

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

Draft minutes of the Technical Committee Meeting held on 27.4.92 at 9.30 A.M. in the Conference Room of Vikas Minar at 5th floor, Delhi Development Authority. I..B Estate, New Delhi

The following were present:

Delhi Development Authority. :

1. Mr. Cecil Noronha, Vice-Chairman. (In the chair).
2. Mr. H.D. Sharma, E.M.
3. Mr. J.C. Gambhir, Commr.(Plg).
4. Mr. Santosh Auluck, C.A.
5. Mr. B.L. Khurana, C.E.(Elect.)
6. Mr. S.C. Gupta, Dir.(DC&P)
7. Mr. R.G. Gupta, Dir.(TYA)
8. Mr. P.C. Jain, Dir.(AP&B)
9. Mr. U.S. Jolly, Dir.(IM)
10. Mr. P.N. Dongre, J.D.(TYA)
11. Mr. N.K. Aggarwal, J.D.(WC&SA)
12. Mr. Prakash Narain, J.D.(T)
13. Mr. Chander Ballabh, J.D.(AP)
14. Mr. A.K. Gupta, J.D.(B)
15. Mr. Ashok Kumar, J.D.(Dwarka)
16. Mr. H.S. Sikka, J.D.(Dwarka), Ph.III.
17. Mr. A.K. Jain J.D.(ZP)
18. Mr. S.P. Bansal, J.D.(INCREASE).
19. Mr. Surendra Srivastava, D.D.(ZP)
20. Mr. D.K. Saluja, D.D.(T)
21. Mr. J.S. Sody, D.D.(AP)
22. Mr. Amit Dass, D.D.(AP)
23. Mr. M.N. Knullar, Addl. C.A.
24. Mr. Pradeep Behari, Sr. Arch. (EZ)

NDMC

25. Mr. S.V. Gupta, Ex.Engineer, (R-I)
M.C.D.
26. Mr. P.K. Khanna, S.E.(B)
27. Mr. T.R. Gupta, Ex.Engineer.
P.W.D., Delhi Admn.
28. Mr. P.C. Arora, S.E.(Circle V)
29. Mr. H.S. Luthra, E.E.(PWD-XIV)
30. Mr. K.P. Satdeve, SA(DA)-II
31. Mr. R.Nagdeve, Architect.
32. Mr. S.C. Bhatia, Sr. Arch.

Delhi Police, HQ-III

33. Mr. M.A. Sayed, DCP.
DESU

34. Mr. B.R. Sawhney, A&E(Plg).
Special Invites:
School of Plg. & Architecture.

For item No. 69/96

35. Mr. E.F.N. Reberio, Director, For item No. 72/92.

36. Mr. D.K. Suri, XEN.(Plg.) For item No. 69/96

Approved for issue

Comm(Plg) s/s

900

Item No.60/92:

Sub : Allotment of land to Delhi Admn. for the construction of staff quarters in Shalimar Bagh Block C&D.

F.22(2)80-IL.Pt.

Technical Committee after hearing the representative of PWD, opined that ^{the left-out piece of land} land measuring 3 acres should be handed over to Delhi Admn. to make up ^{the total} total area of 16.25 acres. ^{allotted to Delhi Admn for staff housing in 1983, as prescribed} Further, it was decided that as the land use ~~is~~ ^{being} earmarked as 'recreational' (green), the same ^{may} be processed for change of ~~land use~~ as 'residential'.

④ in respect of the entire site of 16.25 acres

Item No.61/92:

Sub : Allotment of land to Shri Ahobila Lakshma Naisimha Sabha Regd.

S-6(7)79/OSB/Inst1.

~~Postponed~~ **Deferred**

Item No.211/91

Sub : Grant of NOC for storage of petroleum class 'A' & 'B' products in Union Territory of Delhi.

F.7(7)91-MP

Deferred.

Item No.46/92

Sub : Problems of New Zakhira Traders Association shifted to Mangalpuri Industrial Area Ph-II (i) Norms for building control and (ii) Sanction/regularisation of building plans of the buildings constructed without sanction.

PA/DD(B)Bldg.88/289

Deferred.

Item No.59/92

Sub : Regarding location of chowkidar hut/guard room in Co-op Group Housing Societies.

PA/DD(L)91/Policy/68

Deferred.

Item No.64/92

Sub : Composite alignment plan of Shastri Marg (Part of road no.25) from Naraina Road (Loha Mandi) junction to the road leading to R Block, New Rajinder Nagar.

F5(27)82-MP Pt.I

✓ Deferred.

Item No.65/92

Sub : Proposed building plan application in respect of plot no.4379/XI, Ansari Road, Darya Ganj, Delhi.

F.3(71)87-MP

✓ Deferred.

Item No.66/92

Sub : Construction of Police Station building at Nabi Karim, Paharganj, Delhi- Relaxation of Ground Coverage and FAR.

F.8(10)90-MP

The Technical Committee observed that as per MPD-2001, sites earmarked/allotted for public and semi-public use like 'Police Station' etc. ^{may} be developed ^{in accordance} with the ~~development~~ norms applicable for residential plots. ^{it was decided that} Accordingly, the bldg. plans ^{for} the plot under reference, be formulated as per ^{the ground} coverage, FAR and height ^{restrictions} applicable ^{to} ~~on~~ ^{of comparable size} this ~~size~~ of a residential plot, with parking ^{been provided for} as per norms for a police station.

Item No.67/92

Sub : Approval of layout plan of G.O. Mess at New Kotwali, Darya Ganj, Delhi.

F.8(12)89-MP

The Technical Committee observed that the plot should be developed ^{in accordance} with the ~~development~~ norms applicable to ^{a similar} this size of residential plot, ~~(as it is located)~~ in the 'special area' (Walled City) ^{except for the} with parking norms ^{which should be the same} as for a police station.

Item No.68/92

Sub : Construction of Police Post at Ballimaran, Delhi.

F8(7)89-MP

The Technical Committee felt that the plot under

reference was not suitable for the location of a police post. It should instead be used for construction of a school building whose ground floor should be on stilts in order to provide for the requisite play area and the three upper floors could be utilised for classroom purposes, within the norms of coverage, FAR, height etc. as applicable in the case of a residential plot.

Laid on table:

Item No. 63/92

Sub: Site for Elect. sub-station in Bharati CHBS, trans-Yamuna
Deferred.

Item No. 69/92

Sub: 220 KV line at Vasant Kunj.
F.5(25)85-MP

The Technical Committee approved the revised plan for the 220 KV route alignment as now proposed subject to the condition that ^{the} line should be skirte^d as close as possible to the unauthorised development and away from the monument area, till it touches the Mehrauli Mahipalpur road, after which it may pass on either side of the Mehrauli Mahipalpur before it takes a turn to the north.

Item No. 72/92

Sub: High Court panel on encroachments.

The salient features of the report submitted by the panel on 'special area' in the Delhi High Court, were explained by Sh.E.F.N.Riberio. Technical Committee observed that at present, there was no overlapping of jurisdictions with regard to control of building activity and consequential action to be taken against unauthorised constructions. In the case of the pockets declared as 'development area' under the DD Act of 1957, these functions were vested in the DDA and in the non-development areas, the same were with the MCD. As far as the Slum Deptt. was concerned, wherever any area was notified by it as slum clearance area, irrespective as to whether it was also notified as development area or otherwise, the Slum Deptt. would have the power to issue the 'no-objection' certificates for redevelopment of any properties forming part of the same. However, the responsibility for enforcement of building bye-laws in such areas would clearly remain with the DDA or the MCD, as the case may be.

