

Draft Minute
of Tech. Committee Meeting

योजना
Planning

दिल्ली विकास प्राधिकरण

कानून Masterplan

मिसिल संख्या E. (49)/91-M.P.

दिपत्ती

सम-प्रवृत्ति

विषय

Draft Minutes of Tech Committee Meeting held on 27.8.91.

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DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

Drafts Minutes of the Technical Committee Meeting
held on 27.8.91 at 9.30 A.M. in the Conference Room
of Vikas Minar at 5th Floor, BDA, I.P. Estate, New Delhi.

The following were present:-

1. Mr. C. Narenha, Vice-Chairman (In the chair)
2. Mr. J. C. Ghanbir, Commr. (plg.)
3. Mr. Ravi Malik, Commr. (S&J) II
4. Mr. S. C. Gupta, Director (DC&P)
5. Mr. R. G. Gupta, Director (TYA)
6. Mr. P. C. Jain, Director (AP&B)
7. Mr. M. N. Khullar, Addl. C. A.
8. Mr. Santosh Auluck, C. A.
9. Mr. P. N. Deore, Jt. Dir. (TYA)
10. Mr. Prakash Narain, Jt. Dir. (T)
11. Mr. A. K. Gupta, Jt. Dir. (B)
12. Mr. Chander Ballabh, Jt. Dir. (AP)
13. Mr. N. K. Aggarwal, Jt. Dir. (WC&SA)
14. Mr. Ashok Kumar, Jt. Dir. (Dwarka)
15. Mr. Vijay Risbud, Jt. Dir. (Narela)
16. Mr. Jhingan, Sr. Arch. (Landscape)
17. Mr. V. D. Dewan, Architect (Design)
18. Mr. Pradeep Behari, Sr. Arch. Z (EZ)
19. Mr. Shamim Ahmed, Dy. Dir. (Lands)
20. Mr. K. L. Sharma, Dy. Dir. (Lit)
21. Mr. D. K. Saluja, Dy. Dir. (T)
23. Mr. S. Srivastava, Dy. Dir. (ZP)
24. Mr. Anil Barai, Dy. Dir. (MP) (Convenor)

POLICE DEPARTMENT :

25. Mr. Gurmail Singh, A. C. P. (T)

M. C. D.

26. Mr. Surender Malik, Asstt. Arch. (T. P. Deott)
27. Mr. P. K. Khanna, SE (B)

Special Invities: (W.S. & S.D.U) M.C.D.

28. Mr. S. K. Sharma, SE(P) Df. For item No. 156/91

Escorts Heart Institute & Research Centre

29. Mr. P. P. Mehta, Chief Project Co-ordinator For item No. 156/91

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. F.15(1)91-MP

Sh. P.K. Khanna, Suptdg. Engineer/MCD submitted that in the proposal, there ^{was} ~~are~~ only one category of the regulations which pertained ^{to} ~~to~~ residential area. Similar regulations which pertain to residential area. Similar regulations for other areas also needed to be examined and ~~he~~ ^{he} was of the opinion that all the regulations should be brought together for discussion and decision. V.C. decided that a small group consisting of SE(Bldg.)MCD; Chief Architect/NDMC; representatives of Cantonment Board; Director(Bldg.) ^{and} with Director(DC&P) as convenor, may go into all the regulations and prepare a report with comments which may be discussed in the meeting of the Technical Committee to be held on 10.9.91.

Item No.138/91

Sub : Closure of existing cremation ground at Harsh Vihar.

F5(49)90/LPB/N

Technical Committee noted that ^{there were} ~~perhaps L.G. has not~~ ^{already located} been informed about the three cremation grounds in the vicinity and therefore, ^{T.C.} decided that in view of ^{the availability of land} these existing cremation grounds ^{at Harsh Vihar} ~~should~~ ^{may} be closed down by ^{the M.C.D.}

Item No.139/91

Sub : Change of land use of an area measuring 13.97 hect, from recreational to residential as Pul Pheladpur.

F20((6)86-MP-Pt.1

Deferred.

Item No.141/91

Sub : Change of land ouse from 'green to residential' for utilisation of SFS scheme at Paschim Vihar.

F.3(32)/89-MP

Deferred.

