space (Rs.2400/- per sq.mt. for construction of buildings and Rs.300/- per sq.mt. for internal and peripheral development.

b) Commercial - Cost of construction and development of commercial spaces (including construction of buildings, internal services, road and paths, electrification, development of parks and open spaces) shall be Rs.39 million @ Rs.3000/- per sq.mt. of built up space (Rs.2750/- per sq.mt. for construction of buildings and Rs.250/- per sq.mt. internal peripheral development.

c) Institutional - The cost of development of plots for institutional area shall be Rs.1.5 million at Rs.250/- per sq.mt. of built up space. Since as per policy for disposal, it is proposed that vacant institutional plots would be allotted/disposed off and construction would be carried out by allottees themselves.

d) Cost of construction of basement for parking, storages and services etc. in an area of 6500 sq.mt. shall be Rs.1.43 at Rs.2200/- per sq.mt.

-: (12) :-

iv) Resiting the godowns:-

The cost of development of plots for resiting the godowns having an area of 10,000 sq.mt. (not forming part of the scheme), Rs.0.48 crore at Rs.475/- per sq.mt. of built up space.

Thus the total cost of the project would be Rs.14.10 crores.

v) Cost Recovery:

It is proposed to recover the full cost of the scheme by disposing off the commercial spaces in the open market.

vi) Pricing policy for dwelling units:-

Past experience in Delhi has shown that even after providing low priced and affordable dwelling units, cost recovery from the allottees has always been failure and the dwelling units go free of cost to the allottees. However, deep insight into the people's attitudes towards owning a residential unit needs to be assessed along with their income levels. The pricing policy will be decided on the assumption that the newly constructed dwelling would be given to the existing households on ownership bases and it would have to be designed in such a manner as to make the ownership housing very attractive even for those who would normally prefer a rental accommodation.

vii) Pricing policy for commercial space & institutional plots:-

Pricing policy for the commercial space and institutional plots would be designed to generate maximum surplus for cross-subsiding the construction of residential units required for rehabilitation purpose. The commercial space will be sold in the open market through competitive bidding. The price, therefore, will depend upon what the market can bear. The institutional plots would be leased as per the pricing policy of DDA for this area.

viii) Sources of finances:- Following are the sources:

- a) Plan Funds, Delhi Admn.
- b) Housing & Urban Development Corporation (HUDCO)
- c) National Housing Bank (NHB)
- d) Other financial institutions
- e) Private funds

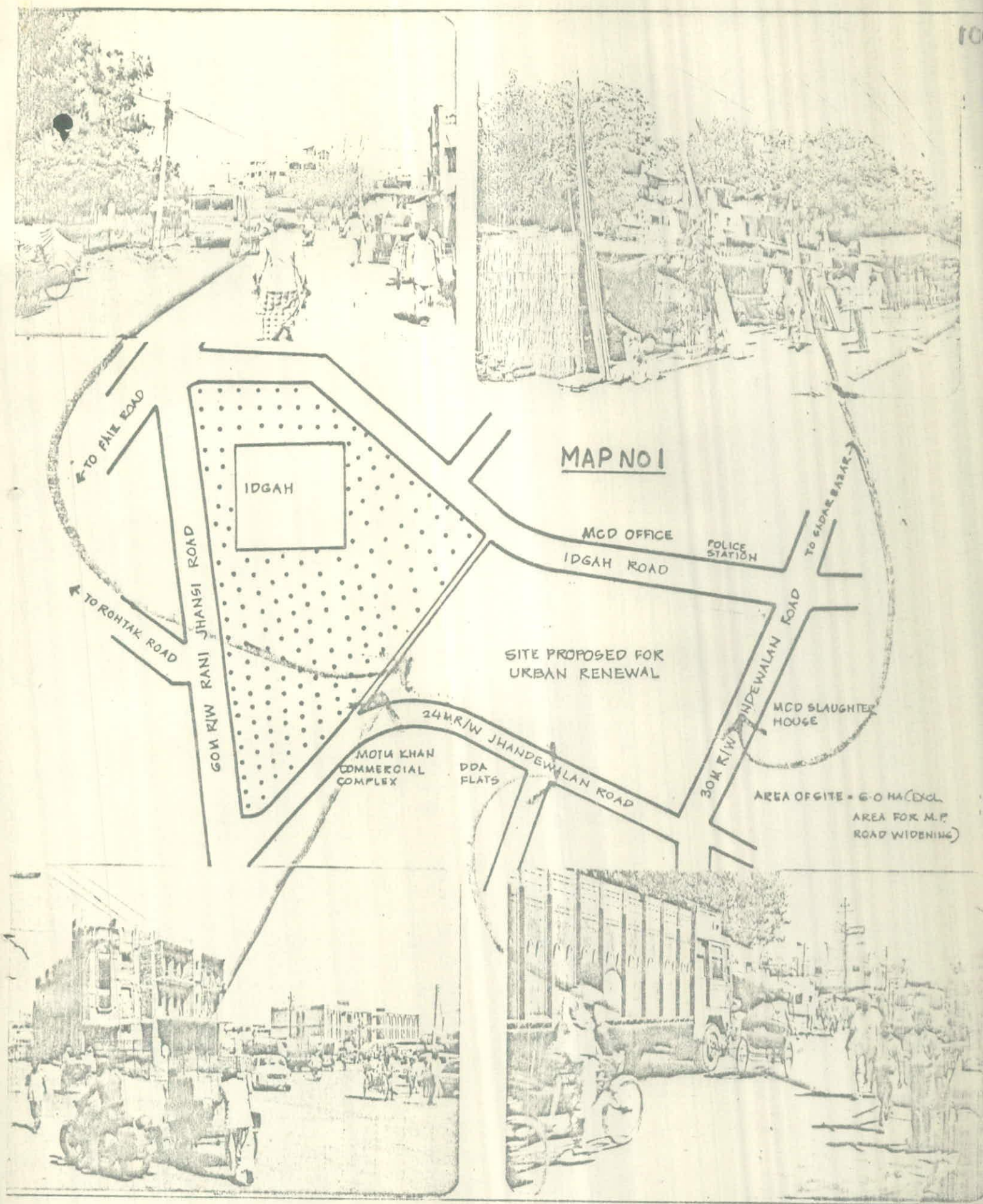
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ix) Cost of urban renewal:-

Cost of the project of Urban Renewal -----		Amount in Rs.million -----
1.	Land Acquisition	-
2.	Physical infrastructure (peripheral)	12
3.	Demolition/clearance	-
4.	Cost of construction & internal development:	124.8
	- Residential 70.0	
	- Commercial 39.0	
	- Institutional 1.5	
	- Basement 14.3	
5.	Resiting of godowns	4.8
6.	Total cost of the scheme	141.6

x) Recovery from the Project of Urban Renewal:-

Recovery of Cost -----		Amount in Rs.M -----
1.	Sale of commercial space at net profit of Rs.10,000/-per sq.mt.	130.0
2.	Allotment of institutional plots at Rs.700/- per sq.mt.	4.2
3.	Sale of 104 surplus dwelling units at Rs.1 lakh per dwelling unit	10.4
	Total recovery	144.6
	Surplus = 144.6 - 141.6	= Rs. 3 million



Urban Renewal Of Mundewalan And Tantwali

SUCH STRUCTURES TO
BE CONSERVED AND
SUITABLY REUSED

PARK AND DINGY ROAD,
EXTREMELY NARROW LANES
A GREAT HEALTH AND FIRE
HAZARD

CHIK MARKET ALONG
MUNDEWALAN ROAD TO BE
SHIFTED. FACE UPLIFTMENT
OF OLD STRUCTURES

NARROW ABRUPTLY ENDING
LANES, POOR STRUCTURES,
ADDITIONS ON UPPER FLOORS —
HIGH DENSITY LIVING —
A GREAT FIRE HAZARD

ENVIRONMENTAL IMPROVEMENTS
SUCH AS PAVED LANES, PROVISION
OF SERVICES ETC.

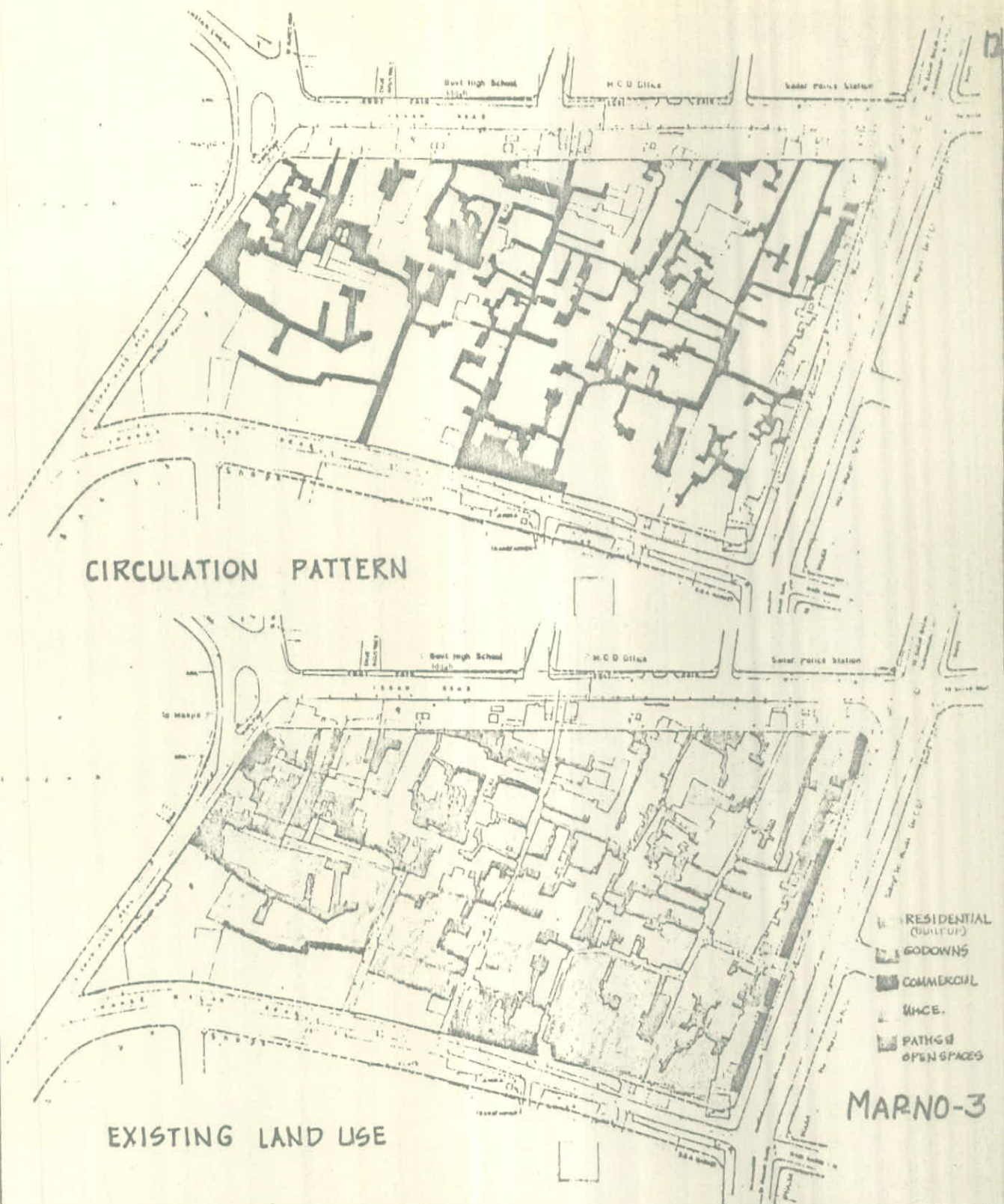
GRAVELLY OF SITE, HILLY TERRAIN

ODDWAYS OPERATING BEHIND
BOUNDARY WALLS, MOSTLY DELAPIDATED
URES.