2. In this connection, Technical Committee desired that the need to denotify those pockets which were no longer required to be retained as part of the development area by DDA should be examined and put up before the Technical Committee at the earliest.

it. ^{Slum No.} 74/92. Amendment to Appendix 'Q'

The Technical Committee considered the matter in detail in the context of the d.o. letter addressed by A.S., MOUD to ^{the DDA dated 24/3/92} Jt. Secretary, LSG, Delhi Admn. dated 24.4.92. Accordingly, it was decided that a specific provision be incorporated in MPD-2001 to provide for compounding of deviations in coverage/FAR beyond the prescribed limits (subject to maximum limit of 13.5 sq.mtr.) in all buildings other than those where

⊕ The proposed amendment to the bye-laws was approved subject to the above conditions.

coverage and height governed as per the architectural controls forming part of comprehensive schemes like district centres, community centres and cluster group housing schemes.

2. It was also agreed that the clause relating to compounding of excess coverage of more than 1% should be reworded so as to specify that such deviations "upto and including 5%" would qualify for the proposed recovering annual levy.

3. The Technical Committee observed that subject to the above amendment to MPD-2001, the building bye-laws may be further elaborated so as to provide for the said* fee being charged for infringement of set backs as indicated in the cited letter of MOUD.

*compounding

Item No. 73/92.

Sub: Allotment of land for second Diplomatic Enclave at Dwarka.

The Technical Committee noted that the Min. of UD had desired that the land for the second diplomatic enclave be earmarked in the Dwarka Project instead of Vasant Kunj-II. Accordingly, Project Planner, Dwarka had prepared a plan identifying the land between Bijwasan Road and the proposed bye-pass in Dwarka II for the purpose. This pocket which measured about 300 hec. was partly earmarked for an electric sub-station and partly for Master Plan recreational use, the rest being ~~earmarked~~^{prescribed} for residential use. After considering various aspects of the question, the Technical Committee cleared the proposed piece of land as a suitable alternative site for the location of the second diplomatic enclave. It was felt that the rest of the residential land use area comprised therein could be utilised for allotment to State Govts. for their guest houses and ^{also} high quality housing by DDA.

The Technical Committee also desired that a green buffer zone be developed between this pocket. [⊕] Further, a suitable alternative plan should be prepared and placed before the Technical Committee for the 80 ha. site already proposed to be developed as the second diplomatic enclave in the concept plan for Vasant Kunj II.

⊕ and the Haryana border to the south

Sub: Resitment of objectionable petrol pump at Kashmere Gate.

Deferred.

Items No. 71/92

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

Deferred.

Sub: Policy decision re: utilisation of agricultural land for institutional facility i.e. education, health, religious, social and welfare purposes in Delhi.

Deferred.

Sub: Service personnel site at Neeti Bagh.

Deferred.

Sub: Use of service personnel sites marked in various residential-complexes, DDA colonies, C.G.H.S., CHYBS and complexes developed by other authorities in F-Division. — ~~Deferred~~

-5-

Sub: *Bus Terminal in Vasant Vihar.*

G.21(2)/90-MP

Deferred.

Item No. 49/92

Sub: *Police station at Hauz Quazi.*

The Technical COmmittee recommended that Police Station building be constructed on stilts, with 3 floors and a maximum height of 11 mtr., in accordance with the norms as applicable to a residential plot. A portio0n of the stilt floor may be used for essential activities and included in the FAR.

reference ^{was} ~~is~~ not suitable for locating ~~the~~ ^{the location of a} police post. ~~This~~ ^{instead} should be used for a school building ^{whose} ground floor should be on stilts ^{in order to} ~~so as could be used as~~ ^{to provide for the requisite} play area and the ^{upper} ~~three~~ ^{could be utilised for classroom purposes,} floors ^{above} ~~for school purpose,~~ within the norms of coverage, FAR, height etc. as applicable ^{in the case of} for a residential plot.

Laid on table:

Item No.63/92

Sub : Site for Elect. sub station in Bharati CHDS, Trans Yamuna .

Deferred.

Item No.69/96

Sub : 220 KV Line at Vasant Kunj.

F.6(25)85-MP

The Technical Committee approved the ^{revised plan for the} ~~proposed~~ 220 KV route alignment, ^{as now proposed,} subject to that ^{the condition} it should pass ^{skirt as close as possible to} by the side of ^{Land away from the monument along the end of the green area,} unauthorised development ^{and along the Mehrauli-Mahipalpur} and along the Mehrauli-Mahipalpur road ^{until it touches the Mehrauli-Mahipalpur road,} after which it ^{may pass on either side of the Mehrauli-Mahipalpur} road to meet the route alignment towards north ^{before it continues to take a turn to the north.}

Item No.72/92

Sub : High Court panel on encroachments.

The salient features of the report submitted by the panel on 'special area' in the Delhi High Court, were explained by Shri E.F.N.Riberie. Technical Committee observed that ^{at} presently there ^{was} ~~is~~ no overlapping in the jurisdictions with regard to control of building activity, ^{and consequential} action ^{to be taken} against ^{unauthorised} ~~unauthorised~~ constructions ^{and users.} In case of the pockets declared as development area, ^{under the DDA Act of 1957, these} ~~the responsibility is with the Authority and~~ ^{the} in non-development areas, ^{the same were} it is with the MCD. As far as the Slum Department ^{is} concerned, ^{any} wherever ^{was} the area ^{was notified by act as} is declared as slum ^{clearance} area under the Slum Act, it makes ^{no} ~~be~~ difference ^{in respect of} whether it ^{was also} ~~is~~ notified as a development area or otherwise, the Slum Department ^{has} to issue the 'no-objection' ^{certificates for redevelopment of any,} with regard to properties forming part of ^{clearance areas.}

However, the responsibility for ^{enforcement of building bye-laws} ~~enforcement~~ in such areas ^{would clearly remain with the DDA} ~~would~~ ^{on the MCD,} ~~as~~ ^{as the case may be}

(+) The line)

(+) functions were voted in the DDA

By this connection
 2. The Technical Committee desired that the ~~matter pertaining~~ ^{need to} to identify ^{those} pockets which ^{were} ~~are~~ no longer required to be retained as part of the development area ^{by DDA} should be examined & put up before the Technical Committee ^{at the earliest}.

ii. Amendment to Appendix 'Q'.

The Technical Committee ^{considered the letter of Jt. Secy LSG, Delhi dt. 24.4.92} recommended that the provision ^{as suggested} be made in MPD-2001 to provide for compounding deviations in coverage/FAR beyond the prescribed limits ^{(subject to maximum limit of 13.5 sq.mtr) as informed by Jt. Secy. (LSG) DA,} ~~vide here letter dt. 24.4.92~~ in buildings ^{where coverage and height is to be governed} other than ^{where} coverage and height ~~is to be followed~~ as per the architectural controls forming part of comprehensive schemes like district centres, Community Centres, ^{and} Cluster group housing ^{schemes}.

^{It was also agreed that} 2. Regarding ^{the clause} of excess coverage of more than 1% ^{it should include up to 5% inclusive of 5% to charge the recurring annual levy.} ^{be reworded so as to specify that such deviations up to and including 5% would qualify for the proposed recurring annual levy.}

^{Further,} 3. The Technical Committee observed that ^{with above provision} in MPD-2001, the building bye-laws will have provisions of compounding excess coverage/FAR and ^{should} be further ^{elaborated so} enhanced ^{as to provide for the said} compounding ^{fee to be charged including infringement of set backs as indicated in the communication from the Ministry of Urban Development.}

Item No.73/92

Sub : Allotment of land for second Diplomatic Enclave at Dwarka.