① The Tech
Comm. has
decided
that

Item No.147/91

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

F.5(8)91-MP

The representation of the Police Department informed ^{the Comm. Hec} that they have ~~ad~~ already taken action not to allow the heavy transport vehicles (HTV) on this road between 7.00 AM to 9.00 PM. After detailed discussion, ^{T.C.} ~~it was~~ suggested that ^{that as} when the alternate ^{we} route is available for the movement of the heavy transport vehicles, Police Department may examine the possibility of banning the movement of heavy vehicles (HTV) on this road. ^{altogether} Technical Committee also desired that while designing the grade separator at the intersection of Outer Ring Road ~~of~~ ^{or} Najafgarh Road, ^{subtle} ~~proper~~ provision ^{for a right} of road turning movement be made. ~~provided~~

Item No.155/91

Sub : Construction of building with ~~4 1/2~~ thick outer wall.

F.3(60)91-MP

Technical Committee ^{noted} decided that ~~4 1/2~~ thick outer wall ^{can not be a load bearing} will not be a structural wall and ^{that} a Structural Stability Certificate ~~will~~ ^{have} to be submitted by the owners from the registered architect who ^{are} constructing ~~4 1/2~~ wall, to certify the structural ^{stability}. ^{However} ~~Thick~~ ^{could be provided as partition} ~~Wherever~~ ⁱⁿ ~~4 1/2~~ walls is provided being low bearing walls, such ^{a way} ~~that~~ walls should have the beams and columns ^{and} the external walls of corner plots should be 9" thick, ^{as} these are exposed to wind & weather together and ~~4 1/2~~ wall would not be desirable.

Item No.156/91

Sub : Proposal for construction of sub-way across Master Plan road, connecting 'EHRIC' and Rehabilitation Centre.

f.13(90)/83-Bldg.

The proposal was discussed and it was noted that the ~~proposal~~ ^{sole object was} to connect ^{internal} health facilities located on either side of the road, and, therefore, ^{TC therefore} decided that there ^{need be} no objection ^{to} for such a ^{subway} survey, subject to that necessary clearance ^{being} obtained from PWD, Delhi Admn. and Engineering Department, MCD. It was also decided that ^{the sponsors of the proposal} they should submit an undertaking that in future if due to ^{such} any reasons ^{the need for} such as providing underground services etc., the sub-way ^{was} is required to ^{be altered/} be altered or closed ^{down,} then the Escorts Hearth Research Institute ^{will not} will not ^{claim any} claim ^{to} any compensation and ^{no a raise} will not have any objection, ^{thereby} ~~to the~~

Item No.116/91

Sub : Request for additional coverage, FAR and land by Bahai House or worship Kalkaji.

F.13(50)/78-Bldg.

Technical Committee noted that ^{the site proposed} for construction, ^{in MPD-2001,} is earmarked as 'public & semi public use' and ^{although although in} in the original scheme sanctioned for Bahai's Temple, this was shown as a landscaped area. Keeping ^{the fact that the proposed} in view that the structure ^{should be} in the vicinity of the temple merged with the landscaping, the Technical Committee decided that

the scheme be prepared in such a manner that the proposed construction ^{would} may not ^{pose any} be an obstruction ^{to the vista of the Bahai} in view of Bahai's temple and, if necessary, ^{that an} adjustment in the land title between the DDA and Bahai's may be made ^{to accommodate the proposed scheme of} and accordingly the area ^{may be demarcated.} ~~may be demarcated.~~ ^{if the site be demarcated accordingly}

Technical Committee also noted that ^{the overall site} ~~this area~~ ^{had been} ~~is~~ declared as a forest area and, therefore, ~~it was~~ desired ^{this decision} ~~that~~ that ~~this~~ should be brought to the notice of the Secretary(UD)/Secretary(Environment).

Item No.79/91

Sub : Allotment of land for Jahanpanah Club.
F.13(4)/85-Instt.

Technical Committee noted that this matter pertained to the Screening Committee and accordingly, the same was withdrawn.

Item No.123/91

Sub : Guidelines for sanction of building plans in in the Mehrauli Heritage Zone.

PA/DD(Plg.)Mont./G-17/96

The matter was discussed in detail and it was decided that a comprehensive statement should be prepared by the Jt.Dir.(WC&SA) indicating the ^{the corresponding norms} present norms, suggested by INTACH and the norms now proposed, with ^{along} necessary comments ^{thereon} so that each issued ^{could be} ~~can be~~ discussed in detail ~~with pros~~ and cons and decisions can be arrived at. ^{The case be brought before the next T/committee on 10.9.91}

Item No.157/91

Sub : Request for construction of additional flats by Arunodaya CGHS Ltd.
F.23(134)/85-Bldg.

Deferred

Refused
27/9/91

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

Agenda for the Meeting of Technical Committee
to be held on 28/8/91 at 9.30 A.M. in the
Conference Room of Vikas Minar at 5th Floor
Delhi Development Authority, I.P.Estate, N.Delhi.