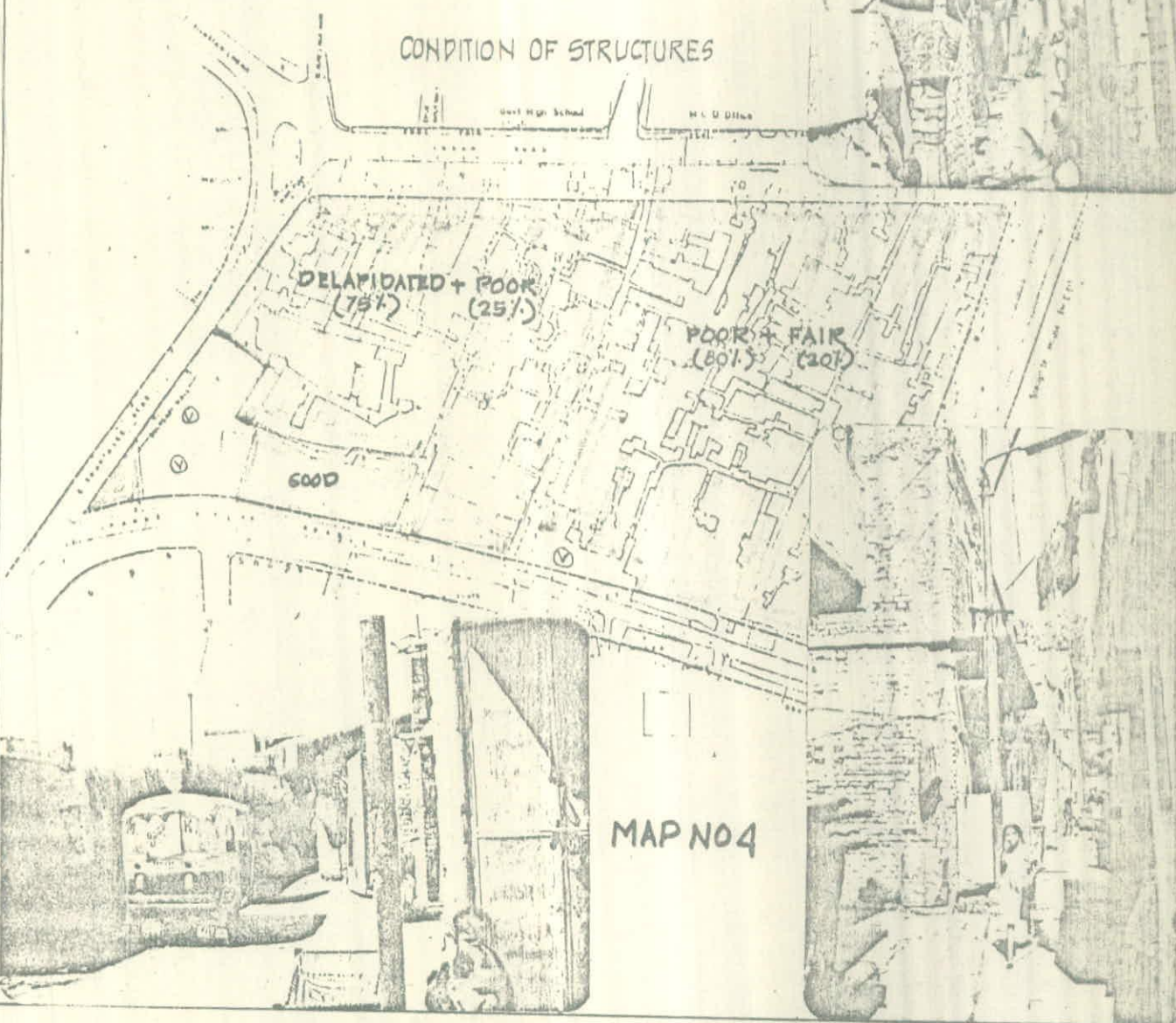
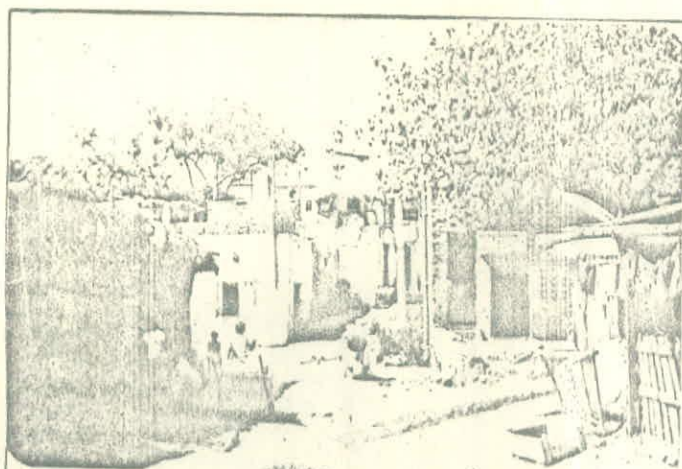
BUSY JHANDEWALAN ROAD, JUNK YARDS ON MAIN
ROAD, ADDITIONS ON UPPER FLOORS WITHOUT THOUGHT TO
STRUCTURE.

MAP NO-2

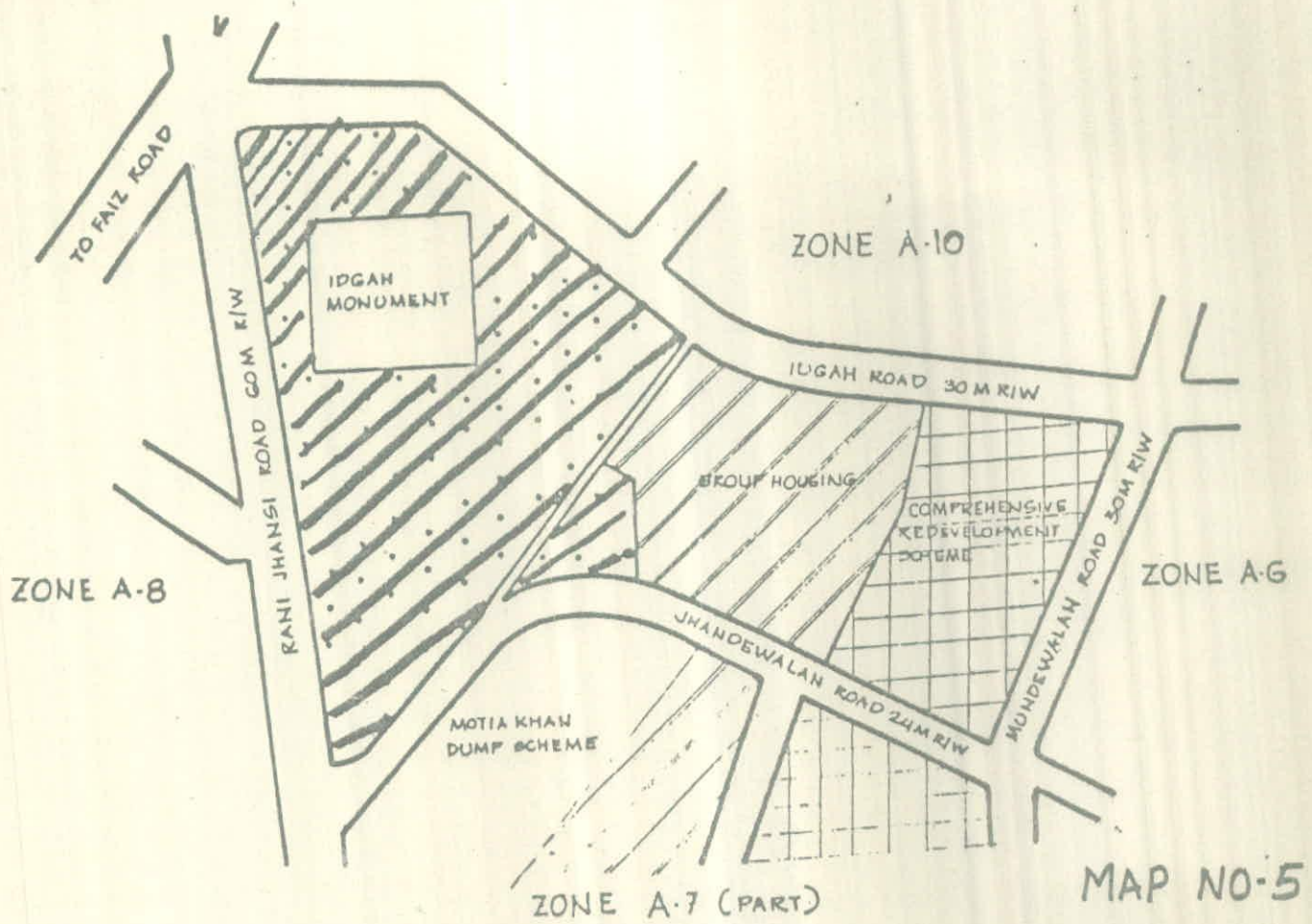
Urban Renewal Of Mundewalan And Tantwali Complex



Urban Renewal Of Mundewalan And Tantwali

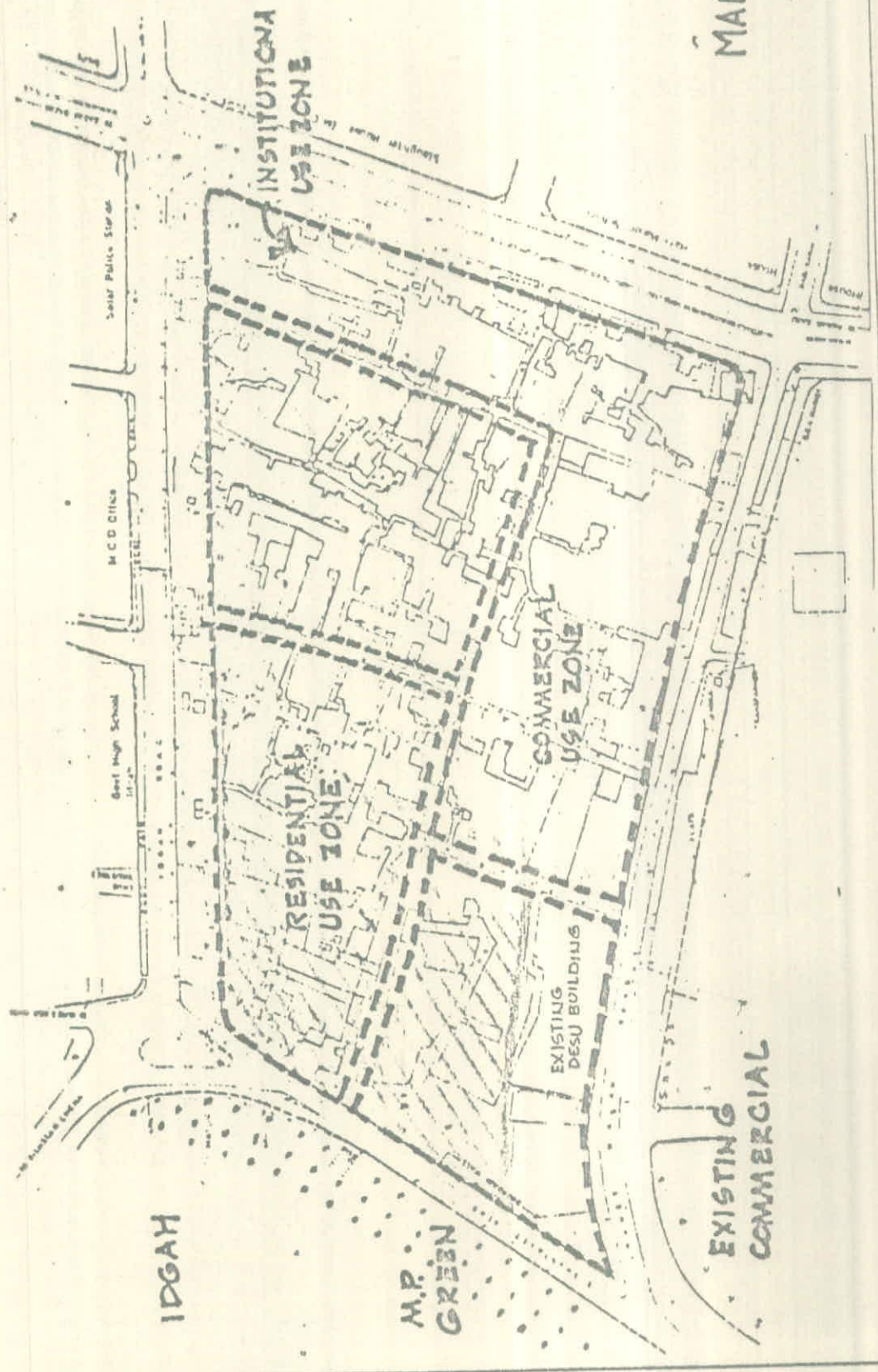


Urban Renewal Of Mundewalan And Tantwali



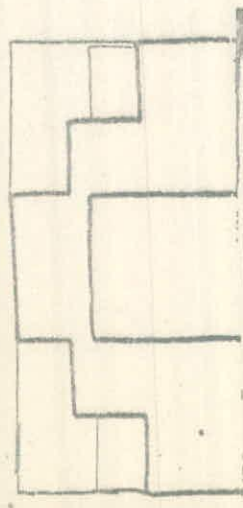
Urban Renewal Of Mundewalan And Tantwali

EMERGING LANDUSE PATTERN

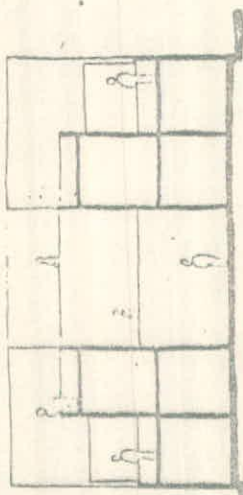


MAP NO 6

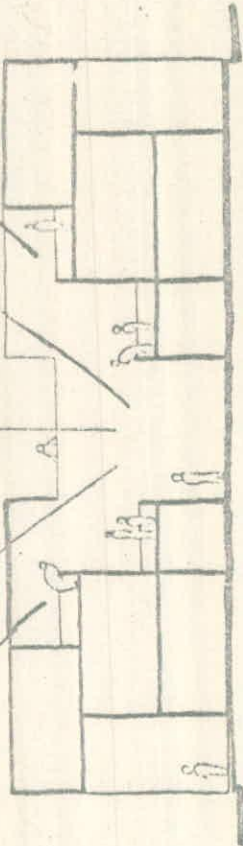
Urban Renewal Of Mundewalan And Tantwali Complex