The Technical Committee noted that the Ministry of Urban Development had desired that the land for ^{the} second Diplomatic Enclave be ^{earmarked} identified in the Dwarka Project. Accordingly, Project Planner, Dwarka ^{had prepared a plan identifying} identified the land between Bijwasan Road and the proposed bye-pass. This ^{area} measured about 300 ^{was} hectares. ^{and} partly earmarked for electric sub-station and partly for Master Plan recreational use, ^{remaining land is} earmarked for residential use. ^{the} Technical Committee ^{approved the location as a suitable site to be developed for Second Diplomatic} approved the location as a suitable site to be developed for Second Diplomatic

⊖ DO letter addressed by AS, Moud h.l. + also

⊕ provide for compounding of

⊕ fee being charged

⊕ After considering various aspects of the question

location of the second diplomatic enclave x It was felt that
Enclave, Govt. State Guest Houses and for high quality housing
by DDA. the rest of the residential ~~land-use~~ area
could be utilised for allotment ~~to~~ State Govts for their guest houses and high quality houses

The Technical Committee also desired that a detailed exer-
cise be made for utilisation of lands in Phase II of Dwaraka Pro-
ject for various uses & type of houses including group housing.

~~the~~ a green buffer zone be developed between this pocket
and the ~~neighbouring~~ Hazratganj border to the south (#)
Sub : Resitment of objectionable Petrol pump at Kashmere Gate.

~~Postponed.~~ Defered

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

~~Postponed.~~ Defered

Sub : Policy decision regarding utilisation of Agri. land for
Instt. facility, i.e. Education, health, religious, Social
and Welfare purpose in Delhi.

~~Postponed.~~ Defered

Sub : Service Personnel site at Necti Bagh.

~~Postponed.~~ Defered

Sub : Use of Service personnel sites marked in various resi. com-
plexes, DDA colonies, G.G.H.S., CHBS and complexes developed
by other Authorities in F-Division.

~~Postponed.~~ Defered

Sub : Bus Terminal in Vasant Vihar.

G.21(2)90-MP

~~Postponed.~~ Defered

Item No.49/92

Sub : Police Station at Hauz Quazi.

The Technical Committee recommended that Police Station
building be constructed on stilts, with 3 floors ~~and a~~ maximum ht.
of 11 mtr. ^{in accordance} with the norms as applicable to a residential plot.

A portion of the stilt floor may be used for essential activities
and included in the FAR
by counting for FAR calculations. x

(#)
Further, a
single
alterative
plan shall
be
prepared &
placed before
the T.C. for
the 80 ha.
site ~~already~~
proposed to be
developed as
the second
diplomatic
enclave in the
VK II approved
concept plan
for VK II

[Handwritten signature]

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

Agenda of the Tech. Committee meeting to be held on 27.4.92 at 9.30 AM in the Conference Room of Vikas Minar at 5th floor, Delhi Development Authority, IP Estate, New Delhi.

S.NO.	ITEM NO.	SUBJECT	PAGE NO.
1.	60/92	Allotment of land to Delhi Admn. for the construction of staff quarters in Shalimar bagh block C&D. F22(2)80-IL-Pt. To be presented by JD (AP)	A1-A2
2.	61/92	Allotment of land to Shri Ahobila Lakshmi Naisimha Subha Regd. S-6(7)79/OSB/Instt. To be presented by JD(WC&SA)	1-2
3.	211/91	Grant of NOC for storage of petroleum class 'A' & 'B' products in Union Territory of Delhi. F7(7)91-MP To be presented by JD (WC&SA)	A3-A4
4.	46/92	Problems of New Zakhira Traders Association Shifted to Mangolpuri Industrial Arc Ph. II (i) Norms for building control and (ii) Sanction/regularisation of building plans of the buildings constructed without sanction. PA/JD(B) Bldg. 88/289 To be presented by JD (B)	A5-A7
5.	59/92	Regarding location of whowkidar hut/guard room in Co-op Group Housing Societies. PA/DD(L)91/Policy/68 To be presented by JD (B)	A8
6.	64/92	Composite alignment plan of Dev Shastri Marg (Part of road no. 25) from Naraina Road (Loha Mandi junction) to the road leading to R Block, New Rajinder Nagar. F5(27)82-MP-Pt.1 To be presented by JD (T)	3-4

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|-----|-------|---|------|
| 7. | 65/92 | Proposed Building Plan Application in respect of plot no. 4379/XI, Ansari Road, Darya Ganj, Delhi. F3(71)87-MP
To be presented by JD (WC&SA) | 5 |
| 8. | 66/92 | Construction of Police Station building at NabiKarim, Paharganj, Delhi - Relaxation of Ground Coverage and FTK. F8(10)90-MP
To be presented by JD(WC&SA) | 6 |
| 9. | 67/92 | Approval of layout plan of G.O. Mess at New Kotwali, Darya Ganj, Delhi. F8(12)89-MP
To be presented by JD(WC&SA) | 7-8 |
| 10. | 68/92 | Construction of Police Post at Ballimaran, Delhi. F8(7)89-MP
To be presented by JD(WC&SA) | 9-11 |

LAID ON TABLE: (Supplementary Agenda)

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|-----|-------|--|--|
| 11. | 63/92 | Site for Elect sub station in Bharati CHS, Trans Yamuna
To be presented by JD (Bldg.) | |
| 12. | 69/96 | 220 KV line at Vasant Kunj. F6(25)85-MP
To be presented by JD (AP). | |
| 13. | 49/92 | Construction of Police station at Hanj Quazi.
F8(9)190-MP To be presented by JD(SA) | |
| 14. | 70/92 | Introduction of cluster court housing concept in the Master Plan for Delhi: Perspective - 2001.
PA/DD(2P)192/DDA/310 | |
| 15. | 71/92 | Guide lines of sanction of Building plans in the Mehrauli Heritage zone.
To be presented by DD(2P) | |
| 16. | 72/92 | Report of the sub committee on unauthorised use in the special area of MPD-2001
PA/JD(WC&SA)/359 To be presented by JD(WC&SA) | |
| 17. | 73/92 | Second Diplomatic Enclave in Delhi in P-II of Dwarika.
F1(178)192-Dwika. (F) | |
| 18. | 74/92 | Proposed Amendment to MPD-2001 and building bylaws with reference to decisions received in Secretary (UD) letter dt. 24.4.92
F1(25)190-MP To be presented by DD(2P) | |

ILam No. 60/92

^A
SUB : Allotment of land to Delhi Admn. for the construction of staff quarters in Shalimar Bagh Block C & D.
File No. F.22(2)/80-IL/Pt.

1. Land measuring 16.25 Acs. was allotted to Delhi Admn. in the year - 1985 for the construction of staff quarter in Block C & D Shalimar Bagh near village Haider Puri. Delhi Admn. deposited a sum of Rs. 1 crore against the cost of land. Though a small part of this land stood encroached by jhuggies, Delhi Admn. decided to take over the land. Due to a court case 3 Acs. land could not be handed over and the remaining 13.36 Acs. was handed over to Delhi Admn. on 5.9.85.

2. During the passage of time, the Delhi Admn. did not protect the land handed over to them nor any construction was taken up. The number of jhuggies since then have been increasing and S&JJ Deptt. without taking into consideration the ownership of land, construction public toilets and community hall/dispensary. Recently on a reference from Delhi Admn. and also issue raised in the Standing Committee. A fresh physical survey of this was got conducted and superimposed on the possession plan.

The existing position is given below :

(i)	Area occupied by jhuggies	- 5.7	Acs.
(ii)	Area utilised for the construction to toilet and C.H. by slum Deptt., DDA	- 14.0	Acs.
(iii)	Water logged area along the main road.	- 2.3	Acs.
(iv)	Area under cultivation/ Orchard.	- 4.26	Acs.