Sl.No.	Item No.	Subject	Page No.
1.	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)	
2.	138/91	Closure of existing cremation ground at Harsh Vihar. F.5(49)90/LPB/N. (Deferred)	
3.	139/91	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)	
4.	141/91	Change of land use from 'green to residential' for utilisation of SFS Scheme at Paschim Vihar. F.3(32)/89-MP (Deferred)	
5.	147/91	Traffic problems on the approach road of B-1 Block Janakpuri in Continuity of outer Ring Road. F.5(8)/91-MP	
6.	155/91	Construction of Building with 4/2" thick outer wall. F.3(60)91-MP/	1-2
7.	156/91	Proposal for construction of subway across Master Plan Road connecting 'EHRIC' and Rehabilitation Centre. F.13(90)/83-Bldg.	3
		<u>LAI D ON TABLE ITEMS:</u>	
8.	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(B)
9.	72/91	Allotment of land for Jahapanah Club. F.13(4)/85-Instt.	To be presented by JD(AP)
			To be presented by A.A.

Item No. 136/91

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

The Master Plan for Delhi-2001 came into force on 1.8.90. The Development code as part of the Master Plan provided a comprehensive set of zoning regulations including use premissibility at two levels of the development control norms for selected use premises. After coming into 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.R. 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-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 (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 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 habitbel 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 storeys 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 600 sqm. maximum of 3 servant quarters and for plots above 500 sqm. maximum of 6 servant quarters shall be permitted.

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

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

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

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

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

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

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

Land Scaping:

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

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

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

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

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

GROUP HOUSING:

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

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

Bye-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 curtilodge 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.

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 Disett. 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 Britannia Factory on Ring Road. Thereafter, DDA can carry out its demolition operation. L.G., however, was of the view that this old cremation ground should not be disturbed and be regularised by changing the land use if necessary. Simultaneously, DDA should work out an alternative site and offer it to MCD.

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

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

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

Item No.139/91

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

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

1. This case is regarding change of land use of an area measuring 13.97 hect. from 'Recreational' to 'Residential' at Pul Pehlād pur. In this regard a note was sent by Dir.(DC&P) to E.M., Chief Architect, Chief Engineer (SE Zone) with reference to the letter from Ministry dt.11/2/91. The Ministry has stated as under in the above referred letter.
2. This site appears to be very near to the site for the Railway Terminal at Tughlakabad for which they are pressing hard for opening of an Internal Container Depot. The final decision about the location of the Inland Container Depot. is yet to be taken by the Govt.
3. The proposal for change of land use of the land referred to the Ministry of Urban Development for their concurrence for change of land use Ministry's 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

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. This area has been 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 Viher.
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 to 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.

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-1 Block 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~~ ^{may} 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.

Item No. 155/91

Sub : Construction of building with $4\frac{1}{2}$ " thick outer wall.

(File No. F.3(60)90/MP).

It has been found that in some of the cases in Rohini and in other areas also outer wall of the building has been constructed $4\frac{1}{2}$ " thick. The matter was discussed in the Technical Committee meeting held on 4-6-91 in file No. F.3(60)/90-MP. The decision of the Technical Committee is as under:-

"The proposal pertaining to $4\frac{1}{2}$ " outer walls for the buildings to be constructed by individual allottee in Rohini Reddl. scheme, was explained by the Project Planner and Dy. Director(Bldg.) Rohini. After detailed discussion, VC desired that the matter may be discussed with the Chief Architect, CE(Rohini) and Dir(B), keeping in view the overriding need to maintain the stability of the buildings and brought before the Technical Committee for decision in due course".

The provision of building bye-laws under clause 18.1 is as given below:-

The structural design of foundation masonry, timber plain concrete reinforced concrete, prestressed concrete and structural steel shall be carried out in accordance with part-VI Structural Design, Section 1-Loads, Section 2-Foundation, Section 3-Wood Section 4-Masonry, Section 5-Concrete, Section 6-Steel of National Building Code of India.

As per this clause, the structural design of masonry should be as per the National code of India. The National Building Code Part-VI is about the structural design and Section 4 is specifically for the masonry. In this chapter as per clause 4.8 which is about the slenderness ratio for load bearing wall is the main point to be considered while designing the load bearing masonry wall. Clause 4.8.1 is reproduced as under:-

"For a wall, the slenderness ratio shall be the effective height divided by the effective thickness or the effective length divided by the effective thickness whichever is less"

Normally the height of the habitable room is 3 metre. If the width of the wall is 11.5 cm and the height is 3 metre, the slenderness ratio comes to 26.1. In any case the maximum permissible slender ratio is 24. The recommendation of slenderness ratio in National Code of India 4.8.3.1 is reproduced as under:-

"For walls set in cement mortar 1:6 or cement lime mortar 1:2:9 the slenderness ratio shall not exceed 18, except for dwelling of not more than 2 storeys where it shall not exceed 24. Where lime mortar is used, the corresponding limits of slenderness ratio shall be 12 & 18 respectively."