Front Elevation

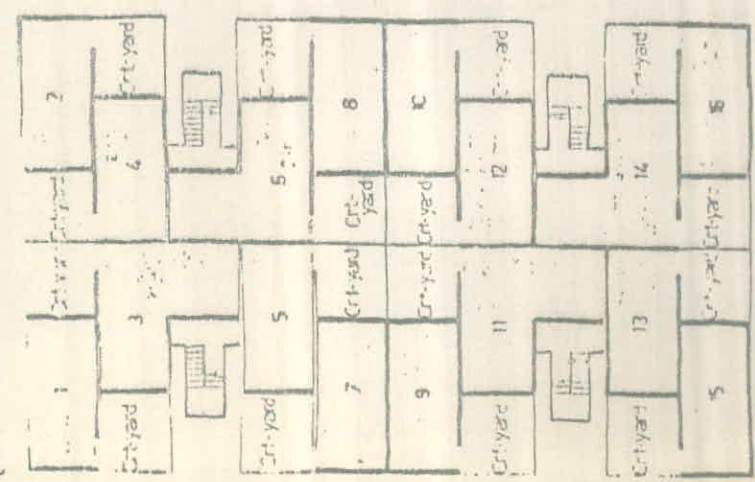


Cross Section

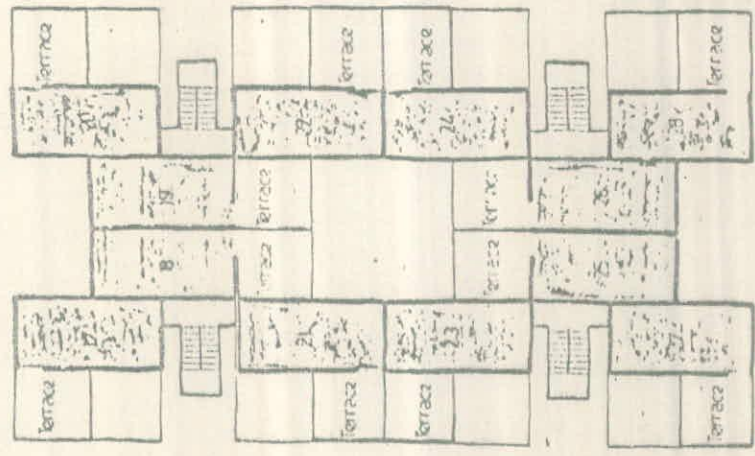


Longitudinal Section

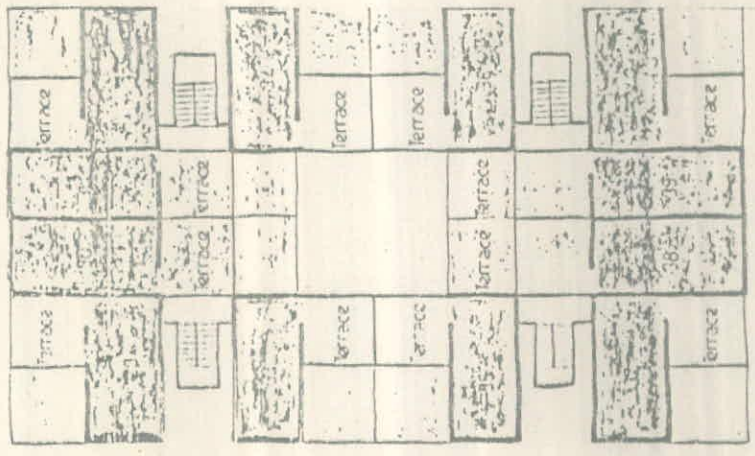
18m



Ground Floor

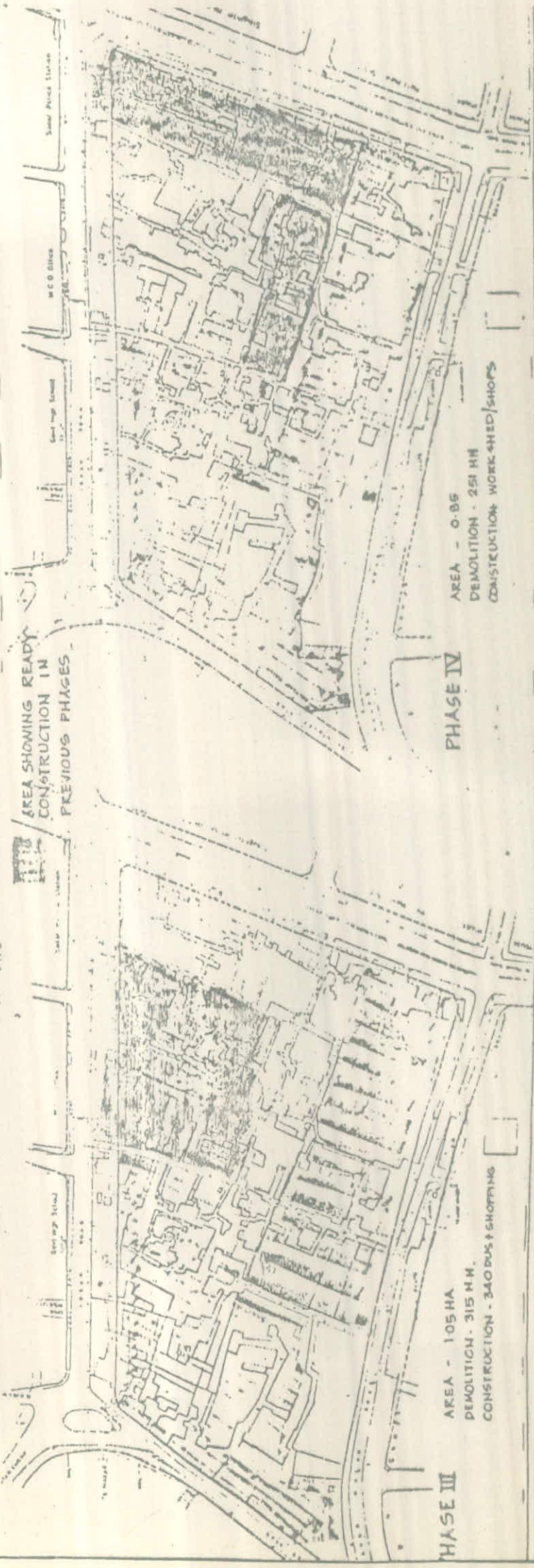
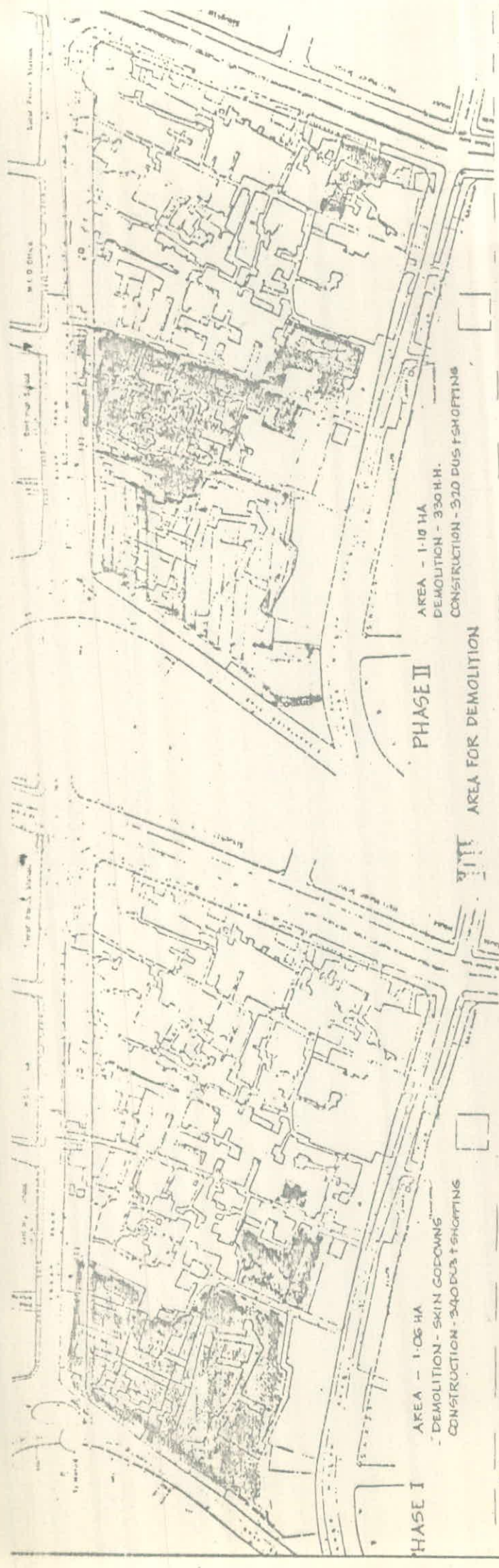


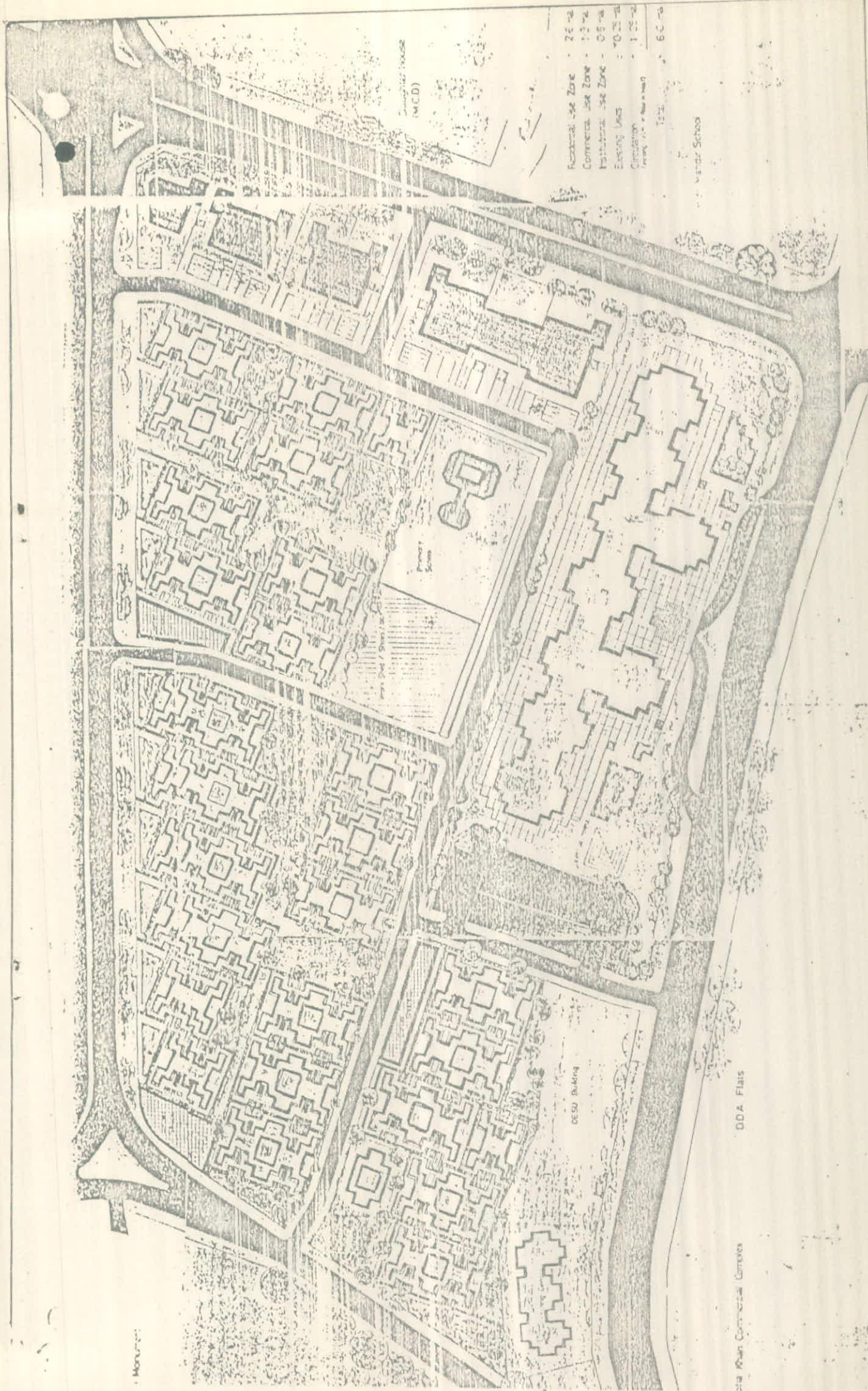
First Floor



Second Floor

MAP NO-7





MAP N09

Urban Renewal Of Mundewalan And Tantwari Complex

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46

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Item No 150/91

AGENDA ITEM FOR TECHNICAL COMMITTEE

Sub: Preparation of Zonal Plan of Trans Yamuna Area.

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A comprehensive note has been enclosed giving the background of preparation of Zonal Plan, of 15 Zones in Delhi, outlines and details of Section 8 of Delhi Development Act 1957, inadequacies and incompleteness of zonal plan, prepared so far, names of divisions and their areas in hect., broad facilities to be shown in the zonal plan, important factors on which zonal plan are based.

Details have also been given of physical dimensions of Trans Yamuna Area, decisions taken so far and details of 23 sectors of planning of trans yamuna area. Names of these 23 sectors have been given under:-

1. Residential Plotted Development.
2. Plotted Co-operative House Building Societies.
3. Resettlement Colonies.
4. Group Housing by Delhi Development Authority.
5. Rehabilitation Colonies.
6. Residential units by other Organisations/Departments than DDA.
7. Large residential complexes in Trans Yamuna Area.
8. Group Housing Co-operative Societies.
9. Unauthorised Regularised Colonies.
10. Unauthorised Colonies.
11. Urban & Rural Villages.
12. Plotted Industrial Schemes.
13. Non-conforming Industrial Units.
14. Institutional Complexes.
15. Service Centres.
16. Facility Centres.

दिल्ली विकास प्राधिकरण

क्रम संख्या

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47
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17. Wholesale Markets.
18. Commercial Complexes.
19. Social Infrastructure.
20. Recreational Complexes.
21. Physical Infrastructure.
 - i) Water.
 - ii) Sewage Disposal.
 - iii) Power.
 - iv) Storm Water Drainage.
 - v) Gas Supply.
 - vi) Passenger Trips.
 - vii) Telephone System.
 - viii) Scavenging & Sanitation.
 - ix) Fire Services.
22. Traffic & Transportation.
23. Projects concerning to Slum Wing, DDA.

The item is placed before the Technical Committee of the DDA giving outlines of system and inputs of preparation of zonal plan of trans yamuna area. All above details will be transferred on the base map of the area after getting the same, from National Remote Sensing Agency, Hyderabad.

PREPARATION OF LARGE AREA (ZONAL) PLANS CASE EXAMPLE OF TRANS-YAMUNA AREA

BACKGROUND;

0.1 Delhi is divided into 15 planning zones and many sub-zones whose plans are prepared under Section-8 of Delhi Development Act, 1957; Details are given in Appendix No. 1 and extracts given as under:-

A Zonal Plan will show locations and extents of land uses, public and semi-public buildings, utilities and services, roads, housing, recreation, industries, business, markets, schools, hospitals, public and private open spaces, standard of population, density, alignment of buildings, system of maintenance of various components of development etc.

Preparation of zonal plans (now called sub-zonal plans) was started in early sixties. Initially, the entire job was done by Town & Country Planning Organisation, Govt. of India and then in late seventies, it was transferred to Delhi Development Authority. Upto March, 1991 i.e. last 30 years, plans of various sub-zones were prepared and processed under various stages. Position was on 31st March, 1991 was that plans of 56 sub zones were approved by Central Govt., 23 submitted to Govt./referred back, 11 approved by the Authority/Screening Board/being processed for submission to the Govt., 36 belongs to special area, 10 of railways/defence area and 4 have not been taken up due to major changes in landuse. Zonewise details have been given in Appendix No. 2.

0.2 Inadequacy and incompleteness of zonal plans prepared so far:

i) None of the zonal plans prepared, finalised and approved has provisions of physical infrastructure i.e. water lines, sewer lines, storm water drains, power lines etc. Though, computer based software are available yet so far no expertise has been developed. The result being that none of the zonal plan is complete in this respect.

ii) Some of the zonal plans are in the scale of 1:6000 or 1"=500'. These plans are readable and correct, inferences can be drawn.