3. Looking at the above given existing position though about 6.56 Acs. of land, out of the 13.26 Acs. is still available for development. But considering the site conditions it may not be possible to utilise these area effectively. 3 Acs. of land to the west of the handed over pocket is vacant, subject to the condition that the court case has been decided. The areas referred to above have been shown on the copy of the physical survey plan.

Contd..2/-

A2

4. The land under reference forms a part of residential use as per MPD-1962/approved layout plan. In the MPD-2001 this area has been shown as "District Park and Open Spaces". The area was shown as Park in the zonal development plans and the vacant land/jhuggies. In case it is decided to put back the allotment to Delhi Admn., the case will have to be processed for change of land use.

5. The matter is placed for the consideration of the Technical Committee for a decision on the following two alternatives :

- (i) The land handed over to Delhi Admn. be got cleared by shifting jhuggies and processed for change of land use.
- (ii) Alternatively equal land is allotted to Delhi Admn. in our projects elsewhere.

Item No. 61/92.

SUBJECT:- Allotment of additional land to
Sri Ahobila Lakshmi Nrisimha
Sabha. for religious purposes.

(File No. S-6(7)79/OSB/Instl.)

1. The Sabha is allotted/handed over land measuring 418.0 Sq.mts. for the construction of a Temple on 3.4.84. in the Institutional Area east of East Patel Nagar. (Plan laid on the table).
2. Earlier a request of the Sabha for allotment of additional land measuring about 250 sq.yds. was not agreed to and the Society was informed of the decision vide letter dt. 6.4.88.
3. Now again the Society has requested for allotment of the balance land which was shown as a park in the sub division plan of the plot initially meant for a dispensary in the lay-out plan of East of East Patel Nagar Institutional Area (Plan laid on the table) to them with a break up of about 250 sq.yds. for the construction purposes (on long term lease basis and usual term) and balance 250 sq. yds. on normal lease to be kept as open by them. It has been further stated that open land will be available for the use to the general public as well.
4. The request of the Sabha has been forwarded by President, H.UD/ Addl. Secretary, Ministry of Urban Development/ L-9- wherein Honourable Lt. Governor, Delhi has observed as under:-
" May kindly have it expeditiously examined and advise."
5. Comments are as under:-
 - i) The Sub-division plan was further modified to accommodate the request of allotment of land of P.N.T. Department for the construction of a Post Office. (Plan laid on the table).
 - ii) Subsequently, this plot has recently been offered to Delhi Administration for the construction of veterinary dispensary. File No.
 - iii) The area is encroached upon by jhuggies and during the period of time DDA could not develop it for the uses identified in the sub-division plan.

Contd..2/-

- iv) As per M.P.D.2001 land measuring 400 sq.mts. are to be considered for allotment for religious purposes.

6. PROPOSAL:-

The Sabha could be considered allotment of additional land offered to Delhi Administration for the construction of a veterinary dispensary so as to make a total ^{additional} area of 250 sq.yds. to meet their built up requirement and the balance land could be considered for allotment to Delhi Administration for the construction of veterinary dispensary.

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

Item No. 211/91

SUBJECT:- Grant of NOC for storage of petroleum class 'A' & 'B' products in Union Territory of Delhi. F2(7)191-HP

1. DDA has been receiving request for issue of NOC for storage of A, B, & C class petroleum products from DCP (Licensing) from the land use point of view in Urban area as well as rural areas.
2. Most of the request are for the lands in possession of the applicants located in village abadi area/ unauthorised areas.
3. The case is examined and the comments are as under:-
 - i) Definition of petroleum class a, b & c are annexed.
 - ii) These products are either required for running a particular type of industry or for sale purposes.
4. The subject matter was considered in a meeting held on 15.5.89 wherein following decision was taken:-
 - i) Wherever, the petroleum products are required for the use in industrial unit located in approved industrial areas, we may issue the NOC subject to clearance from Fire/Explosive Departments as the case may be.
 - ii) Industrial units located in village abadies and unauthorised areas as permitted in MPD-62/PDP-2001 generally do not require the petroleum products to be used as a raw material or subsidiary material in such units. Therefore, in such cases, NOC could not be issued.
 - iii) For marketing the products, these units could be located in approved commercial schemes/warehousing schemes and the NOC could be issued subject to clearance by Delhi Fire Service/Explosive Departments as the case may be.
5. Keeping in view the provisions of MPD-2001 the decision taken in the meeting held on 15.5.89 (refer para 4 above) are in order.
6. The item is placed before the Technical Committee for retification of the decision already taken in the matter.

Petroleum Act 1934 and Petroleum Rules 1973Definitions

- i) "Petroleum Class 'A' means petroleum having a flash point below twenty-three degrees Centigrade.
- ii) "Petroleum Class 'B' means petroleum having a flashpoint of twenty -three degrees Centigrade and above but below sixty-five degrees Centigrade;
- iii) "Petroleum Class 'C' means petroleum having a flashpoint of sixty -five degrees Centigrade and above but below ninety-three degrees centigrade;

No licence needed for transport or storage of Class-B quantities of petroleum class-B or Petroleum Class-C. No licence needed for Import, Transport or storage of small quantities of Petroleum Class-A.

Containers exceeding one litre in capacity for petroleum class-A and 5 litres in capacity for Petroleum Class-B or Petroleum Class-C shall be of a type approved by Chief Controller.

Licence necessary for the transport or storage in bulk of Petroleum class A&B.

ILTRA No. 46/92

Sub:- Problems of New Zakhira Traders Association shifted to Mangolpuri Industrial Area Ph. II.

- i) Norms for building control and
- ii) Sanction/regularisation of building plans of the building constructed without sanction.

File No: PA/JL(B)/Bldg./88/289.

1. Mangolpuri Industrial area Ph-II located in the east of Outer Ring Road is an approved scheme of DDA wherein the uses of light and service industries except food, cold storages, acids & chemicals, rubber, paints, varnishes, petroleum products and pollutant industries as per the provision of MPD-2001 have been permitted. The scheme has largely been developed and plots have been disposed of as per the policy on the subject. In the approved scheme plots of various sizes varying from 10 sq.mtr. to 600 sq.mtr. have been provided and were conceived largely on the basis of 50% Ground Coverage and 60 FAR with the condition that the basement was not be counted in calculating the FAR.
2. Two of the plot owners in Block 'A' Mangolpuri Ph-II vide their letter dt: 25.10.90 have drawn the attention to the variance in terms of Ground Coverage, FAR set backs to be followed in the scheme in view of the approval of MPD-2001 on 1.8.90.
3. The case is examined by the Area Planning Wing and a comprehensive comparative statement with reference to set back and coverage as per approved plan and as per MPD-2001 has been prepared and annexed (Annexure-I). The subject matter was discussed in the Technical Committee meeting held on 11.8.87 wherein the following decision was taken: (Agenda/decision enclosed Annexure-II).

"The proposal was explained by Director (CP) with the help of the layout plan of the area Director (DC&B) pointed out that as per the draft MPD-2001 the maximum FAR is 125 subject to counting of basement and mezzanine floor in the FAR calculations. Therefore, maximum FAR for plot sizes falling between 120 sq.mts. to 600 sq.mts. will be 125 instead of 60. The Technical Committee approved the proposal of 125 FAR counting basement and mezzanine floor as part of this and the other regulations as specified in the agenda item subject to the provision contained in para 4 of the agenda."