Therefore, $4\frac{1}{2}$ " thick wall is not sufficient for structural design as a load bearing wall. But if it is a veneered wall or curtain wall, that is non-load bearing wall, could be considered as outer wall of the building if the structure is designed on beams and columns."

contd...2

From the above, 2 issues emerge:-

1. For $4\frac{1}{2}$ " wall on the outer side and wall with RCC/RBC column. According to IS Code minimum thickness of the load bearing wall should be 9" keeping in view the slenderness ratio but it does not account specially about the situation where RCC/RBC columns are designed for taking the load.
2. In the structure design where RCC/RBC columns are provided the $4\frac{1}{2}$ " wall does not bear this load. It is also pointed out that where standard designs are followed 9" thick wall is provided. However, it is seen that instead of 9" wall people have provided RCC/RBC columns and $4\frac{1}{2}$ " thick wall.

The matter has been further examined in the office of CE(Rohini) and about $4\frac{1}{2}$ " thick wall, CE(Rohini) has given the comments which are as under:-

" $4\frac{1}{2}$ " thick walls are non-load bearing walls. These walls should have beams and columns. The external walls of corner plots should be 9" (23cm) thick in any case.

The internal walls can be made $4\frac{1}{2}$ " (11.5cm thick but these should be made non-load bearing."

The matter is placed before the Technical Committee.

IGW No. 156/91
SUB: Proposal for construction of sub-way across Master Plan
Road connecting EHIRC and Rehabilitation Center.

F13(90)/83-348g

The building plans for Escorts Heart Institute and Research Centre situated opposite Holy Family Hospital were sanctioned by the DDA vide No. F13(90)/83/Bldg. dt. 5th Sept., 85 and 29th Dec., 87. The Occupancy Certificate for the Institute was issued on 12th Jan., 89.

In November, 90 an additional land of 0.83 acre was allotted by DDA to the Institute for setting up "Preventive Cardiology Centre and Rehabilitation Services to the Patients". This piece of land is separated from the main hospital building by 45 mtr. r/w road which is under construction.

The Chief Project Coordinator EHIRC has submitted a proposal for construction of sub-way under the 45 mtr. r/w road to connect the two complexes. The speedy communication between the two complexes. The Institute has further stated that P.W.D., Delhi Admn. has agreed to undertake the construction of the sub-way as a deposit work for the Institute. The letter dated 18.2.91 issued by the Project Manager Okhla Fly Over Project, P.W.D., Delhi Admn. is annexed herewith. The building plans for the Preventive Cardiology Centre on the plot recently allotted have not yet been prepared and presently the Escorts Institute has sought the approval only of the sub-way so that the construction of the same could be undertaken by PWD before the completion of the 45 mtr. road.

The proposed sub-way will connect the parking area in the existing Institute to the road/parking area in the plot earmarked for proposed Cardiac Rehabilitation Centre the layout and location of the buildings shown for Rehabilitation Centre is only conceptual which will be finalised in due course. The proposed width of the sub-way is 7.1 mtr. with two carriage way of 2.75 mtr. each and the maximum head-way of the proposed sub-way is 2.9 mtr. The top of the roof of the proposed sub-way has been kept about 2.4 mtr. below the finished road surface. At present a sewer line is running about 3.4' below the ground level which will not be affected by the proposed sub-way.

The proposal for the construction of sub-way across the Master Plan Road is placed opposite for the Technical Committee.

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

Supplementary Agenda for the Meeting of Technical Committee to be held on 27.8.91 at 9.30 A.M. in the Conference Room of Vikas Minar at 5th Floor, Delhi Development Authority, I.P. Estate, New Delhi.

<u>Sl.No.</u>	<u>Item No.</u>	<u>Subject</u>	<u>Page No.</u>
1.	79/91	Allotment of land for Jahangpash Club. F.13(4)/85-Instt. To be presented by JD(AP)	4-5
2-	123/91	Guide lines for Sanction of building Plans in the Mehrauli Heritage zone. PA/DD(Plg.)Mont./G-17/96 To be presented by JD(WC&SA)	6-8
3.	157/91	Request for construction of additional flats by Arunodaya C.G.H.S. Ltd. at Bodella. F.23(134)/85-Bldg. To be presented by JD(B)	9-10

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Item No 70/91

SUB: Allotment of land for Jahan Panah Club.
File No. F.13(4)/85-Instl.