Many zonal plans are in the scale of 1:10,000 and are not good for any purpose, as these are not readable, non-conclusive and specific properties cannot be identified in the plan.

It is strongly recommended that zonal plans should not be in the scale less than 1:5000.

iii) All zonal plans prepared so far are on base maps prepared based on aerial surveys, but in sixtees or seventees. In this dynamic situation, site conditions, landuse pattern are substantially changed after every five years, as such, zonal plans should be based on 1990s base maps.

All example, in Trans-Yamuna Area none of the draft zonal plan tallies with the site even to 10% of the existing physical features.

0.3 Provisions as given in MPD-2001:

Zonal (Divisional) Plan:

The Union Territory of Delhi is divided into 15 zones (divisions). The approximate area in each zone (division) is given as under and shown in the map.

Name of the Zone	Area in Hect.
A. Old City	1159
B. City Extension (Karol Bagh)	2304
C. Civil Lines	6855
E. Trans Yamuna	8797
F. South Delhi I	11958
G. West Delhi I	11865
H. North West Delhi I	5677
J. South Delhi II	15178
K. West Delhi II	12056
L. West Delhi III	22979
M. North West Delhi II	8213
N. North West Delhi III	15851
O. River Yamuna	6081
P. North Delhi	15707
	148639

0.4 Broad facilities to be shown in the Zonal Plan:

Neighbourhood play area, intermediate hospital A, intermediate hospital B, Poly Clinic, nursing home, integrated school with hostel facilities, integrated school without hostel facilities, school for handicapped, college, police station, LPG godown, SKO/LDO Station, electric sub-station, community centre with service centre, organised informal sector eating places, district sport centre, petrol pump, bus terminal, green park, general hospital, telephone exchange, telegraph office, head post office and administrative office, fire station, electric sub-station, 220 KV petrol pump with service facilities, district centre, bus terminal, bus depot, technical education centre-A, technical education centre-B, police battalion and district office, district jail, home-guard district level, socio-cultural, local wholesale market, divisional sport centre, etc.

0.5 Important factors on which zonal plans are based:

- i) Base maps in the scale of
 - a) 1:10000 and
 - b) 1:5000
- ii) Land ownership map and land policy
 - a) Existing
 - b) Proposed
- iii) Landuse at meso level and location of economic activities
 - a) Existing
 - b) Proposed
- iv) Plans of physical infrastructure
 - a) Existing
 - b) Proposed
- v) Plans to stop and control water, air and noise pollution
- vi) Plans of traffic & transportation, inter-zonal and intra-zonal
 - a) Existing
 - b) Proposed
- vii) Plans of social infrastructure
 - a) Existing
 - b) Proposed

- viii) Broad economics on development and construction of urban spaces

So far, nowhere in the country, zonal plans on this system have been prepared, as such, they are not complete, comprehensive document and do not serve the purpose of preparation of detailed plans of urban spaces, their development and construction. Zonal plans in Delhi Development Authority are being prepared since three decades, but so far, there is not a single zonal plan showing total development of physical infrastructure, social infrastructure, economic infrastructure, circulation and environmental infrastructure.

In the next part of the chapter, a case study of trans-yamuna area of preparation of zonal plan has been given, with details of 8 points to the extent available. Once base maps in the scale of 1:5000 with the help of aerial surveys are available, then these various points/data can be plotted on the base map and can be presented.

0.6 Zonal Plan of Trans-Yamuna Area:

- i) Physical Dimensions:

Union Territory of Delhi is divided into two distinct divisions, one in the east of river Yamuna and the second in the west. Area of the portion in the east of river Yamuna called Trans-Yamuna Area is in 8797 hect., surrounded by U.P. State on three sides with Loni in the north, extensions of Ghaziabad in the east, and Noida in the south. This large complex, mostly have substandard areas, except new developments in 20% of the area, residential complexes of cooperative house building societies plus colonies developed by DDA. Sooner or later, this entire Complex of 88 sq.km. has to be planned, coordinated, integrated, evaluated and monitored by one single authority; of course, development & construction of urban spaces can be by many authorities, organisations and departments.

Population of Trans-Yamuna Area was 43,8000 in 1971, 96,4000 in 1981, 1.93 million in 1990, expected to be 2.13 million in 1995, 2.2 million in 2001 and 2.4 million in 2010 A.D.

As per Master Plan-62, the entire area was divided into 16 Planning Zones (Sub Zones), leaving out areas in the north of Wazirabad Road, in the south of National Highway No.24. In MPD-2001, these areas were added up and three more Planning Zones (Sub Zones) were created, making total number of 19 sub-zones namely - E-1, E-2, E-3.....E-19.

ii) Decisions about comprehensive planning:

The area is very important and has many complicated problems in terms of inadequate physical, social and economic infrastructure. The Ministry of Urban Development in January, 1978 decided "to set up a Planning Group" for Comprehensive Planning & Development of Trans-Yamuna Area, but so far no success has been achieved. If this had been done, then lot of progress in Trans-Yamuna Area would have taken place. Following were the terms of references:-

- To study the present status of development in the area.
- To suggest proposed lines of development in the various sectors in accordance with the Master Plan recommendations and other Govt. Orders and also the existing development that has already taken place.
- To recommend priority actions for development in phases.
- To indicate capital budget estimates for the purpose of implementation of the development plans.
- To suggest suitable organisational machinery for implementation of the development plan.
- To consider all matters ancillary to the above terms of references.

iii) Creation of a separate Board for TYA with suitable structure and functions:

A separate Board may be created based on decisions taken by the Ministry of Urban Development in its Order dated 7.1.78 with total functions of physical, financial and legal planning of entire Trans-Yamuna Area in 88 sq.km., for all the subjects namely - water supply, sewage disposal, storm water drainage, power, tele-communication, roads, urban rail, gas supply, residential colonies, industrial colonies, convenient shopping centres, local shopping centres, community shopping centres, district centres, sub-central business district, environmental improvement in slum areas, environmental improvement in shanties/jhuggi clusters, sites & services, night shelters, community hall/libraries, buildings of education, health, social security, social justice, residential flats, commercial buildings, cooperative group housing societies, large gardens, sports complex, location of social infrastructure, i.e. of all the levels namely - trunk, peripheral and internal. Once all the plans are there, then development and construction of urban spaces would be directly or indirectly by this Board with proper coordination, integration, evaluation and monitoring.

iv) Plans of various components namely - a) Land use at meso level; b) plans of physical infrastructure; c) Plans to stop & control pollution; d) Plans of traffic & transportation and e) Plans of social infrastructure would be prepared based on details in 23 sectors of planning of Trans-Yamuna Area given from paragraph 33.1 to 33.23. Names are given under:-

1. Residential Plotted Development
2. Plotted Co-operative House Building Societies
3. Resettlement Colonies
4. Group Housing by Delhi Development Authority
5. Rehabilitation Colonies
6. Residential units by other Organisations/Departments than DDA
7. Large residential complexes in Trans-Yamuna Area
8. Group Housing Co-operative Societies
9. Unauthorised Regularised Colonies
10. Unauthorised Colonies
11. Urban & Rural Villages
12. Plotted Industrial Schemes
13. Non-conforming industrial Units
14. Institutional Complexes
15. Service Centres
16. Facility Centres
17. Wholesale Markets
18. Commercial Complexes
19. Social Infrastructure
20. Recreational Complexes
21. Physical Infrastructure -
 - Water
 - Sewage disposal
 - Power

- Storm Water Drainage
- Gas Supply
- Passenger Trips
- Telephone System
- Scavenging & Sanitation
- Fire Services

22. Traffic & Transportation

23. Projects concerning to Slum Wing, DDA.

1. Residential Plotted Development:

- i) Plotted development done by Delhi Improvement Trust.
- ii) Plotted development done by Ministry of Rehabilitation.
- iii) Colonies developed by private colonisers, namely - DLF, etc.
- iv) Plotted development done by Delhi Development Authority.
- v) 45 plotted co-operative house building societies.
- vi) 7 large resettlement colonies

DDA developed in late '60s one colony namely - Vivek Vihar in an area of 105 hect. and in '70s, Yamuna Vihar in 80 hect. These two colonies have been developed and there is no further scope of any additions or subtraction, except minor modifications.

2. Plotted Co-operative House Building Societies:

In early '70s, Delhi Administration/DDA allotted 434 hect. of land to 43 C.H.B.S. Internal development of all these colonies was done by the societies themselves and peripheral development was to be done by Delhi Development Authority, who has done part of the job.

Action on following points should be taken:-

- i) Peripheral infrastructure should be completed by DDA, and for this cost of actual expenditure should be charged from the beneficiaries.
- ii) Many sites of social infrastructure are lying vacant and are being encroached upon. Concerned departments of MCD and Delhi Admn. should construct buildings over there. If funds are not available for the construction of permanent buildings, then concerned departments should start functioning in tents.

Proposed land use of the Complex is as under:-

	Area in hect.	%age
- Residential including villages, resettlement colony, plotted development and group housing	679.5	44.9
- Work spaces	57.45	3.8
- Govt. Offices	65.39	4.3
- Public & semi-public facilities	123.03	8.1
- Recreational	463.19	30.6
- Circulation	71.64	4.7

ii) 658 hect. in the south of Hindon Cut:

The Complex has been planned, largely developed and constructed upon. There are three villages, namely - Dallupura, Gharoli & Kondli, one Dairy Farm and one Sewage Treatment Plant.

The area has been proposed for -

	Area in Hect.	%age
- Residential	322.0	49.0
- Commercial	24.6	3.7
- Part of Integrated Freight Complex	80.0	12.2
- Public & semi-public facilities	122.5	18.6
- Recreational	50.6	7.7
- Circulation	58.5	8.9
- 126 hect. of land has been allotted to 50 group housing societies.		
- 12000 plots of 26 sq.mt. are being developed.		
- In 62 hect. of land, a sewage treatment plant has been constructed.		

This is a large Complex of development of various uses with the DDA. Though, lot of work has already been done, yet following action is to be undertaken:

4. **Group Housing by Delhi Development Authority:**

During the last 18 years, DDA constructed/is constructing 52,834 dwelling units in 21 colonies. Besides these, there are only few pockets where construction of group housing pockets is being taken up. These should be completed in time.

5. **Rehabilitation Colonies:**

In Trans-Yamuna Area, there are some rehabilitation colonies like Geeta Colony, Krishna Nagar, Navin Shahdara, etc.

In Geeta Colony, many plots were transferred by the Ministry of Rehabilitation to DDA as a part of package-deal of payment of Rs.300 million for all left out pockets of rehabilitation colonies for the purpose of planning, development and disposal. Action is being taken to plan, develop and/or construct urban spaces. This should be done in time.

6. **Residential units by other Organisations/Departments than DDA:**

Residential units have been constructed from time to time by other organisations/departments than DDA. These organisations are - i) Police Deptt.; ii) educational institutions; iii) NDMC staff housing; iv) PWD staff housing; v) MCD staff housing; vi) housing for scavengers (Safai Karamcharis). Colonies like Dilshad Garden, Jyoti Nagar and Vishwas Nagar have been developed by colonisers.

Requirements of various departments for housing needs should be prepared after discussing the matter with them, housing pockets should be earmarked to the extent possible. It is clarified that there is little scope of allotment of residential land to any of the govt. department, or cooperative society, due to non-availability of land in part of Delhi.

7. **Large residential complexes in Trans-Yamuna Area:**

i) **Area in the north of Wazirabad Road:**

A report and plan on development of a large residential complex of 1515 hect. was prepared in 1985, but no further action was taken, the result being that most of the areas now have been encroached upon and filled up by unauthorised colonies. In the Complex, there are 10 villages, 11 unauthorised colonies, one 100 mgd. treatment plant and one resettlement colony.

Complex. Details have been given in Chapter No..... Following action is required:-

- i) Pockets earmarked for social infrastructure should be acquired by putting Section-4,6 & 17 simultaneously, taking possession and protecting it.
- ii) Collection of premium from the residents whose structures have been regularised on govt. land should be done as per formula worked out by Srinivasan Committee.
- iii) Collection of development charges from beneficiaries and for this, if necessary, modifications in D.D.Act as well as in Municipal Corporation Act should be brought out.
- iv) Development of all these colonies should be undertaken, but only with the funds to be collected from beneficiaries, with the help of cooperative societies.

33.10 Unauthorized Colonies:

In Trans-Yamuna Area, there are many unauthorised colonies which have so far not been regularised as they are not covered under latest govt. orders of Feb., 1977. Mostly, these colonies are in the north of Wazirabad Road and left out pockets either for social infrastructure or otherwise, in unauthorised regularised colonies.

So far, there is no quantification of the problem and further action for regularisation of these colonies have to be undertaken as per general policy yet to be formulated for all such colonies in Delhi. It is clarified that so far no policy decision has been announced by the Ministry of Urban Development, govt. of India.

11. Urban & Rural Villages:

There are 41 villages with a break-up of 14 in the north of Wazirabad Road, 10 between Wazirabad Road & G.T. Shahdara Road, 10 between G.T. Shahdara Road & National Highway No.24 and 7 in the south of NH-24. Out of 41 villages, earlier 17 were urban and 24 rural, but now all these villages have urban character, as such, 24 villages should also be notified under Section-517 of D.M.C. At, to make them urban, plans prepared and development should be undertaken.

Some important points have been given under:-

- i) Physical surveys of all the 41 villages should be conducted showing all the physical features.
- ii) Physical and financial plans of all these villages should be prepared.

- Construction of 36 mt. wide road parallel to Hindon Cut.
- Grade separator of 45 mt. wide road on the periphery of the scheme with NH-24.
- Planning, development and construction of convenient shopping centres, local shopping centres, community shopping centres and one Distt. Centre.
- Planning, development and construction of an integrated freight complex.
- Allotment of sites of social infrastructure to govt., semi-govt. and registered societies.

8. Group Housing Co-operative Societies:

Pockets of residential land were identified, planned and allotted to 217 group housing co-operative societies with a break-up of - 4 in Geeta Colony; 6 in CBD Shahdara; 118 in Mandawali Fazalpur; 16 in Mayur Vihar Phase-I; 22 in Mayur Vihar Phase-II and 51 in Dallupura. Plans of these Complexes were approved even from Urban Arts Commission and then pockets were handed over. In 80% of the cases, flats have also been built upon. Following further action has to be taken.