4. The case is examined again with reference to the approved scheme, decision taken from time to time and the following norms are proposed by Area Planning Wing.

i)	Group A&B (10 sq.m to 50 sq.m)	<u>Proposal</u>	<u>Remarks</u>		
		Keeping in view that the allottees of	100 20 sq.m. plots had already constructed basement T/C had earlier approved standard design with a provision of basement. Therefore, it is suggested that for Group 'A' i.e. upto 25 sq.m 100% Ground Coverage, 200 FAR & basement below ground coverage shall be permitted & will be counted in FAR. Max. height 4 m.		
ii)	Group C (51 to 99 sq.m)	Set back	Ground coverage	FAR	Ht. Remarks
		FRSS 3000	60	125	9M Max. floor allowed shall be basement, gr. first floor & basement shall be equivalent to ground coverage will be counted in FAR.
iii)	Group D&E (100 Sqm. to 600 sqm).	Recommendations of MPD-2001. be followed.			

5. During the site inspection made on 21.6-91 it was observed that almost 50% of the plots have already been constructed. Most of these plots have basement, mezzanine and first floor and some of the buildings also have second floor as well. It was also observed that the construction has been made without obtaining sanction from the building section and the norms regarding width of the staircase, height, ventilation to the basement, ect. are not strictly observed in accordance to the Building Bye-laws 1983. Under the category of the shifting of the plots from Zakhira flyover area of the plots varied from 10 mtrs. to 80 sq.mtrs. in size.

6. The pending cases for approval of building plans could be considered for regularisation after completing the following requirements:

i) As per the Building Bye-laws 1983 prior to sanction charges @ ₹,100/- per sq.mtr. of the covered area constructed unauthorisedly and required to be charged before sanction of the building plan.

ii) The owners of plot have submitted only possession slips at the time of submission of building plans. As per the

~~...~~ deed is required before ~~...~~ building plans. However, in view of the factual position of the site and the construction carried over by the allottees and pending building plans cannot be regularised even if the above requirements are fulfilled. Since the buildings do not conform to the BBL w.r.t. width of staircase, height of basement etc.

7. In view of the above facts and difficulties arised while sanctioning/regularisation of the building plans the following points are submitted for consideration of the Technical Committee:
- i) The proposal contained in para 4 above about the applicability of norms for various sizes of plots.
 - ii) Relaxation with respect to width of stair case and the height of basement above ground level for ligh and ventilation.
 - iii) The charges for the construction prior to sanction at the ~~time~~ of approval of the building plans submitted by the allottees affected due to shifting frim Zakhira flyover.

ILCm No. 59/92

: Regarding location of Chowkidar hut/guard room in
Co-op. Group Housing Societies

No. PA/DO(L)/91/Policy/68.

It has been observed that the Chowkidar hut/guard room is generally not indicated on the layout plan of the Co-operative Societies. Chowkidar hut/guard room is constructed by the Societies without getting it approved and in some cases the location/size/shape of the Chowkidar hut/guard room is not desirable. There is no mention of Chowkidar hut/Guard room in BBL-83 as well as in compounding policy note. Therefore, there is need to have a policy with respect to location, size & shape of Chowkidar hut/guard room. Following norms are formulated for Chowkidar hut/guard room.

2. The Chowkidar hut/Guard room may be permitted within the plot of the society provided :

- i) The total area of the Chowkidar hut/guard room shall not exceed 10 sq.mts.
- ii) The Chowkidar hut/room may have the facility like one W.C.
- iii) The clear height of such Chowkidar hut/guard room shall not exceed 2.4 mt. from floor to ceiling level.
- iv) The Chowkidar hut/guard room shall be provided near the entry gate and shall not affect/abstract vehicular access.
- v) The Chowkidar hut/Guard room being a facility shall not be counted in ground coverage and FAR calculations.

3. Above norms were referred to Dir.(DC&P), ^{who has} opined that Chowkidar hut/room in CGHS will not be objectionable. However, construction should be within ground coverage, FAR and other building regulations/parameters.

4. Commissioner(Planning) desired that Bye-laws may be amended on the basis of para 2 above.

5. Matter is placed before Technical Committee for consideration.

Item No. 64/92

Sub:- Composite alignment plan of Dev Shastri Marg (Part of Road No.25) from Naraina Road (Loha Mandi junction) to the road leading to R-Block, New Rajinder Nagar.
F.5(27)82-MP.Pt.I.

1. Location:

Dev Shastri Marg is a part of Road No.25 starting from Naraina Road(Loha Mandi junction) to the Road leading to R-Block, New Rajinder Nagar. Almost the entire stretch of this road is along the eastern periphery of IARI complex. Location Plan is placed at Annexure-I.

2. Background:

a. In the Zonal Plan of Zone B-3, the R/W of this link is shown as 100 ft. This road provides approach to IARI complex, NFL Residential Complex, Indrapuri, Naraina etc. The total length of the road is about 5 km. The preparation of alignment plan has been taken up on the request of PWD(DA) & DCP(Traffic) for widening and laying of central verge on this road due to the increasing traffic load. This road shall also be useful as a by-pass route during the construction of Metro on East-West Corridor.

(b) The stretch of this road from Patel Road round about upto road leading to 'R' Block Rajinder Nagar is maintained by MCD and the balance stretch upto Naraina Road is with PWD(DA).

3. Proposal:

a. E.E. (P)II MCD vide letter dt. 24.6.87 sent the Plane Table Survey of the entire road for the preparation of the alignment plan.

b. An alignment plan of this road with 30.48 mtrs. R/W has been prepared. Wherever additional R/W is available, same has been maintained.

c. Six lane divided C/W with a central verge of 1.50 mtrs. and footpaths of 2.5 mtrs. to 3.50 mtrs. are proposed in the entire stretch.

d. Cycle track/service road as per the standard cross-section in the 30.48 mtrs. R/W is merged with the carriageways as the same is not required since most parts of the road is passing through the green areas on both sides.

e. The development plan of village Todarpur has also been integrated with the alignment plan.

f. Following junctions/intersection designs have been integrated with the alignment plan.

- i) Intersection design with IARI Road and Ridge Road.
- ii) 'T' junction Design with Naraina Road.
- iii) Junction of other smaller roads of IARI, Todarpur & Indrapuri.

g. Recessed busbays are provided to attain proper road efficiency, R/W at such locations is increased to accommodate the busbays.

4. Feasibility:

a. The alignment plan was sent to MCD & PWD(DA) for feasibility vide our letter No.F.5(27)/82-MP/508 dated 8.3.89.

b. Feasibility from PWD(DA) between Naraina Lohamandi Junction to the road leading to 'R' Block, Rajinder Nagar has been received vide letter No.F.23(97)PWD.Divn.XIV-89/5067-68 dated 7.12.89 and placed as Annexure II.

c. The alignment plan of remaining part maintained by MCD upto Pusa Road/Patal Road roundabout shall be put up separately after the receipt of updated feasibility from MCD.

5. The case is put up to the TC for consideration of:

- i) Composite part alignment plan prepared vide drawing No.CA-006/PPW-88 from Naraina Lohamandi to the road leading to 'R' Block Rajinder Nagar.
- ii) Rehabilitation of eligible affected properties/services etc. may be taken up with the concerned agencies by PWD(DA).
- iii) PWD(DA) shall plant 3 times the number of trees affected in the alignment after obtaining approval of competent authority.
- iv) To have better co-ordinate this road may be under the maintenance of one agency.
- v) MCD may be requested to send the feasibility of the remaining portion of the road upto Pusa Road/Patal Road roundabout expeditiously.

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- 1 -
PUBLIC WORKS DEPARTMENT
(DELHI ADMIN.)