1. Request had come for allotment of land for Jahanpanah club which was dealt by the Institutional Branch of DDA initially. The case was referred to the Planning Deptt. (City Planning Wing) for identifying a site for the club somewhere near Jahanpanah City park. After considering a number of alternatives at different locations in South Delhi including Masjid Moth, Greater Kailash etc., a site was suggested near S.F.S. at Alaknanda. The layout plan of the area which was MOR land and identified as pocket No. 53 was prepared. As per this layout plan, the facilities like electric sub-station, bus terminal, telephone exchange telegraph office, post office and dispensary along with the club site was proposed. After inspection, the site was originally found to be under stay due to a court case between Sh. Neki Ram and Delhi Development Authority for the land near Chander Lok Cinema. Subsequently, on the direction of Lt. Governor, the case was expedited and the stay was got vacated for this area. Since the decision for allotment of land to Club after the approval of the layout plan by Technical Committee on 24.3.88 and VC on 27.4.88 was taken, the plot was allotted to the Club on 18.10.89. However, the area mentioned in the approved layout plan for Club site was 2000 sq. mts. whereas the allotment letter indicated the area equal to 3000 sq. mts. (case for allotment was separately dealt in a separate file also simultaneously bearing No. FR 2 (6)/87-Dir. UP, which is not available with UUPW).
2. Subsequently, the Technical Committee considered the layout plan for the same area which was approved by the Technical Committee on 25.9.89. As per this layout plan, the area of about 8 acres was indicated for multi-storeyed housing with other facilities like 33 KV sub-station, bus terminal etc. In this plan, there was no proposal to carve out a separate plot for club. The layout plan with multi-storeyed housing has already been approved by the Screening Committee and has been submitted to DUAC for approval.

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3. The matter was considered in the Technical Committee in its meeting held on 3.6.91 under Item No.79/91 for consideration whether to allot independent piece of land to the Club or to identify the space for construction of club building within the housing complex with the suggestion that the green area adjoining the housing can be used by the Club for cultural activities.

4. The Technical Committee decided that the identification of land measuring about 3000 sq.mtrs. be explored by Area Planning Wing. The suitable site for the club may be carved out within the adjacent green area in co-ordination with the adjacent developments like Mandakini SFS Housing, proposed multi-storeyed housing complex, proposed community centre etc. It was also discussed that access to the club be desirable from the major zonal road of 24 mtr.R/W.

5. The proposal has been examined with reference to the schemes and a suitable site measuring 3000 sq.mtrs.(approx) has been identified to the west of the existing pump house and giving access from 24 mtrs. wide road. The plan showing the proposal is laid on the table with the condition that the site will be finalised in coordination with the multi-storeyed housing complex plan under finalisation with Chief Architect. For the ground coverage, FAR, parking and other controls the norms earlier decided in similar case be followed.

The matter is placed before the Technical Committee for consideration.

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Item No. 123/91: -----

SUBJECT:- Guidelines for sanction of building
plans in the Mehrauli Heritage Zone.

BACKGROUND: PA/DD(plg.)Monts/G-17/96

As a policy to transfer all the Urban Villages to the MCD consequent to DDA Resolution No 32 of 1987, Mehrauli was de-notified from the development area of DDA. Considering the significance of urban heritage and to initiate the action in this direction, perspective planning Wing, DDA initiated a study on conservation of Mehrauli and its adjoining area in collaboration with Indian National Trust for Cultural Heritage (INTACH). In view of this, declaring Mehrauli Settlement as development area of DDA was approved by DDA on 13.2.1989. This Development Area has been notified by the Land & Building Department, Delhi Administration on 26.7.1989.

Based on the guidelines given by INTACH and City Planning Area Policy of Municipal Corporation of Delhi (Annexure-1), following guidelines for approval of building plans have been prepared:-

1. The building activity is permitted only in Mehrauli Settlement (Lal Dora) as shown in the draft development plan (laid on the Table). The pre-dominant land use of Mehrauli Settlement is residential.
2. Control of buildings within the use premises:
 - i) Maximum Ground Coverage and FAR shall be same as for residential plots in the plotted development (Annexure-2). However, in case of plots facing road 4.5 metre and upto 6 mt. roads, only two storey building shall be permitted.
 - ii) Plots facing 4.5 metre or less wide path way, the front setback to be left so as to make the path way 4.5 metre wide.
 - iii) In case of streets identified on the draft development plan road right of way shall be 6.0mts. Wherever higher right of way is already available, the same would be kept.
 - iv) For main street of Mehrauli Town including commercial spine the road R.O.W. shall be minimum 9 metres. Where higher R.O.W. is already available, the same would be kept.
 - v) Rear setback shall be minimum 1.5 metre and 3 metre average provided the rear air plan is maintained by the owner in his own plot.