- i) Landscape plans of these six Complexes should be prepared and sent to DUAC for approval, as it was one of the conditions of approval of layout plans of Delhi Urban Art Commission.
- ii) Plans of sites of social infrastructure should be prepared, finalised and buildings constructed by concerned departments of Delhi Admn., MCD, registered societies, etc.
- iii) There are some sites earmarked for convenient shopping centres and local shopping centres. Plans of these centres should be prepared, executed and developed pockets should be disposed off.

9. Unauthorised Regularised Colonies:

In this part of Delhi, there are 87 unauthorised regularised colonies which were transferred to MCD in 1987. Location of these colonies are - i) 3 in east of Loni Road; ii) 6 in Bhajanpura Complex; iii) 3 in Mayur Vihar Compoex; iv) 11 in Brahampuri Complex; v) 6 in Zaffrabad Compoex; vi) 9 in Usmanpur Complex; vii) 11 in Shakarpur Complex; viii) 21 in Laxmi Nagar Complex; ix) 3 in Mauzpur Part-II Complex and x) 14 in Patparganj

15. Service Centres:

In MPD-2001, 11 service centres have been proposed. Their locations are - i) near Shastri Park Distt. Centre; ii) South of Road No.68 near Jyoti Nagar; iii) Tahirpur Village - 4 hect.; iv) Kardampuri - 8 hect.; v) near Yamuna Sports Complex - 1.5 hect.; vi) Karkardooman institutional area - 3 hect.; vii) Autoomobile Centre - 2.25 hect.; viii) Kondli industrial area - 2.5 hect.; ix) near Dallupura Distt. Centre - 3.5 hect.; x) Jhilmil industrial area - 3.2 hect.; xi) Patparganj Industrial Area - 3.15 hect.

Location of these service centres should be reconsidered, as most of the sites are not available and were encroached upon even at the time when these were proposed in the Master Plan.

16. Facility Centres:

19 Facility Centres, names given under were proposed in a total area of 183.4 hect.(458.4 acres), in MPD-2001. Few sites are encroached upon and cannot be used for the purpose of development till encroachments are removed or their alternate sites are found out.

	Area in Hect.
1. FC-8 - West of Loni Road	16
2. FC-9 - South of Wazirabad Road & east of Loni Road	2.2
3. FC-10 - Tahirpur	13.5
4. FC-11 - near Shastri Park Distt. Centre	14.5
5. FC-12 - Gandhi Nagar	16
6. FC-13 - CBD Shahdara	23.55
7. FC-14 - Vivek Vihar	2.10
8. FC-15 - Yojna Vihar	3.00
9. FC-16 - Anand Vihar	11.5
10. FC-17 - Vishwas Nagar	6.75
11. FC-18 - Karkardooman	20.00
12. FC-19 - Geeta Colony	12.5
13. FC-20 - Geeta Colony	1.6
14. FC-21 - Geeta Colony	1.00
15. FC-22 - Mandavali Fazalpur	5.25
16. FC-23 - near Mother Dairy	3.75
17. FC-24 - Kalyanpuri	8.5
18. FC-25 - Kondli	14.4
19. FC-26 - Dallupura	7.3

- iii) Development works in these villages should be completed to the extent not done so far. Along with development, adequate number of community halls/libraries and Barat Ghars should be constructed.

12. Plotted Industrial Schemes:

In late '60s, Delhi Development Authority developed an industrial estate namely - Jhilmil, in an area of 109 hect. for light and service type of industries. The industrial estate is functioning since last 15-20 years. Another industrial estate of 100 hect. at Patparganj is being planned and developed by Directorate of Industries, Delhi Admn. The estate is under development and expected that in the 8th Five Year Plan, 50% of the industrial urban spaces would function. An another area of 80 hect. in Kondli Complex is reserved for industrial use. Now the view is to develop this area for a large truck terminal/integrated freight complex.

13. Non-conforming Industrial Units:

The problem of shifting of non-conforming industrial units in Trans-Yamuna Area is under consideration in Delhi Development Authority since early '60s. Last decision on the subject took place under the chairmanship of the then Minister of Works & Housing on 18.12.74 to shift all such non-conforming industrial units. Details of the subject are available in DDA's resolution Nos.434 dated 30.8.66; 471 dated 8.6.67; 2 dated 21.2.70; and 162 dated 26.7.71. After 1974, no substantial action was taken. Many of the non-conforming industrial units are large and their shifting within Trans-Yamuna Area is not feasible. These units have to be shifted to Noida or in industrial areas developed by Ghaziabad Development Authority.

A policy decision should be taken after considering all the resolutions of DDA and govt. decisions from time to time.

14. Institutional Complexes:

Trans-Yamuna Area is devoid of social and cultural facilities. Only 3 institutional areas have been planned so far and developments have yet to take place. For a projected population of 2.4 million, few more institutional areas have to be planned and developed. Names of these institutional complexes are as under:-

- i. Vishwas Nagar
- ii. Karkardooman
- iii. South of Vikas Marg Extension

i. Sub Central Business District:- Planning of the same is going on since 1979, but so far no progress has been made.

ii. District Centres:-

- a) Laxmi Nagar
- b) Shastri Park
- c) Loni Road
- d) Dilshad Garden
- e) Mayur Vihar
- f) Dallupura

Out of six District Centres to be planned, developed and constructed in Trans-Yamuna Area, work is going on only for the development of Laxmi Nagar District Centre. On others, practically there is no progress. Land of Loni Road District Centre is already encroached upon and likewise, if timely action is not taken, other District Centres may also be encroached upon. Laxmi Nagar District Centre, planning of which is done by DDA is also not as per planning norms and parking provisions. This District Centre, if developed fully, will create traffic and transportation problems, so even at this stage, modifications in the plans should be done.

iii. Community Shopping Centres:

- a) Nand Nagari
- b) Dilshad Garden
- c) Yamunapuri
- d) Karkardooman
- e) Yojna Vihar
- f) Mayur Vihar Phase-1
- g) Preet Vihar
- h) Mandawali Fazalpu
- i) Kondli Gharoli
- j) Dallupura
- k) Loni Road
- l) Vihar Vihar (Societies area)
- m) Facilities-cum-Community Centre at Trilokpuri (Patparganj).

So far, only one Community Shopping Centre at Preet Vihar has been developed. Two others, one at Nand Nagari and the second at Trilokpuri are being planned by Slum Wing, DDA. These two Community Shopping Centres are planned based on parking provisions as per 1976 notification and govt. of India's guidelines of Feb., 1988. Planning of other C.S.C. has to be expedited and assured that these are as per latest parking norms.

17. Wholesale Markets:

In 1980's, Delhi Agricultural Marketing Board prepared a comprehensive report including of Trans-Yamuna Area for the planning, development and construction of wholesale markets upto the end of the century and position is as under:-

	Area in Hect.	Rs. Crores
Fruit & Vegetable Markets		
*Loni Road	6	1.2
Gazipur	20	6.0
*CBD Shahdara	4	1.2
*Shastri Park	4	1.2
Grain Markets		
Gazipur	20	6.0
*North of Wazirabad Road	20	6.0
Fodder Market - Gazipur	4	1.2
Fish & Poultry Market - Gazipur	6	8.0

It was also proposed to shift - i) existing fruit & vegetable market from Bhol Nath Nagar; ii) existing fruit & vegetable market from Jheel Khuranja; and iii) Grain Market from Shahdara Town to developed wholesale markets.

Now the position is changed, as a large wholesale market would be developed in the north & south of National Highway No.24 near Gazipur. Sites earmarked as * are not available.

18. Commercial Complexes:

In Trans-Yamuna Area, there are only few organised commercial markets, otherwise majority of shops are unauthorised, unintended, in unorganised and unplanned markets; except in '80s, DDA planned and developed some new commercial centres like Preet Vihar Community Shopping Centre. Following is the position of various commercial centres:-

- xii. School for handicapped - one for 45,000 population.
- xiii. College - one for 1.25 lakh population.
- xiv. Technical Education Centre (A) - one for 10 lakh population.
- xv. Technical Education Centre (B) - one for 10 lakh population.
- xvi. Telephone lines - one for 10 persons.
- xvii. Departmental telegraph office (booking counter) - one for 5 lakh population.
- xix. Post office - one for 15,000 population.
- xx. Head Post Office with delivery office - one for 2.5 lakh population.
- xxi. Head Post Office and Administrative Office - one for 5 lakh population.
- xxii. Police Station - one for 90,000 population.
- xxiii. Police Post - one for 40-50,000 population.
- xxiv. District Office & Battalion - one for 10 lakh population.
- xxv. District Jail - one for 10 lakh population.
- xxvi. Civil Defence & Home-Guards - one for 10 lakh population.
- xxvii. Fire service - 2 units for one lakh population.
- xxviii. Areawise; 12-15% of the total gross area should be provided for public and semi-public facilities. On this basis, about 1200 hect. should be provided for this purpose, but actual availability is much less, so more attention should be paid and wherever vacant pockets are available should be used for social infrastructure subject to land use and consideration of physical infrastructure.

iv) Local Shopping Centres and Convenient Shopping Centres:

As per planning norms, i.e. one local shopping centre for 15,000 population and one convenient shopping centre for 5,000 population; for a total population of 22 lakh, there should have been about 146 community shopping centres and 448 convenient shopping centres. 60% demand of the shopping activities at these two levels is fulfilled by existing markets, so plans for 40% should be prepared and implemented.

Planning of all commercial areas i.e. Sub-Central Business District, District Centres, Sub District Centres, Community Shopping Centres and other commercial centres should be expedited. Even today also, this entire job is being done with the help of outside Consultants, but due to lack of proper monitoring the progress is slow.

Project reports of each project should be prepared in a comprehensive way giving details of physical planning, financial planning and its coordination, integration, evaluation with the DDA and with other govt. departments.

19. Social Infrastructure:

- i. One general hospital for 2.5 lakh population.
- ii. One intermediate hospital (category-A) for one lakh population.
- iii. Intermediate hospital (category-B) for one lakh population.
- iv. Poly-clinic for one lakh population.
- v. Nursing Home, child welfare & maternity centre - one for 45,000 population.
- vi. Dispensary - one for 15,000 population.
- vii. Pre-primary/nursery school - one for 2.5 lakh population.
- viii. Primary school - one for 5,000 population.
- ix. Sr. Secondary School - one for 7,500 population.
- x. Integrated school without hostel facility - one for one lakh population.
- xi. Integrated school with hostel facility - one for one lakh population.

- v. Gas supply @ 5 kg. per head per month - 1.32 lakh ton per year.
- vi. Telephones @ one connection per 10 persons - 2.2 lakh lines.
- vii. Scavenging & sanitation (garbage disposal) @ 600 gms. per day per head - 4.775 lakh tons per year.
- viii. Fire services @ 2 units per lakh population - 44 units.

i. Water:- The entire Trans-Yamuna Area can be divided into following four parts with outline proposals as given under:-

- a. Area in the north of Wazirabad Road - no details have been formulated.
- b. Between Wazirabad Road & National Highway No.24 - 8 overhead tanks and 5 underground tanks have been constructed/being constructed.
- c. Between NH-24 & Hindon Cut - one overhead tank and 5 underground tanks are being constructed.
- d. Between Hindon Cut & Noida - details are being formulated.

ii. Sewage Disposal:- Ultimate sewage disposal would be 140 mgd. Ultimate capacity of Kondli Treatment Plant would be 100 mgd. and an additional sewage treatment plant of 40 mgd. in the north or south of Wazirabad Road has to be located.

iii. Power:- No separate details for Trans-Yamuna Area are available. For Delhi, as per projections made by the 13th Power Survey Committee of Central Electricity Authority, the maximum demand will reach to 2389 MW by the end of 8th Five Year Plan. , Power requirements of Delhi are met from I.P. Station, Badarpur Thermal Power Station, Rajghat Power House, Barasuile Hydro-electric Project of NTPC, Singrauli Super Power Thermal Project of NTPC, ANTA & AURIYA Gas Turbines of NTPC and northern regional grid.

It is proposed to bridge the gap of power from the following sources:-

- a) 3X26.75 MW Waste Heat Recovery Units are proposed to be installed at the existing gas turbine site in the combined cycle mode.

20. Recreational Complexes:

It is proposed to develop following Complexes:-

- i. Yamuna Sports Complex
- ii. Bidiwala Bagh on Loni Road
- iii. Near Shastri Park District Centre
- iv. Near Leprosy Hospital
- v) Navin Shahdara Lake
- vi. Sanjay Lake/Sir Sobha Singh Park
- vii. Tree plantation along Gazipur Drain
- viii. Green strip along Noida boundary
- ix. Green areas along National Highway No.24/Gazipur
- x. Development of river Yamuna bed
- xi. Children park at Vivek Vihar
- xii. Children park at Bahubali Society Area
- xiii. Children park at Sanjay Lake
- xiv. Group housing area sports complex
- xv. Four Yoga & Nature-cure Centres

21. Physical Infrastructure:

Requirements of services for ultimate population of 2.2 million by the end of the century, of Trans-Yamuna Area would be as under:-

- i. Water @ 80 gallons per day per capita - 176 mgd.
- ii. Sewage disposal @ 64 gallons per day per capita - 140 mgd.
- iii. Power @ 30 MW per lakh population - 660 MW
- iv. Storm water drainage - as per site conditions.

vi. Telephone System:- Total required lines for this part of Delhi would be 220,000 against present availability of about 20,000. For laying 200,000 more telephone lines, at least 10 more telephone exchanges each of 20,000 lines are required. For this, adequate attention should be given.

vii. Scavenging & Sanitation:- Details as given in 8th Five Year Plan should be implemented.

viii. Fire Services:- For Trans-Yamuna Area, 44 units are required. Fire Department, MCD has asked 17 new units to be constructed in 8th Five Year Plan period (1990-95).