No. 23(97)/PWD Dn.XIV-89/5067-68

Dt. 7.12.89

To

Shri D.K. Saluja,
Dy. Director (P)I,
D.D.A., 11th Floor,
Vikar Market, I.P. Estate
New Delhi.

Sub: Alignment plan of Dr. Krishnan/Day Prakesh Shastri
Marg (Road No.25) from Ring Road/Patel Road roundabout
to Naraina Road near Loha Mandi.

Ref: Your letter No.F.5(27)82-WP/971 dated 20.7.89.

Kindly refer to the above cited letter on the subject. The feasibility report of Road No.25 from Naraina, Loha Mandi to R-Block New Rajinder Nagar is send herewith for favour of further necessary action at your end.

The stretch of this road from R-Block, New Rajinder Nagar to Patel Nagar roundabout (Dr.K.S.Krishnan Marg) pertains to the M.C.D. Feasibility report in respect of this road way kindly be obtained from M.C.D.

Encl: Feasibility report
in duplicate alongwith
Drs.

Sd/-
Executive Engineer
P.W.D., Dn.XIV(DA),
R.R.Lines, Ring Road,
New Delhi 110010.

Copy forwarded to the Superintending Engineer, PWD, Circle V (DA) MEC Building for favour of information with respect to his endorsement No.23(7)/PWD CV/DA/5680 dated 13.9.89.

Executive Engineer.

Sub: Feasibility Report of Road No.25 from
Naraina Isha Mandi to R-Block New Rajinder
Nagar.

1. Details of affected structures/properties
in the road R/W.

Total no.of structures/ Pucca Semi Pucca Katcha
properties affected 31 Jhuggies only. No
in the overall alignment. semi pucca/pucca
structures is affected.

Length of IARI boundary 485 mtrs, (Area to be
wall affected. taken over 1500 sq.mtr.)

Length of AIR boundary 67 mtrs. (Area to be
wall affected. taken over 500 sq.mtr.)

It may be clarified whether the structures from part
of the regularised colonies or not. The existing and the
zonal/master plan land use may also be given.

2. Details of affected services Length in mtr.

Overhead high tension lines: 10 poles in a length of about
300 mtrs.

Underground lines

Underground water supply lines No. Underground services are
affected.

Underground sewerage lines. Remodelling of existing manholes
in a length of about 1 Km.

Storm water drainage lines. Nothing is affected.

No. of electric poles 21 Nos. (HT poles-10 Nos.
Road light - 151 Nos.
Lead poles - 60 poles.

No. of telephone poles 2 Nos.

3. Details of affected trees

Total Nos. 10 Nos. Peepal - 1
Kosher - 3
Species Shahtoot- 6

4. Other miscellaneous affected structures.

Temple/Mosque/Church/Gurudwara Part of one temple is
affected in the footpath.

Milk Booth Nil

Bus Stand Nil

Taxi Stand Nil

Developed park with or
without railing. About 1000 sq.mtrs.

Poles mounted s/stn. 1 No.
11 KV ESS. -

Sd/-
P.C.SRIVASTAVA A, SE, P.M.D.

Let. No. 65/92.

SUBJECT:- The proposed building plan application in respect of plot No. 4379/XI, Ansari Road, Darya Ganj, New Delhi. F₃(71)/87-MP

The case is regarding a residential plot on Ansari Road which has been recommended as Local Shopping in approved zonal Development Plan for Zone A-20. In the Zonal Plan the plot has been permitted for shopping facilities on ground floor to the extent of one plot depth, to augment the requirement of the zone.

Sh. P.K. Khanna Executive Engineer (Bldg.) MCD dt. 4.8.87 had forwarded a request on 14.8.87 in respect of this plot No.4378/XI, Ansari Road, Darya Ganj for clarification of proposal with 80% ground coverage with commercial use and residential coverage with residential use on upper floors.

The proposal was examined by Zonal Plan section and the reply was sent by DD(MP) informing, by vide letter No.F.3(71)/87-MP/1784 dt. 13.11.87 that on plots which have residences on the upper floors and commercial on the ground floor, residential coverage is only permitted on the plots.

New Engineer-Chief (MCD) has suggested in his letter dt. 13.2.92 to allow 80% coverage on plots where land use is for local commercial irrespective of the fact whether the plot is situated in a colony where layout plan is approved for local commercial or residential plot has been changed from local commercial in draft zonal plan.

Master plan for Delhi-2001 suggesting conservation of Walled City has recommended in clause 9-0 sub clause 4 as under:

Control for building/buildings within the use premises:

- i. Maximum ground coverage and FAR shall be same as for residential plot in platted development.
- ii. The street width in front of the plot shall be left on the basis of Urban Renewal Scheme of the area.
- iii. The building shall be permitted to be constructed practically in same form and style as existing as far as possible.

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

dt. 13.2.92 to allow 80% coverage on plots where land use is for local commercial irrespective of the fact whether the plot is situated in a colony where layout plan is approved for local commercial

I/LM No. 66/92

SUBJECT:-Construction of Police Station building
at Nabi Karim, Paharganj, Delhi-
Relaxation of Ground Coverage and FAR.
File No.F.8(10)/90-MP.

1. BACKGROUND:-

Senior Architect, PWD, Delhi Administration vide his letter dt. 1.11.90 has informed that a plot of land measuring 520.02 sq.mtrs. allotted by Slum Deptt. for the construction of Police post at Nabi Karim, Paharganj Delhi for which it has been requested to relax ground coverage and FAR to accommodate the Police Station Building.

2. OBSERVATIONS:

a) As per MPD-2001 the area is designated as 'Special Area' for which Urban Renewal Plans are yet to be formulated.

b) The site is allotted for the police post and not for police station and also already there is an existing police station in Paharganj area, therefore, the norms provided for police post in MPD-2001 given below be made applicable in this case.

Max. Ground Coverage	:35%
Max. FAR	:70
Max. Height	:14mt.

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

Item No. 67/92

SUB:- Approval of layout plan of G.O. mess at
New Kotwali Darya Ganj, Delhi.

(File No. F.8(12)/89-MP.)

1. The subject matter was discussed in the Technical Committee meeting held on 4.11.91 at 9.30 A.M. vide item No.185/91 wherein following decision was taken:-

"Technical Committee noted that the land use as shown in zonal development plan for zone A-20(Daryaganj) was for a 'Public and Semi public use'. The building plan had been submitted to MCD for approval. Technical Committee noted that the plot was located in the vicinity of Red Fort and, therefore, the plans should be examined and brought for clearance."

2. Sr. Architect, PWD Delhi Administration has forwarded a copy of the plans approved by the M.C.D. based on the following norms:-

Area of the plot = 2346.63 sq.mt.

Ground Coverage

a) Permissible = 33.3%
b) Achieved = 28.12%

FAR

a) Permissible = 100%
b) Achieved = 98.56%

Height of the Bldgs. = 14mt.

Set backs

a) From City wall = 7.62m.
b) From New Darya Ganj Road = 9m.
c) Rear Setback = 6m.
d) From the compound wall of New Kotwali bldg. = 6.9m.

3. Master Plan for Delhi-2001 has recommended for Police Station as under:-

Maximum ground coverage 25%
Maximum floor area ratio 100
Maximum height 14m

Other Controls:-

- i) Basement below ground floor and to the maximum extent of ground coverage shall be allowed and if used for parking & services should not be counted in FAR.
- ii) 25% of the plot area may be used for housing the staff and the regulations of group housing shall be applicable to the area meant for housing.

MPD-2001 has recommended for residential Group Housing as under:-

Minimum size of plot	4000 (sqm)
Maximum ground coverage	33.33%
Maximum floor area ratio	133
Maximum height	26m.