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- vi) While designing care should be taken to retain traditional essential planning elements such as courtyard, balconies, chhajjas, entrance gates, plinths etc. New building shall be minimum 2.4 metre from historic structures.
- vii) Additional building control regulations for commercial spine (as identified in the draft development plan) shall be as under:-

- a) New buildings to have a minimum 1.5 metre setback on the street in the form of raised plinth.
- b) The canopy must be sloped and supported on wood or metal vertical members not exceeding 12cm. dia.
- c) Balcony not to project more than 1.2 mt. from the building line and to be supported on bracket. The roof of the balcony to be supported on wood or metal columns not exceeding 12cms. and to be aligned with the bay spacing.
- d) The balustrade not to exceed 75cm. height.
- e) The parapet line to be in line with the building line and not to exceed 75 cms. height.
- f) The original system of bays, 2.4 to 4mt. wide to be maintained.

3. Sanction of Building Plans:

A special Group is proposed to be constituted under Section 5-A of Delhi Development Act by the competent Authority for screening the sanctions in identified conservation areas.

The following members of the Group are suggested:-

Director (Building) DDA	-	Chairman
One representative from Commr. Heritage)	-	Member
One representative in the field of conservation from School of Planning & Arch. New Delhi.		Member
One representative from Archaeology Survey of India		Member
One representative from Archaeology Deptt. Delhi Admn.		Member
Director (Lands Management) DDA		Member
Joint Director (Building) DDA		Member

ii) The cases mentioned below shall be referred to the Group:-

- a) INTACH Delhi Chapter has identified monuments as A, B and C Grade monuments in its report. All the proposals pertaining to development, restoration, beautification, re-construction etc. shall be referred to the Special Group.
- b) The building plans of all the properties located along 9 mt. R.O.W. main road including commercial street shall be forwarded to Special Group.
- c) All the plots around A, B and C Grade monuments are to be referred to Special Group.
- d) All non-residential uses shall be seen by the Group.
- e) All the plots abutting the Archaeological park shall be referred to the Special Group.

The matter is placed for consideration of the Technical Committee.

ANNEXURE-I

DELHI ADMINISTRATION
(URBAN IMPROVEMENT DEPARTMENT)

5-Sham Nath Marg,
Delhi-110054
No.F.4/9/90-UI/

Dated:--

To

1. The Commissioner,
M.C.D., Town Hall,
Delhi.
2. Vice-Chairman,
DDA, Vikas Sadan, INA,
New Delhi.
3. Commissioner (Slum)
DDA, Vikas Bhawan Annexe,
New Delhi.

Subject: Issue of NOCs for reconstruction in Slum areas.

Sir,

The question of grant of NOC's for reconstruction in Slum areas was considered at a meeting held by the Chief Secretary on 17.5.90 at length. With the approval of L.G. the following decisions have now been taken to simplify the procedure for reconstruction in slum areas:--

1. Proposals for reconstruction in those slum areas which have been denotified as clearance areas should be received directly by the MCD which may sanction the building plans in accordance with the guidelines approved by the LG on 2nd May, 1989 and based vide letter No. P-A1/6960(57)/NOC/88/Part-II dated 10th August, 1989 (copy enclosed) and the structure plan for the walled city and (draft) zonal plans of the DDA.
2. MCD should send a formal request to the DDA for denotifying the development areas in Paharganj except the small parts of Sarai Khallil and Motia Khan where the DDA's schemes are in existence.

These decisions may be brought to the notice of all concerned.

Yours faithfully,

NO:F.4/9/90-U.I/617 dt.28.5.90 (Smt. Suman Swarup)
Secretary (U.I)

-: 2 :-

vi) Each servant quarter shall comprise of one habitable room of area not less than 11 sqm floor area exclusive of cooking verandah, bathroom and lavatory. The maximum size of servant quarters shall be 20sqm.

vii) For plots above 250 sqm parking provision shall be provided @ 1.33 car space per 100 sqms of permissible built floor area. The covered parking area shall be included in FAR except when it is provided in the basement.

EXTRACTS TAKEN FROM MPD-2001, GAZETTE OF INDIA PAGE 159.

ANNEXURE-2

Residential Plot-plotted Housing.