22. Traffic & Transportation:

Different types of problems have been listed and are as under:-

- i. Widening of bridges over river Yamuna
 - a. NH-24
 - b. I.P. Barrage
 - c. Wazirabad Barrage
- ii. Proper linkages of TYA with -
 - a. Noida
 - b. Loni
 - c. Ghaziabad
- iii. Construction of new roads.
- iv. Widening of existing roads.
- v. Grade separators of roads over roads.
- vi. Grade separators above or below railway lines.
- vii. Improvements of intersection designs.
- viii. Construction/improvement of ring road i.e. Wazirabad Road, Road No. 70, 62 & 56 (along U.P. Border), NH-24 & Road along river bund.
- ix. Express and exclusive cycle tracks.
- x. Pedestrian sub-ways.
- xi. Pedestrian paths along roads.

b) A 400 KV ring is being established around Delhi which will bring bulk power to Delhi from the centrally sponsored schemes that are coming up in the northern region.

c) It is proposed to instal a 900 MW combined cycle project near Bawana at the 400 KV Sub-Station site. The project feasibility report for this work has been prepared by Central Electricity Authority who are acting as Consultants to DESU.

Important point is that a detailed comprehensive physical and financial plan of water supply, sewage disposal and power supply for TYA, giving details at macro, meso and micro level should be prepared, finalised and approved by the competent authority.

iv. Storm Water Drainage:- Master Plan of Storm Water Drainage as prepared by I&F, Delhi Admn., in 1973-75 is available showing details of the then existing and proposed drains. This plan was based on 1981 population projections and as such, does not perfectly hold good today. It has to be recast based on population project of TYA for 2001 i.e. 2.2 million. Following are the salient features of drainage system constructed in TYA.

a. There are following three main trunk drains constructed and maintained by I&F, Delhi Admn.

- Drain No.1 - starting from north of Wazirabad Road parallel to eastern Yamuna canal, Road No.65, 57 and then falling in Drain No.2.
- Drain No.2 - starts from G.T. Shahdara Road flows parallel to Road No.56 upto NH-24 and then it becomes Gazipur Drain.
- Shahdara Link Drain - starts from south of new rail lines and flows parallel to bund road.

b. Intermediate Drains - these drains should be marked on the plan and got implemented. It is necessary to prepare a comprehensive plan showing trunk drains, intermediate drains and internal drains of various colonies.

v. Gas Supply:- So far, no thought has been given on the subject.

- xii. Truck terminals specially to remove congestion from G.T. Shahdara Road near U.P. Border.
- xiii. Construction of third Inter State Bus Terminus.
- xiv. Tube railway below Drain No.1 & 2.
- xv. Development of general parking sites.
- xvi. Replacement of diesel buses by Electric Trolley Bus.
- xvii. Bus queue shelters, bus terminals and bus depots.
- xviii. Shifting of affected petrol pumps and construction of alternate ones.
- xix. Tree plantation along major roads.
- xx. Signages along roads and intersections.
- xxi. Construction of new railway terminal.
- xxii. Construction of service garrages for different modes of vehicles.

23. Projects concerning to Slum Wing, DDA:

- i. Environmental improvement in Slum Designated Areas including old Shahdara Area.
- ii. Environmental Improvement in J.J. Clusters.
- iii. Development of plots of sites & sites.
- iv. Insitu Development & Construction of urban spaces on shanties/jhuggi sites.
- v. Night Shelters.
- vi. Community Halls & Libraries
- vii. 5,000 small shops
- viii. Branch Office building of DDA.
- ix. Local Shopping Centres in resettlement colonies.
- x. Community Shopping Centres in resettlement colonies.

undertaken or carried out ;

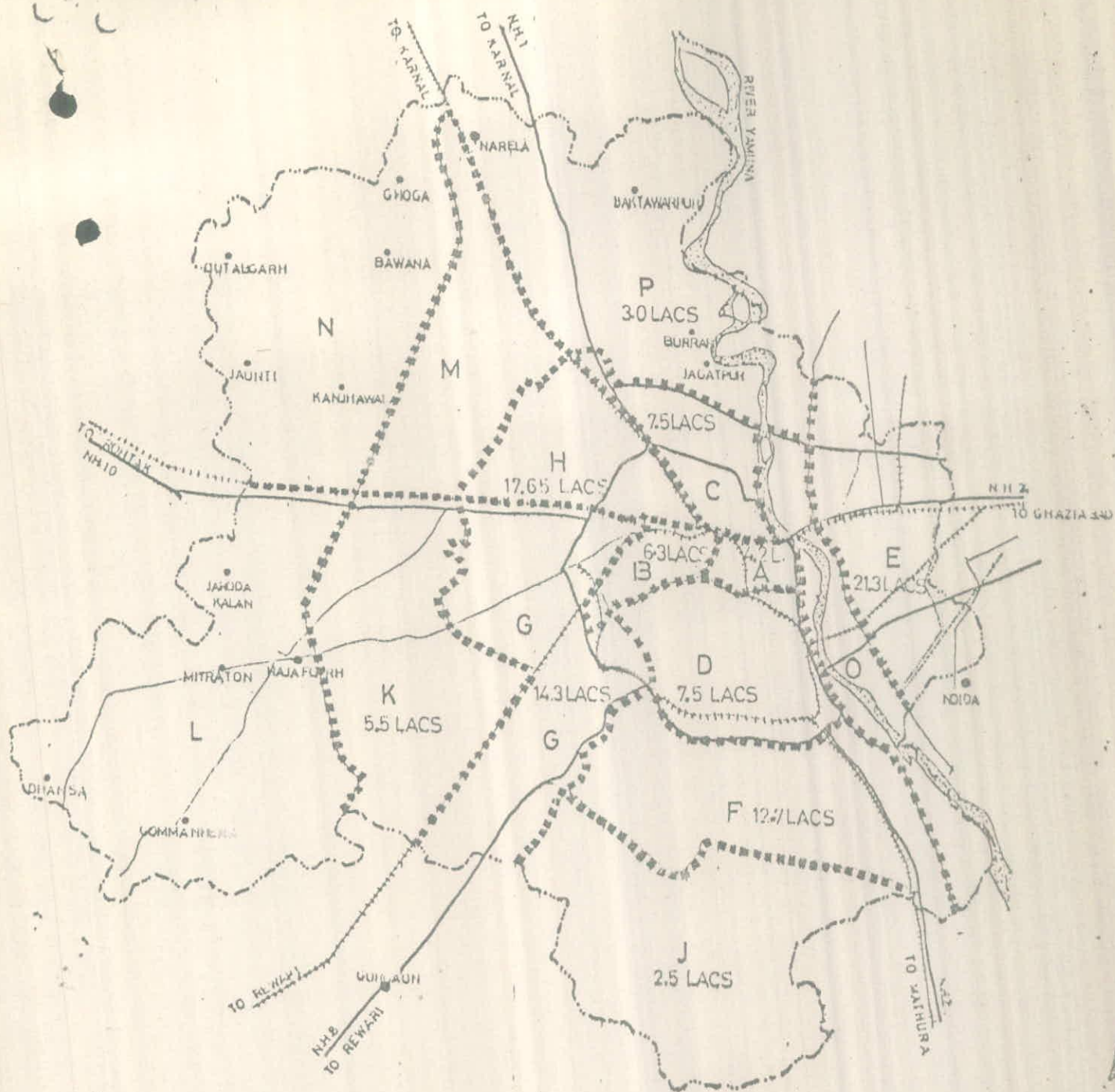
- iv) the erection of building on any site and the restrictions and conditions in regard to the open spaces to be maintained in or around buildings and height and character of buildings ;
- v) the alignment of buildings on any site ;
- vi) the architectural features of the elevation or frontage of any building to be erected on any site ;
- vii) the number of residential buildings which may be erected on any plot or site ;
- viii) the amenities to be provided in relation to any site or buildings on such site whether before or after the erection of buildings and the person or authority by whom or at whose expense such amenities are to be provided;
- ix) the prohibitions or restrictions regarding erection of shops, workshops, warehouses or factories or buildings of a specified architectural feature of buildings designed for particular purpose in the locality ;
- x) the maintenance of walls, fences, hedges or any other structural or architectural construction and the height at which they shall be maintained ;
- xi) restrictions regarding the use of any site for purposes other than erection of buildings ; and
- xii) any other matter which is necessary for the proper development of the zone or any area thereof according to plan and for preventing buildings being erected haphazardly in such zone or area.

Section 8, Zonal Development Plans.

- 8.(1) Simultaneously with the preparation of the master plan or as soon as may be thereafter, the Authority shall proceed with the preparation of a Zonal Development Plan for each of the Zones into which Delhi may be divided.
- (2) A Zonal development Plan may -
- (a) contain a site-plan and use-plan for the development of the zone and show the approximate locations and extents of land use proposed in the zone for such things as public buildings and other public works and utilities, roads, housing, recreation, industry, business, markets, schools, hospitals and public and private open spaces and other categories of public and private uses;
 - (b) Specify the standards of population density and building density ;
 - (c) Show every area in the zone which may, in the opinion of the Authority, be required or declared for development or re-development; and
 - (d) in particular, contain provisions regarding all or any of the following matters, namely :
 - (i) the divisions of any site into plots for the erection of the buildings ;
 - (ii) the allotment or reservation of land for roads, open spaces, gardens, recreation grounds, schools, markets and other public purposes;
 - (iii) the development of any area into a township or colony and the restrictions and conditions subject to which such development may be

PROGRESS OF ZONAL PLAN

	1.	2.	3.	4.	5.	6.	7.
	Approved by Central Govt.	Submitted to Govt./referred back	Approved by Authority/ Screening Board/being processed for submission to Govt.	Draft Published	Special Area/TYA	Railway/ Defence Area	Plan not taken up for major change in land use
Zone (Division) A	6 Nos.	2 Nos.	-	-	17 Nos.	-	3 Nos.
Zone (Division) B	3 Nos.	-	-	-	4 Nos.	-	-
Zone (Division) C	12 Nos.	4 Nos.	2 Nos.	-	2 Nos.	-	-
Zone (Division) D	15 Nos.	6 Nos.	-	-	-	-	-
Zone (Division) E	1 No.	3 Nos.	-	-	12 Nos.	-	-
Zone (Division) F	9 Nos.	5 Nos.	2 Nos.	-	-	1 No.	2 Nos.
Zone (Division) G	3 Nos.	3 Nos.	5 Nos.	-	-	6 Nos.	-
Zone (Division) H	6 Nos.	-	-	-	-	-	2 Nos.
Zone (Division) I	1 No.	-	1 No.	-	1 No.	-	-
Grand Total	56 Nos.	23 Nos.	11 Nos.	-	36 Nos.	10 Nos.	4 Nos.



Name of zone	Area in ha
Old City	1159
City Extension(karol bagh)	2304
Civil lines	3959
New Delhi	6855
Trans Yamuna	8797
South Delhi-I	11958
West Delhi-I	11865
North West Delhi-I	5677

Name of zone	Area in ha
J South Delhi-II	15178
K West Delhi-II	12056
L West Delhi-III	22979
M North West Delhi-II	8213
N North West Delhi-III	15851
O River Yamuna	6081
P North Delhi	15057

MAP no 1



So far as Delhi Land Reforms act and other local revenue laws in Delhi are concerned, there is no provision for conversion of agricultural land for non-agricultural purpose. Section 22 of Delhi Land Reforms Act, 1954 provides that 'Bhoodhar' or 'Assam' has the right of exclusive possession of land for purposes connected with agricultural, horticulture animal husbandry which issue has certain legal implication also:

2. Besides the objections from planning point of view the area for the proposed urban extension, in near future, use may also put serve restriction, while taking up the in a meaningful way. Permitting isolated change in land for change of land use are received they could be incorporated Delhi at the earliest, so that when these isolated requests village development plan in respect of all the villages in It is felt that Municipal Corporation of Delhi may prepare (iv)

issue, which may also need to be checked. development. There is a speculative aspects of the entire indiscriminately, may defeat the basic objective of planned individual cases for conversion of land use in rural area and the same are indicated in MPD-2001. Regularisation of worked out for each specific public and semi public facility detailed norms in terms of area and population have been facilities is to have balance development. Accordingly (111) The philosophy behind provision of public and semi public as part of urban area may remain untillised for times to come. lower land prices; where as the land marked for such facilities these facilities would be attracted in rural area due to (11) Permitting such facilities in rural area would mean that again.

would have to be extended for these facilities time and putting lot of pressure on the existing infrastructure which rural land to public and semi-public facilities would mean. Regularisation of isolated cases for conversion of a agricult- (1) Favour for considering these requests;

It has come to the notice of DDA that number of cases come to the department for seeking permission to open a school, hospital, religious building etc. on agricultural land in Delhi. In most cases land is also possessed by them and the request is for change of land use i.e. agricultural to public and semi public facilities. There are number of objections some of which are as follows, which do not find

Item No. 151/91
Sub: A policy decision regarding utilisation of agricultural land for institutional facilities e.g. educational, health, religious, social and welfare etc. in Delhi.

F15(2)/91-HP

I. BACKGROUND :

The Hon'ble Lt. Governor of Delhi in his note dated 6.9.90, has desired for considering the permission for building a school by Hamdard Education Society on a piece of land surrounded by Sangam Vihar, an unauthorised development which is situated outside the present urban limit but within the urban extension area. Further as per the note of Secretary to L.G., Delhi it has been represented to L.G., Delhi that there is need to favourably consider requests for use of agricultural land for setting up of educational institutions, medical institutions and social welfare houses. The justification for such a special dispensation would lie in the fact that such institutions come to DDA for allotment of land at concessional rates and therefore, if they can assemble private agriculture land on their own and serve the needs of Delhi, they should be supported.

II

OBSERVATIONS :

This has been examined in view of (1) the provision made in the Master Plan for Delhi Perspective -2001 (MPD-2001) approved by the Govt. of India as well as in view of the (2) present urban land policy/the Delhi Land Reforms Act.

1 (a) The MPD-2001 has enunciated a policy on 'growth centres'. Based on the population, its growth rate and road linkages, 5 villages have been identified for the location of major health facilities and markets. To cover the deficiencies of lower level health facilities, schools and location of rural industry another 6 rural settlements have been identified. These are Bakhtawarpur, Bawana, Jharoda Kalan, Dhanasa, Charla, Jagatpur, Ghogha, Guntabgarh, Jauntli Mitroan Gommahera. The Development plans for all these growth centres are to be prepared within the provision of MPD-2001. Hence villages in the rural area have already been identified where central facilities for surrounding group of villages are to be provided.