Other Controls:

- i) The net housing density permissible shall be 140DUs per ha with 15 per cent variation on other side. This shall be indicated in the zonal plan/layout plan taking into consideration the gross residential density prescribed for the area. At the premises level the maximum variation of net density should be 5 per cent. In case of Bungalow area (Part Division D) and Civil Lines area (Part Division C) the net housing density in group housing pockets should be prescribed on the basis of detailed schemes.
 - ii) Minimum street in front -20m.
 - iii) Basement shall be allowed under the ground floor to the maximum extent of ground coverage for provision of parking and services and should be excluded from FAR. The basement shall be flushed with the ground in case of stilts and upto plinth level when without stilts.
4. The case is put up to Technical Committee for its consideration.

I.L.O. No. 68/92

SUBJECT:- Land use clearance for construction of a permanent police post building at Ballimaran Walled City.

(File No. P.8(7)89-MP)

1. A request has been received from Dy. Commr. of Police vide letter No. 30312/A-III dt. 24.7.89 for permitting the construction of a permanent police post at Ballimaran located temporarily in the premises of Panama School building Complex which is lying vacant at present. The temporary Police post is functioning since 1980 at the site under reference and police department has tried its best to search alternative location but in vain. They have now stressed that Walled City, being a very sensitive area, the construction of a police post at Ballimaran is most essential for maintaining law and order and hence, they have requested for a NOC from land use point of view for construction of a permanent building.
2. The matter was considered by the Delhi Admn. (Home deptt.) and Police deptt.) in the Law and Order Co-ordination Committee meeting held on 8.6.84 wherein it was recommended that both school and police post could be constructed on the site after demolition of the dilapidated building of Panama School. The Police Department has further stated that according to the above decision, the then Lt. Governor, Delhi has also laid the foundation stone on 3.5.88.
3. They (CPWD) have submitted their composite plans to MCD which in turn has requested to obtain "No objection Certificate" from land use point of view from DDA.
4. The case is examined from planning point of view and the comments are as under:-
 - a) The plot area as per the plans submitted by Senior Architect, PWD Delhi Administration is 957.60 sq. mt. wherein a composite scheme for the construction of a school as well as Police Station has been submitted

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to MCD for approval.

- b) The ground coverage of the proposal is about 33% with FAR 151. As per MPD-2001 the Walled City is identified as Urban Renewal Area which further states as under:-

" The public and semi-public uses and services like hospitals, dispensaries, colleges, schools; police stations; fire stations; Post offices; local government offices, parking etc. shall be retained in their present locations and also additional sites could be indicated in the Urban Renewal and Zonal Plans. Any change or additions thereof shall be in accordance with the overall policy frame prescribed in the plan.

Control for building/buildings within the use premises:

- i) Maximum ground coverage and FAR shall be same as for residential plot in plotted development.
 - ii) The street width in front of the plot shall be left on the basis of Urban Renewal Scheme of the area.
 - iii) The building shall be permitted to be constructed practically in same form and style as existing as far as possible.
- c) It has been observed that :
- i) The approach street to the Panama School Building is only 8' in width which is very much inadequate for movement of the police deptt./people/students of the area. Another school is also functioning in the adjoining building which would further create traffic problem at peak hours.
 - ii) The main Ballimaran street is also 24' in width.
 - iii) The land use of the site under reference is 'public and semi-public facilities' as per zonal plan of A-22, Police post and education both are part of public and semi-public facilities.
 - iv) An Interim Structure Plan for Walled City has since been prepared by the Planning Wing and the same stands approved by the L.G. on 19.6.89. According

to this plan, the public and semi-public facilities are to be located in the evacuee properties owned by the Government.

PROPOSAL:-

Keeping in view the recommendation of MPD-2001 and the problems faced by the Police Deptt. as well as sensitive nature of the area it is proposed that he may allow the plot meant for a school (public and semi-public use) to be used for Police deptt. exclusively for the construction of a Police post in the area with the norms of residential plot of this size given as under:-

Ground coverage	: 40%
F.A.R.	: 100
Max. height	: 11mts.

It is further pointed out that since both the school as well as police station are covered under the category of public and semi public use and as per draft Zonal Plan also the plot is earmarked for public and semi public use it does not require processing for change of land use.

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

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

Laid on Table.

Supplementary agenda for the meeting of Technical Committee to be held on 27.4.92 at 9.30 A.M. in conference room of Vikas Minar at 5th Floor, DDA, I.P. Estate, New Delhi.

....

72/92 ✓ 1. High Court Panel on encroachments.
To be presented by Dir.(AP&B).

74/92 ✓ 2. Amendment to Appendix 'Q'
F.1(25)/90-MP To be presented by DD(ZP)

73/92 ✓ 3. Allotment of land for Second Diplomatic Enclave at Dwarka.
To be presented by PP(Dwarka)

4. Resitement of objectionable Petrol pump at Kashmere Gate.
F.13(14)88-CRC To be presented by JD(WC&SA)

71/92 ✓ 5. Guidelines for sanction of Building plans in the Mehrauli heritage.
To be presented by JD(WC&SA).

6. Policy decision regarding utilisation of Agri. land for Instt. facility, i.e. Education, health, religious, Social and welfare purpose in Delhi.
To be presented by J.D(NCR&UE)

7. Service Personnel site at Neeti Bagh.
To be presented by Addl.C.A.II

8. Use of service personnel sites marked in various resi-complexes, DDA colonies, C.G.H.S., CHBS and complexes developed by other Authorities in F-Divisic
To be presented by JD(AP&B)

9. Bus Terminal in Vasant Vihar.
F.21(2)90-mp To be presented by JD(AP)

69/92¹⁰ ✓ Police Station at Naug Quazi. — 1

79/92¹¹ ✓ Introduction of Cluster housing
Concept of MPD-2001.

1
I/c No. 72/92

INTL
SUB : REPORT OF THE SUB COMMITTEE ON
UNAUTHORISED USE IN THE SPECIAL
AREA OF MPD - 2001.

PA/ID(SA)7(3)/92

1. INTRODUCTION :

- (a) Delhi High Court vide its orders dt. 7.2.92 in CW No. 3461/89, CMS 5999 & 6612/91 of Kailash Colony Womens Association V/s MCD and Others constituted a Sub-Committee comprising of Director School of Planning and Architecture, Shri P.C. Jain, Director(Bldg.), DDA and Shri P.K. Khanna, SE(Bldg.), MCD.
- (b) The Sub-Committee is directed by the High Court
- (i) to identify from the municipal and other records the areas which have already been designated as commercial;
 - (ii) to identify and propose such other additional areas which should be declared as commercial; and
 - (iii) to identify such areas which should be subjected to mixed land use rules and regulations.

Also the committee may give any other proposal relating to the above, with regard to the special area identified in MPD-2001 measuring around 2600 Hec..

- (c) The Sub-Committee on Special Area as per the High Court order was to submit its report to the Committee constituted by the High Court vide order dt. 16th Aug. 1991 under the Chairmanship of Secretary, Ministry of Urban Development within a period of six weeks who would give their comments on the said report within two weeks thereafter and the report and the comments should be files in the Court within the eight weeks from the date of judgement so that the case come up for hearing on 10.4.92(Annexure-I).

2. REPORT OF THE SUB COMMITTEE :

- (i) The Sub-Committee submitted its report to the Ministry of Urban Development on 30th March. 1992 which was discussed in a meeting held on 3.4.92 under the Chairmanship of Secretary, Ministry of Urban Development, Govt. of India..