Maximum ground coverage, F.A.R., number of dwelling and maximum height for different size of residential plot shall be as per the following table.

S.No.	Area of the plot(sqm.)	Max. ground co-verage (percentage)	FAR	No. of dwell units	Max. height in metre
1	2	3	4	5	6
1. Below 50		75	150	1	8
2. 50 to 100		66	180	2	11
3. Above 100 to 250		60	160	3	11
4. Above 250 to 500		50	140	3(4)	11
5. Above 500 to 1000		40	100	5(7)	11
6. Above 1000 to 1500		33.33	83	5(7)	11
7. Above 1500 to 2250		33.33	83	7(10)	11
8. Above 2250 to 3000		33.33	83	9(13)	11
9. Above 3000 to 3750		33.33	83	11(16)	11
10. Above 3750		33.33	83	13(19)	11

- i) Minimum size of the residential plot shall be 32 sq.m. however, in case of Government sponsored economically weaker section schemes, size could be reduced further. The permissible maximum covered area on ground floor and FAR shall in no case be less than the permissible covered area and FAR for the largest size plot in the lower category.
- ii) In case of residential plots above 250 sqm facing 24m and above road, and where already 3 storeys and a barsati was permitted (as per density calculated in the sanctioned layout); (a) the F.A.R. shall be increased by the maximum ground floor coverage (b) maximum height shall be 14m and (c) the number of dwelling shall be as given in the brackets.
- iii) The mazzanine if constructed shall be counted in the FAR
- iv) The basement in case of plotted development shall be under the ground floor and maximum to the extent of ground floor coverage subject to the condition that minimum of 2m distance shall be kept from the adjoining plot.
- v) 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.

MUNICIPAL CORPORATION OF DELHI.
(BUILDING DEPARTMENT)

NO: F-A1(5960)/57/NOC/86/Part-II

Dt: 10th August, 1989.

Subject:- City Area Policy.

The City Area Policy is as follows:-

- 1) Upt. 50 sq. yds plots no building activity is allowed.
- 2) Beyond 50 sq.yds.
 - i) for road width below 15' front set-back to be left so as make the street 15' wide.
 - ii) for trafficable road i.e. road width between 15' and 30' the front set-back shall be such so as to make the road width as 30'.
 - iii) rear set-back shall be 5' minimum and 10' average provided the rear air plane is maintained by builder in his own plot.
3. Where the building on ground floor is existing with certain set-back under proper sanction no set-back will be required on the floors above the ground floor provided the front and rear air planes are maintained and coverages are according to the building bye-laws.
4. In back to back plots where the building is existing on four sides with open area in the centre, rear air plane is not insisted upon for construction of first floor provided the area of plot is not more than 200 square yards.

Jhuggi policy for permitting temporary construction of one year.

In such areas which compromise of hutmens and jhuggies the existing policy is that we may permit reconstruction to start with for a period of only one year. Following are the points dealing with this policy.

1. In such area which constitute tupe basties or areas comprising of jhuggies e.g. Than Singh Nagar, Old Tizabmil, Bapa Nagar, etc. we may accept requests for reconstruction which may be permitted to start with for a period of only one year. Such permission may be renewed after the expiry of the year on request. The builder however, will have to given an undertaking that such structures will be removed by him in a notice within a period of three months at his own cost and without any compensation.

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- 2) Such requests of reconstruction can be entertained only for very small plots where normally jhuggies or huts are constructed by poor people. The area of such small plots should be upto and less than 50 sq.yds.
- 3) Such requests shall be accompanied with a token fee of Rs.10/- alongwith dimensioned sketches in triplicate which need not be prepared by a licenced architect but must be signed by the owner. Proof of ownership should also be submitted. The sketches should show normally the structure as it exists today or had originally existed and should also show the proposal of reconstruction in red colour which should not exceed or be different from the accommodation previously existing.
- 4) Permission for reconstruction will be on the same foundation and where no foundation exists the alignment of existing jhuggies etc. will be followed. The sizes of room etc. shall not be widened. We may, however, permit raising of roof subject to maximum height prescribed in paragraph below:-

The reconstruction shall not have better specifications than the following:-

- a) Mud mortar brick masonry in walls with only cement pointing on both sides.
- ab) Temporary roof or stones slabs or giles over wooden battens.
- ac) Height of the structure should not be more than 12' including plinth of 1 1/2 feet.
- ad) Only reconstruction of single storey will be permitted.

Such permissions shall be given only to structures which are in a ruinous condition and have already wholly or partially collapsed.

The above concession will apply when prior permission is taken.