Contd....2/-

Sub: Relaxation in height and FAR of new CTO building at Jampath. F16(7)90-MP

Chief Architect Telecommunications Consultants India Ltd. (A Govt. of India Enterprise) have forwarded plans for construction of new CTO Bldg. adjacent to the existing CTO Bldg. at Jampath. These plans have been forwarded by the Chief Architect, NDMC for getting the development controls along with the parking norms. The proposal is having a height of 66.35 mt. with 240 FAR and 24.74% ground coverage. It has been observed that as per MPD-2001 the land use of the land under reference is public and semi public.

2. The MPD-2001 provides 25% ground coverage, 100 FAR and 26.0 mt. height for public and semi public buildings, with parking norms as the rate of 2 ECS per 100 sq.mt. of floor area. The development controls were conveyed to the Chief Architect NDMC. Chief Architect Telecommunications Consultants India Ltd. has represented for relaxation of FAR and height, and submitted that new CTO building is planned to cater to the minimum requirements for the Central telegraph office and its allied services run by the Government of India and as such may not be treated as an Institutional Building. He has further stated that it is mainly a technical building having predominantly technical and allied office requirements except two lower floors where commercial/general business relating to the telegraph services would be carried out. This is going to be a nerve centre for all the telegraph services and would be linked to the cable network in the nearby existing Kidal Bhawan/Eastern Court. Therefore, he has requested that as these requirements proposed to be provided in the building can not be shifted elsewhere this may be allowed. Further in total requirements are not met in this new building, then the whole purpose of construction of a new building will be defeated. This building is going to house predominantly technical requirements, therefore occupancy as at various floors would be limited and would not generate such load on the Municipal and public utility services and therefore requirement of 100 FAR is justified. Further they have stated that the building being of technical nature, floor to floor height requirement will be more than the normal office floor ht. and as such relaxation in the total height upto 66.35 mt. be allowed.

included pisciculture and poultry farming. A limited conversion of agricultural land for industrial purpose is provided under section 23 of Delhi Land Reform Act with the prior approval of L.D., Delhi. But Commissioner, Delhi is to provide such conversion for the limited purpose of setting up of a brick-kilns. Section 55-A provides that if an agricultural land has not been used for 2 consecutive agricultural years, the land would vest in the gaon sabha. As per Commissioner (Land) D.D. from the above provisions, it is clear that the change of land use from 'Agricultural' use to uses such as educational institutions, medical institution, social welfare houses etc. can not be considered.

THE VIEWS OF HONOURABLE L.G., DELHI:

As far as the use of private agricultural for purpose like setting up of educational institutions, hospitals, social welfare houses or religious places of worship is concerned, Hon'ble L.G., Delhi is of the opinion that:

1) These are non remunerative activities and should be considered on a separate footing.

2) Individual cases should be considered provided the land does not come in the alignment of major roads, services etc.

3) Change of land use should be considered on a case to case basis ensuring that the amounts of land is in keeping with the established norms.

4) This would reduce pressure on DDA etc. for allotment of land for these public purposes.

It is proposed that the case may also be seen by the legal branch of DDA for the comments. The issue shall also require approval of the Govt. for any departure from the present policy. The case is put up for consideration of the Technical Committee.

3. An alternative conceptual proposal for 150 FAR with 47 mt.

height has also submitted by the consultant keeping in view that as per MPD-2001, for the Govt. buildings 150 FAR is applicable total requirement for the 22000 sq.mt. an area about 14000 sq.mt. lands be available.

4. The representative of the Chief Architect, Telecommunications consultants India Ltd. has been examined and it is observed that as per MPD-2001 regulations, FAR of 100 and max. height of 26 mt. are permissible and in case this project is considered Govt. building as Governmental Land use, maximum 150 FAR may be applicable, and keeping in view the mt. requirements for technical reasons the same be considered for relaxation within 150 FAR and parking norms applicable for office use and for technical areas as earlier decided by the technical committee in cases of telephone exchange buildings.

This was discussed in the Technical committee meeting held on 25.3.91 and the TC decided that in the first instance a block model showing various buildings in the vicinity of the proposed project be prepared by the architect taking into consideration the building bulk which could be achieved with 100 FAR and 150 FAR on the plot. Thereafter this case be again discussed in the Technical committee meeting. Accordingly Chief Architect Telecommunications India Ltd. has submitted a model as per the decision of the TC. The case is therefore again placed before the TC for its consideration.

Harshad Kumari Sharma, The Indian
Director, National Trust for
Regional Chapters. Art and Cultural
Heritage.

71, Lodi Estate, New Delhi-110003 Ph. 611362, 618912,

F.No.8-5(1)91-INTACH

15th July, 1991.

Sir,

Mr. Ribeiro, our Delhi Chapter Convener has give me full details on your proposed development within the Qutab woodland area of a village type recreational and restaurant area.

As the whole project is in empathy with its surroundings and the added bonus of all the structures being of a temporary nature i.e. not having deep foundations which could damage hidden archaeological treasures; there seems no reason to oppose its falling within the Archaeological park and the INTACH identified H.C.Z.

The Bomboo Museum is an added touch, which may attract many visitors, even from out of town if it in any way compared with Shri Surendra Patel's Utensil Museum near Vaishali in Ahmedabad.

An infrastructure like this has long been needed near the Qutab Minar as the existing lodge and the open air eateries crowding the entrance are not worthy of this historic site.

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Sd/-
(HERSHAD KUMARI SHARMA)

Sh. Tarlochan Singh,
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Delhi Tourism & Transport
Development Corporation
Post Box No. 3613
New Delhi.

Chairman: Smt. Pupul Jayakar
Secretariat : Shri B.K. Thapar, Shri Martand Singh

Laid on Table

Item No.153/91

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Restaurant in Butab Picnic Huts Area.
F.10(19)91-MP

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2. Accordingly, the site was inspected and the matter was examined keeping in view the Development Code applicable as indicated in MPD-2001 and the other provisions applicable for the green areas. It was observed that such activities are not at all desirable and are not in the frame of the MPD-2001 in the recreational areas.

3. It is also noted that the area declared as a 'Forest Area' vide notification No.F.SCO/32/(C)Noti./6974-81 dt.10.4.80 by Delhi Admn. with the approval of Hon'ble Lt.Governor, Delhi as a protected forest.

4. Reference is also received from Delhi Tourism & Transportation Development Corpn. Ltd. enclosing letter from INTAC explaining the views of INTAC in the matter (copy enclosed).

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

to salvage not only the heritage of Mehrauli village but of its surroundings as well.

d. This plan was submitted to the DDA last year who in principle have accepted the plan and now Guidelines are being formulated for further processing a heritage, zone plan rather than an urban village redevelopment plan.

e. Very broadly, the total zone is to comprise of three components;

i. A heritage zone (the ex-village) along with its extensions and for which re-development guidelines have been proposed so as to give some weightage to monuments and redevelopment in consonance with monuments;

ii. A regional recreational area all around to be linked with monuments and archeology partly ruins and largely below ground and covered by trees and shrubs.

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3. It appears that the area indicated as the WatabWood land is being developed by the DDA with the help of its horticulture department. It also appears that your proposal is within this area and is required to enhance regional recreation and archeological interests through domestic and foreign tourism.

4. We would therefore, like to support the proposals by Delhi Tourism and Transport Development Corporation for use of part of this area for the ethnic village restaurant and on the type as built in Vishalla Village near Ahmedabad. This would enable, a better utilisation of recreational land and attract the citizens of Delhi and others to the Mehrauli Heritage Zone with ethnic foods, music and dances and other forms of cultural embellishments helping in the integrated development of this area. If properly planned, the proposal need not be incongruous to the excellent development efforts by the DDA for Mehrauli and its surroundings.

With regards,

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Managing Director
DTTDC Ltd.

I N T A C H

The Indian
National Trust for
Art and Cultural
Heritage

Delhi Regional Chapter: 71, Lodhi Estate, New Delhi-110003

Tel.No. 3319197

Ref.No.PA/G-5/SPA

July 12, 1991

Dear Shri Tarlochan Singh,

This has reference to your D.O. letter No.TR/4870/90-91/DTDC 663 dt.19th June, 1991 addressed to me as Executive Director, INTACH. I would like to clarify that since I took over the post of Director School of Planning and Architecture, Delhi I have been helping INTACH as their Hon.Director, and not as their Executive Director. In addition, I am upto this time the Convenor of the Delhi Chapter of INTACH and also serve on their Governing Council.

However, I discussed your proposal with Ms.Harshad Kumari Shama, Director Chapters, INTACH who was to have joined the site visit by your officials and that of the DDA on 26th June 1991; unfortunately she took ill that morning and INTACH was accordingly represented only by the undersigned. After the visit, I had an opportunity to brief her. Accordingly the views which are being expressed below could be considered to be the views of the Delhi Chapter of INTACH and with support of Director(Chapters) of INTACH.

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- c) In the process, the historic character of Mehrauli is being compromised. In fact the Urban Village/Growth centre is encroaching into areas shown for regional recreation. With this in view the DDA asked INTACH to prepare a heritage zone plan for this area so as

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MOST IMMEDIATE
TECHNICAL COMMITTEE MEETING

DELHI DEVELOPMENT AUTHORITY
VIKAS MINAR
UNDERPRAGATI ESTATE
NEW DELHI.

F.1(1)/89-PP

Dt. 14.8.91.

724957

From:

ASSIST. DIR. (MP)

V. G. O. 2758 D
By. No. 14/8/91
Date

To:

Vice - chairman,
D.D.A, Vikas Sadan
- I-N-A, New Delhi

Sir,

I am directed to inform you that the meeting of the Technical committee of Delhi Development Authority will be held on 19.8.91 at 9.30 A.M./P.M. in the Conference Room of Vikas Minar at 5th Floor, Delhi Development Aut. I.P. Estate, New Delhi. The agenda is enclosed.

You are requested to attend the meeting.

Yours faithfully,

[Signature]
ASSISTANT DIRECTOR(MP)

X X

Meeting held on
today. Pl put up
along with draft
proceedings & L
when received

15/8

PS)

[Signature]
29/8

OSD + VC

Harshad Kumari Sharma, The Indian
Director, National Trust for
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Sub : Proposal For an Ethnic Village Type
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F.10(19)91-MP

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Regional
Park
Ridge

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RECEIVED
SECRETARY TO THE GOVERNMENT OF INDIA
MINISTRY OF TOURISM
NEW DELHI
11-11-77

I N T A C H

The Indian
National Trust for
Art and Cultural
Heritage

Delhi Regional Chapter: 71, Lodhi Estate, New Delhi-110003

Tel.No. 3319197

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<u>Sl. No.</u>	<u>Item No.</u>	<u>Subject</u>	<u>Page No.</u>
9.	126/91	Development Control Rules for Greater Bombay-March, 1991. F. Slum. 1(6) 91/Adv. (p&t) (Deferred)	25-29
10.	148/91	To be presented by Dir. (TYA) Policy for allotment of land for church in Delhi/New Delhi. F. 3(10)/91-MP	30-31
11.	149/91	To be presented by JD (AP) Re-development of Mundewalan Complex near Idgah Monuments. F. Slum. 1(7) 91/Adv. (p&I)	32-45
12.	150/91	To be presented by Dir. (TYA) Preparation of Zonal Plan of TYA. F. R. 1(30) 91-Dir. (TYA)	46-71
13.	151/91	To be presented by Dir. (TYA) A policy decision regarding utilisation of agricultural land for institutional facilities e.g. educational, health, religious, social and welfare etc. in Delhi. F. 15(2)/91-MP	72-74
14.	152/91	To be presented by DD (NCR & UE). Relaxation in height and FAR of new CTO building at Janpath. F. 16(7) 90-MP	75-76

Laid on table Item:

15.	116/91	Request for additional coverage FAR and land by Bhai's house of worship Kalkaji. F. 13(50) 78-Bldg.	
		To be presented by JD (AP)	

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

Agenda for the meeting of Technical Committee to be held on 19/8/91 at 9.30 A.M. in the Conference Room of Vikas Minar at 5th floor, Delhi Development Authority, I.P. Estate, New Delhi.

S.No.	Item No.	Subject	Page No.
1.	125/91.	Request for grant of permission for additional trade of readymade garments in Lawrence Road Industrial area. F. 6A(77)/65-LSB(1) (Deferred) To be presented by JD(AP)	1-2
2.	136/91	Development control norms as provided in Development code of Master Plan for Delhi-2001 for residential plots upto 500 sq.m. F.15(1)91-MP (Deferred) To be presented by JD(AP)	3-8
3.	138/91	Closure of existing cremation ground at Harsh Vihar. F.5(49)90/LPB/N. (Deferred) To be presented by JD(AP)	9-10
4.	139/91	Change of land use of an area measuring 13.97 hect. from reactional to residential as pul-Pheladpur. F.20(6)/86-MP-pt.I (Deferred) To be presented by DD(MP)	11-12
5.	141/91	Change of land use from 'Green to residential' for utilisation of SFSS scheme at Paschim Vihar. F.3(32)/89-MP (Deferred) To be presented by JD(AP)	13
6.	142/91	Change of land use for an area measuring 4.71 hect. from 'public & semi public facilities(Radio Transmitters and wireless station) to residential use' for construction of staff quarters of Videsh Sanchar Nigam at wireless station Kalkaji. F.3(106)/81-MP (Deferred) To be presented by JD(AP)	14-15
7.	110/91	Construction of an arterial road along Hindon Canal for approach Dallupura Co-Op. Group Housing Societies and Kondli-Gharoli Complex. F.5(1)/90-MP (Deferred) To be presented by JD(T)-	16-20
8.	147/91	Traffic problems on the approach road of B-1 Block, Jharkpur in continuity of Outer Ring Road. F.5(8)/91-MP To be presented by JD(T).	21-24

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+29

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 133-24/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. 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 grants 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, Raghuram 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.

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4

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, servicing and house hold storage.

Issues: In the representation given in Appendix mentioned above, the provision of basement as now specified in MFD-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 within the set back lines can be provided subject to the condition that 2 mt. set back from the adjoining plot (s) 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 submit 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:

MFD-2001: On page 159 in the table parking standards para c(ii) plotted housing (Plots above 200 sqm) 1.35 ECS per

3

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.

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)

BASMENT:

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-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 storeyes.

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.

100 sqm. of floor area & para vii provides for plot about 250 sqm. parking provisions shall be provided @ 1.33 car space per 100 sqm. of permissible built floor area. The covered parking area shall be 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)

Bye-law: 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 th t 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 curtiledge of the building without infringement on the set back lines (enevelope)

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.