Commissioner has extended the application of the jhuggi policy for permitting temporary construction for one year which is in vogue in certain limited localities at present, extended to all urban villages subject to the condition that the areas of the existing building does not exceed 50 sq.yds. and that all other conditions enumerated in the jhuggi policy approved by the Commissioner are strictly observed.

Repairs Policy

- a) Plastering and patch repairs.
- b) re-roofing or renewal of roof including roof of intermediate floor at the same height or by raising the height of walls of room provided final height is not less than that provided under the building bye-laws.
- c) flooring and reflooring.
- d) opening and renewing windows, ventilators and doors not opening towards others' property and without door leaves opening on public land on the ground floor;
- e) making alteration to a building with re-erection to the extent of 50 per cent of any external wall abutting on a road or a street and subject to the maximum of two internal walls of a room being reerected, or making alteration to a framed building without involving the removal of re-erection of more than one-half of the parts in any such walls thereof as aforesaid;
- f) replacing fallen bricks, stones, pillars, beams etc.
- g) construction or reconstruction of sunshades not more than 2 ft. inches in width within one's own land and not overhanging public street.
- h) construction or reconstruction of parapet walls not exceeding 3ft. in height and urban walls upto a maximum height of 5ft. 6 inches on any floor or floors;
- i) construction or reconstruction of lefts in shops in built-up commercial areas upto coverage of 50 per cent, provided its height from floor level is not less than 7 ft. and height between the ceiling and the left is not more than 5ft. 6 inches and that the left is used for storage purpose only.
- j) construction or reconstruction of . . . in front of a shop provided it does not project beyond the boundary line of the plot on which the shop stands.
- k) reconstruction of portions of buildings damages by storm, rains fire or any other natural calamity to the same extent and specification as existed prior to the damages provided the use conforms to the provisions of the Master plan.
- l) reconstruction of stairs of the same size and in the same portion as previously and
- m) construction of uncovered staircase (with open risers) of not more than 2'6" in width in plots upto 100 sq. yds. in area, where no staircase already exists.

IC No 157/91

-9-

Subject: Request for construction of
Additional Flats by Arundhya
C.S.H.S. Ltd. at D. cell.

File No. F23(134)85/01 lg.

The President of the Arundhya C.S.H.S. Ltd. has requested to permit the construction of additional 45 flats (and 11 additional Units for service personnel) together with the waiting list of the society members. The society has taken plan from the D.D. brochure issued at the time of allocation of flat to the registered cooperative Group Housing Society has mentioned that 15 per cent variation on the higher side subject to density regulation will be permitted over and above density of 60 DUs per acre.

The brief history of the society is as below:-

- i) The scheme of Arundhya C.S.H.S. was approved and released for 300 DUs on 4.6.86. The society was allotted 5 acres of land for this purpose. As per the NOC from Group Housing Cell, the society is permitted to construct 300 DUs, at the prescribed density of 60 DUs per acre. Total 15 nos. of GP Units were approved at the rate of 5 per cent of the total no. of DUs.
 - ii) The scheme was for low rise development of 13.41 mts. height. The society was sanctioned ground coverage of 29.48 per cent and FAR of 116.5 per cent.
2. In the past the contribution has been made for these societies which converted some floor area of GP Units into the regular units by charging three times pre determined rates in the light of Lt. Governor orders dt. 16.8.87 (Annexure I). The regularisation of additional DUs was processed after the G.H. Cell issued NOC for additional units.

...2/-

DUAC in certain cases where the density of 60 DUs per acre was increased, did not approve the revised plan of additional DUs.

3. As per the decision of Technical Committee held on 21.8.90 where the plans were approved prior to enforcement of MPD-2001 the society will be governed on the basis of norms & sanction plan with respect to ground coverage and FAR.

4. In view of the above, the request of The Arundhaya C.G.H.Q. Ltd. for construction of additional 45 flats and 5 per cent SP Units of the additional flats is placed before Technical Committee for consideration.

Extract taken from file no.F30(6)87/
CS/A/Cs.regarding important decisions
pertaining to Co-op.Societies at page 8/V.

This subject was discussed with VC,DDA
in my office this morning. Finance Member, DDA
was also present.

In the case of a plot measuring above
2 acres if the society has used 2% of the area
meant for service personnel for commercial
purposes then the society will be charged mar-
ket rate for the land in question. If, however,
the land is used for providing dwelling units
for additional members as distinct from the
dwelling units for service personnel, DDA may
charge three times the pre-determined cost.

sd/-

L.G. 18.8.87

VC,DDA

sd/ 24.8.87

F.M./FA(H)

sd/-

25.8.87

sd/-FA(H)

25.8.87

AO(CS)