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.

10

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.

9

Item No. 138/91
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 course 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

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. 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.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 Tughlakebad 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 observation s 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

114
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 requirement 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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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 PDP-2001</u>
i. Pocket - B(G-10)	2.82 Hec.	Group Housing	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 - 12 and the west is Distt. Park.
4. The case is placed before the Technical Committee for its consideration.

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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.

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 km.

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. DESU 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 mtr. 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

ITEM NO: 110/91

Sub: Construction of an arterial road along Hindon Canal for approach to Dallupura Co-op. Group Housing Societies and Kondli-Gharoli Complex.
(D-1000)
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 c-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-UP 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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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 Balance 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 spade work has been done in the past since 1975 by the Engineering Wing of DDA & PWD 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

- 18 -

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 accommodating, 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.P&R 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.

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).

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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(DI.) at the level of Secretaries of Delhi Admn. and U.P.Govt.

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 lines 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 mtr. R/W perpyerial 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.Chakraborty)

4. The case was also discussed in the Delhi Urban Arts Commission Meeting held on 16th Nov., 90 in which the following observations were made:

- I. The problem of the residents of Block-B, Janakpuri was very much genuine since in absence of a proper destination point the traffic coming from Vikas Puri side, on Outer Ring Road passes through the residential streets seriously affecting the environment and posing danger to the life of the residents particularly the children.
- II. With the development of the district centre which, it was noticed, was only partly developed at this stage, the problem would further increase until and unless effective measures are taken.
- III. The problem needs to be tackled in the phases, firstly as short term reliefs and the long term measures. As short term reliefs, the possible restrictions in terms of putting up speed breakers, limiting speed etc. need to be done immediately.
- IV. The matter be taken up by Delhi Development Authority and other concerned authorities for resolving it technically. For the purpose, a time bound programme should be made.
- V. The left out stretch of the outer ring road which at present terminates at the Najafgarh Road forming a 'T' junction and on the other hand at the crossing of Rao Tula Ram Marg should be completed.

5. The case was referred to Chief Architect as an entry/exit to the Janakpuri Distt. Centre has been provided from the approach road of B-1 Block Janakpuri. The observations of Chief Architect are as follows:

"The entry and exits of the Distt. Centre have been indicated in the Layout Plan of the complex. The entry to the Distt. Centre are a must from this road".

6. (a) Suggestions of Association:

- i) Implementation of traffic management plan by affectively making use of Pankha Road or Jail Road thereby avoiding approach road of Janakpuri Residential colony to be used by heavy traffic from Outer Ring Road.
- ii) Only right turn movement from B-1 approach road on to Najafgarh Road be allowed.
- iii) Complete restriction of direct straight traffic from Outer Ring Road on to B-1 approach road. Traffic from Outer Ring Road to B-1 Marg shall negotiate the Jail Road 'T' Junction by taking a 'U' turn.

(b) Suggestions of Shri Shangari vide letter dtd. 19.12.90

- i) 24 hours prohibition on the movement of HTV's and MM be imposed:
- ii) Maximum speed limit of 30Kms/hrs/ be imposed for all other types of vehicles which is also mandatory as per rules in the built up residential areas and that too on the local access roads of any area.

cntd...3/-

Item No.147/91

Sub: Traffic Problems on the approach road of B-1 Block Janakpuri in continuity of Outer Ring Road.

File No:F5(8)/91-MP.

ISSUES

1. Several representations have been received from Sh.B.R. Shangari, Advocate, Delhi High Court, resident of this area regarding traffic problems on the approach road of B-1 Block Janakpuri in the alignment of outer ring road. The representations have been forwarded by the Ministry of Urban Development, Addl.Chief Planner TEPO and the DUAC. Representations have also been received from local association of Janakpuri mentioning the following issues/traffic problems on the said approach road.

- i) The main approach road of B-1 Block Janakpuri which is between Janakpuri Distt.Centre and the residential area is in the straight alignment of outer ring road. With this, the heavy traffic destined to Delhi Cantt & South Delhi enters this colony to reach Jail Road. As such this approach road of Janakpuri attracts the through traffic causing problems to the residential environment.
- ii) In the representation residents have also alleged that the approach road in the extension of outer ring road has damaged the houses of residents and several cracks have developed due to day and night vibrations. It is stated that the noise of vehicles due to vibrations and pollution is very much affecting the health of the residents.
- iii) Occupants of houses of B-1 Marg live under constant risks as even the slightest negligence on the part of the heavy vehicles driver can cause danger to the life and property.

SITE INSPECTION

2. A joint site inspection by the officers of DDA, MCD, PWD(DA) & Delhi Traffic Police was held on 8.6.90. During site inspection, it was noticed that Traffic Police has already banned the movement of heavy vehicles on this road. A.C.P. (Traffic Police) informed during inspection that most of the traffic movement on the main approach road of B-1 Block Janakpuri is destined mainly to Janakpuri, or other colonies located across Pankha Road. Officers at site also were of the opinion that there is no such problem as represented by the residents.
3. Sh. Shangari Advocate & the residents of this area met Vice Chairman on 6.9.90 and discussed this problem. Vice Chairman vide his note dt.6.9.90 on page 6/7n had desired the following actions:-
 - a) 80' wide approach Road of B-1Block Janakpuri (In the layout plan the R/W of this road is shown as 100') be widened to take the heavy traffic from Outer ring road while providing the service road on the Janakpuri side.
 - b) Implement the Layout Plan so as to clearly designate 80' wide road as an internal road and not a major thorough fare and advise the Police accordingly.

contd....2/-

- ii) A grade separator is also envisaged on Outer Ring Road, Najafgarh Road intersection. While planning the grade separator, PWD may be advised to take the observations made by the Association in view. ~~may be destined to South Delhi~~ ~~from Outer Road~~ is not encouraged to use the approach road of B-1 Block Janakpuri.

[B-1 Road
be treated

as Residential road.

8. The case was discussed in the Internal Planning Committee Meeting in which the following decision was taken:

"It was noted that management measures have already been taken by the Delhi Police & now HTV are not allowed. In addition bypass is also planned as part of Dwarka Scheme.

9. The case is put up to the Technical Committee for consideration of the Short & Long Term measures as suggested under para 7/for communicating to DUAC & the representationists

[and recom-
endations of
IPC of D.D.A.
under para 8.

- iii) Speed Breakers be put up in the area to check the high speed of highway traffic coming inside the area.
- iv) The area be declared a 'NO HORN ZONE' and the defaulters be penalised heavily according to the provision of MV Act, 1988.
- v) Any other relevant measures which is beneficial in the interest of the residents be also taken.

A circulation plan of the area was also sent which cannot be implemented as per the observations of Chief Architect since it affects the District Centre circulation.

7. DDA's Observations:

- i) Janakpuri is an integrated residential area where the residential, work centres, facility and utilities have been integrated keeping in view the requirements of the area.
- ii) The 100' R/W Road (which is actually 80' at site) provides approach to Janakpuri Residential Distt. Centre from Najafgarh Road & Outer Ring Road.

Short Term Improvement Measures:

- i) As informed during site inspection the Delhi Traffic Police has enforced restrictions on movement of heavy traffic on this road. However, Traffic Police could be requested to enforcement the restrictions strictly . Traffic Police may examine the following.
- ii) Prohibition of HTV's & MMV's (except Buses & other essential services) on this road for 24 hours .
- iii) Maximum speed Limit of 30km/hour for all types of vehicles could be notified by Traffic Police.
- iv) Speed breaker & height barriers could be constructed.
- v) The area be declared as 'No Horn Zone' & defaulter be punished under M.V. Act '88 by Traffic Police.

Long Term Improvement Measures:

- i) As part of long term measures, provision of 30/45mt. R/W. road is being examined along Najafgarh Drain and Pankha Drain to connect outer Ring Road (on the periphery of Bodella Housing Scheme) and Pankha Road. The available // 24-28 mtrs. R/W is about // the alignment Plan is in draft stage.

Development Control Rules for Greater Bombay
March 1991

Item N. 126/91

25
14

1.1. Provisions given in Development Control Regulations
for Greater Bombay - 25 March 1991.

1.1.1 Additional floor space index which may be allowed in certain categories:

- i) Road Widening and construction of new road - additional FAR on 100% of the area required for the purpose without claiming any compensation will be used on the remainder of the plot.
- (ii) Low cost Housing Scheme of MHADA.
If component of EWS and LIG is at least 60% then additional FAR by 20% over and above the normal FAR is permitted on the entire plot.
- (iii) Rehabilitation of Slum Dwellers through Owners / Developers / cooperative Housing Societies.

2.
total of FAR upto 2.5 may be ^{No} granted with the condition that i) Squatters are eligible and ii) Landuse would be as per approved development plan/ Zonal plan.

1.1.2 - Rehabilitation of Slum dwellers through Owners/ Developers / Cooperative House Societies of Slum Dwellers.

- i) FAR shall be restricted to a maximum of 2.5.
- ii) Names of eligible slum dwellers on private and Govt. land shall be duly certified by the concerned officer.
- iii) All eligible slum dwellers residing on the plot to be developed shall have to be accommodated on the same plot as far as possible.
- iv) Area required for social infrastructure shall be cleared and made available to the designated authority for this purpose.
- v) Each slum dwellers/ project affected person shall be given a Tenement of carpet area of 16.75 sqm (incl. toilet but excluding common areas).

- vi) The maximum density should not exceed 500 tenements per net hect. on the basis of FAR of one.
- vii) In any scheme of re-development, commercial/ office area, shop area for the project affected/ slum dwellers shall not exceed the areas which existed prior to the development of the property.
- viii) The scheme would provide that 5% of the net plot area (excluding the area for civic amenities from gross plot) may be used for commercial purposes.
- ix) Design of building for rehabilitation of slum dwellers would be got approved by the competent authority.
- x) A combined toilet room shall be allowed for more than one tenement with a minimum area of 1.85 sq.m, with minimum width of 1 meter.
- xi) Plinth - 30 cm.
- xii) A multi-purpose room shall be allowed with size upto 12.5 sqm. with a minimum width of 2.4 m. Cooking space shall be allowed with a minimum area of 1.85 sqm. with min. width of 1 meter.

External Walls - 115 mm. 28

- xiv) Pathways - 1.5 m. upto 20 m. in length.
2.0 m. upto 30 m. in length.
2.5 m. upto 40 m. in length.
3.0 m. upto 50 m. in length.

xv) In case of notified Slums on private lands, the Commissioner with the consent of the owner, may invite quotations for redevelopment in terms of surplus tenements as provided in these regulations from developers/owners.

In such cases, the owner would expect a return based on the existing balance land potential. This potential would be permitted FSI in that scheme minus the actual FSI consumed in the slum. In the quotations given by the owner, developer, it would be presumed that he would have taken into account this aspect. Therefore, while evaluating and comparing the quotations from the owner and other developers, necessary loading should be done for proper evaluation of bids. In case, however, the consent of the owner is not forthcoming within the stipulated time in accordance with the above conditions, such land can be developed according to the scheme after following acquisition proceeding under the act.

1.2 - Transfer of Development Rights

- Regulations for the grant of Transferable development rights (TDR's) to Owners/ Developers and conditions for grant of such rights :

i) If a plot of land is reserved for a public purpose, the owner will be eligible for development rights to the extent given under, after the said plot is surrendered free of cost.

- The built up space for the purpose of FSI credit shall be equal to the gross area of the reserved plot to be surrendered and will proportionately increase or decrease according to the permissible FAR of the zone.
- The permissible FAR shall not increase more than 2.5.

6. The matter was discussed in the Technical Committee Meeting held on 21.1.91 under Item No.15. Director (AR&B) explained that according to present policy the church was eligible for a plot of land measuring 400 sq.mts. However when the building plan was prepared for a 400 sq.mtrs. plot it was not found possible to provide a proper size for prayer hall and therefore, a representation had been received that the plot area should be increased 800 sq.mtr. Technical Committee desired that the Architect of the Project may be called to explain the problems they are facing in designing the building on a 400 sq.mtr. plot before a final decision is taken.
7. Reference to the letter to Archbishop of Delhi dated 25.2.91 and the subsequent reminder dated 17.5.91, Prof. E.F.N. Ribeiro, Director, School of Planning & Architecture has sent a note vide reference No.PA/G-1/SPA dated 14.6.91. According to this the requirement has been projected as 1296 sq.mtr. and considering the prevailing norms as per MPD-2001 the land requirement would be 1296 sq.mtr. @ 33.33% ground coverage.
- The matter is placed before the Technical Committee for review of the size of the plot to be allotted to church and whether this has to be applied to all churches being considered for allotment in Delhi.
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IL-148/91
 Subj: Policy for Allocation of Land for
 Church in Delhi/NCT of India
 F3(10)191-MP

1. The President, Delhi Catholic Archdiocese vide his letter dated 19.11.80 has requested for allotment of land for the construction of Church in Pitampura and Rohini.
2. The plots of about 400 sq.mtr. in size offered in Pitampura and Rohini are not acceptable. Since they feel that these plots are small & the built up area available on the plots of 400 sq.mtrs. would not sufficient to accommodate about 500 persons at a time.
3. It has been requested that the plots measuring 800-1000 sq.mtrs. be considered for allotment for the construction of a Church as a policy matter so that the devotees of the area could be accommodated in the building at the time of the Prayer.
4. The case is examined in the Planning Cell and comments are as under:-

1) Generally religious buildings are being allotted land measuring 410 sq.mtrs.(500 sq.yds.) but in some cases depending upon the nature of the activities of the religious institutions plots more than 500 sq.yds. have also been allotted for religious purposes after obtaining the approval of the Competent Authority.

11) MPD-2001 recommends a plot size of 400 sq.mtrs. for religious buildings which as per building controls provided therein would provide maximum floor space of the order of about 250 sq.mts. If total permissible FAR is availed. The floor space can be so generated if the building is constructed two storey which is generally not a practice in case of the church buildings and thereby would not accommodate the required number of devotees at a time.

5. Keeping in view the observations stated above, it is proposed that Church could be considered to be allotted land measuring about 800 sq.mts. subject to the condition that no other plot for the other purposes would be allotted within the Radius of 2 kms. from the proposed site in an area.