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- (ii) The report prepared was presented by Dir(SPA) with the help of plans and slides(transparencies) prepared for the purpose.
- (iii)The Sub-Committee submitted its final report to the Ministry of Urban Development as well as Delhi High Court.(Copy of the report laid on the table).

3. SALIENT FEATURES :

The salient feature of the report formulated by the Sub-Committee are as under :

- (i) The recommendations are within the framework of the Special Area plan identifying.
 - (a) Urban Renewel area of the Walled City.
 - (b) Urban Renewel area of Karol Bagh.
 - (c) Other Urban Renewel Areas
 - (d) Specific Use Zone Areas
- (ii) Framework for building permission in the Special areas.
 - (a) All Commercial Use if any on a approved layout plans within the Special Area be retained in form approved.
- (iii)Urban Renewel Areas of the Walled City :
In addition to the provision of the MPD-2001 the Sub-Committee has recommended that
 - (a) Existing commercial use except noxious, hazardous and bulk handling uses be allowed within the prescribed ground coverage and FAR subject to clearance from Fire Deptt. for uses along roads with right of way of less than 12m and provided misuse charges as para below are paid.
 - (b) Building plans could be sanctioned on all plots which form part of an approved layout plans provided the plot is not required for any facility or utility or parking or circulation as per MPD 2001 or draft ZDP of MPD-1962 and provided conversion charges are paid as per para below.
- (iv) Urban Renewel Area of Karol Bagh :
 - (i) Existing commercial use be allowed within the prescribed ground coverage and FAR, subject to clearance from Fire Deptt. for uses along roads with right of way of less than 12m and provided misuse charges as per para below paid.

- (ii) Building plans could be sanctioned on all plots which form part of an approved layout plans provided the plot is not required for any facility or utility or parking or circulation as per MPD-2001 or draft ZDP of MPD-1962 and provided conversion charges are paid as per para below.
- (iii) Professional activity by the resident allowed in all residential units upto a maximum of 25% of the residential flat or 50 sq.m. whichever is less.
- (v) Other Urban Renewel Areas } same is for Karol
(vi) Specific Use Zone Areas } Bagh area.

The Sub-Committee has also recommended conversion the charges and other penalties which are given as under :

- (a) For conversion from residential to commercial, charges to be fixed and recovered by the DDA should incorporate the following :
- the difference in cost of land between residential and commercial use at current market price;
 - the cost of providing additional services at the sub-zone and layout level;
 - charges for built space to make good parking deficiencies through below ground and/or multi-storeyed garages for which land/space would have to be acquired.
- (b) For misuse, the formula as already adopted by the DDA should be followed
- (c) For unauthorised construction actions as recommended by the main Committee be followed.
- (d) To expedite the preparation of plans, two percent of all conversion charges be kept for preparing plans within the framework of MPD-2001.
- (Report laid on the table).

4. PRESENT POSITION :

The case came up for hearing in the Hon'ble High Court on 10.4.92(Annexure-II), wherein following orders have been passed:

"....In view of the large number of counsels who are appearing in the cases and with conflicting interests which exists amongst the parties, it will be of assistance to the Court if specific propositions and arguments are available in writing. In particular what should be indicated specially by the

Corporation and the DDA is that within the framework of the existing law including the bye-laws what specific steps or actions can be or are proposed to be taken and also whether the Corporation and the DDA keeping the ground realities in mind, are contemplating to amend the building bye-laws, and the other laws, specially considering the fact that the building bye-laws are nearly a decade old."

5. The case is fixed up for 8th May 1992.
6. The matter is placed before the Technical Committee for its opinion on the issues indicated above.

Kailash Colony Women's Association

V/s

M.C.D. & Ors.

Present: Mr. Rajiv Nayyar for the petitioner
Mr. S. K. Luthra for respondent No. 1
Mr. Rajiv Nanda for respondent no. 2
Mr. M.M. Kalra for respondent No. 4
Ms. Rama Kapoor applicant in CM 307/91
Mr. Ravinder Sethi for DDA.

C.W. No. 3461/89, Cms 599 & 6612/91

The second report from the Committee has been received. In order to give concrete directions it is necessary to know as to which specific areas in the walled city and Karol Bagh and the areas in between are to be regarded as commercial areas, which areas are to be regarded as purely residential and which areas are to be regarded as mixed land use.

Ordinarily, the details would be available from the Zonal Development Plans prepared under the Master Plan. We are informed that all the Zonal Development Plans, which were required to be prepared in 1962, have not been prepared so far. No Zonal Development Plan under the new Master Plan of 1990 has been prepared. Seeing the history, it is evident that in the foreseeable future, there is little likelihood of Zonal Development Plans under the current Master Plan being prepared. Under these circumstances, we are left with no option but to devise a method or means for the purpose of ascertaining such areas.

Vide our order of 16th August, 1991, we had constituted a Committee to give a report with regard to various facets of authorised and unauthorised constructions and use in Delhi. Two such reports have been received and in order to get information with regard to the land use, it has become imperative to constitute a sub-committee for the purpose of identifying different type of areas.

We constitute a sub-committee of Director, School of Planning and Architecture, Shri P.C. Jain, Director (Bldg.) DDA and Shri P.K. Khanna, Superintending Engineer(Bldg.), MCD.

According to the second report, 2600 Hectares of the area has been identified as an area in the Karol Bagh, walled city and the areas in between.

as "Special Areas". In the absence of the Zonal Development Plans, it is not known as to which of the streets, roads, or areas therein are commercial and which are those for which mixed land rules and regulations will apply.

We, therefore, direct the aforesaid sub-committee:

- i) to identify from the municipal and other records the areas which have already been designated as commercial;
- ii) to identify and propose such other or additional areas which should be declared as commercial; and
- iii) to identify such areas which should be subjected to mixed land use rules and regulations.

The aforesaid identification is with regard to areas within the aforesaid 2600 hectares of area which has been designated as special area in the second report of the sub-committee. The Committee may also give any other proposal relating to the above with regard to the said special areas.

The Sub-Committee should prepare its report within six weeks. The same should first be submitted to the Committee constituted by our order of 16th August, 1991 who should give their comments on the said report within two weeks thereafter and the report and the comments should be filed in Court within eight weeks from today with copies to the counsel for MCD, DDA and the petitioner Shri Rajiv Nayar.

Mr. Ravinder Sethi on behalf of DDA should inform the Court on the next date of hearing as to when the Zonal Development Plans in South Delhi as well in respect of the above mentioned 2600 Hectares will be ready.

Before concluding, we would like to observe that the MCD and the other local bodies are under no circumstances being precluded by any order of this Court from enforcing the law.

To come upon 10th April, 1992, as part-heard.

Copy of this order be given dasti to counsel for the parties.

February 7, 1992.

Sd/--
(B.N.KIRPAL)
Judge

Sd/--
(Santosh Duggal)
Judge

Present : Mr. Rajiv Nayar for the petitioner
Mr. S.K. Luthra for respondent No. 1
Mr. Rajiv Nanda for respondent No. 2
Mr. M.M. Kalra for respondent No. 4
Mr. Vinod Tyagi for the Applicant in
CM 305/91
Mr. Jagmohan Sabharwal for the applicant
in CM 6612/91
Mr. S.K. Tewari with Mr. Y.R. Sharma for
the UOI
Mr. Ravinder Sethi for the DDA

CW 3461/89

This and the other connected writ petitions are concerned with the question of unauthorised construction and illegal use of the buildings in Delhi. During the course of hearing, vide order dated 16th August, 1991 a high powered Committee was constituted to give a report. An interim report was submitted and thereafter further directions were issued on 15th November, 1991 seeking the Committee's views on specific questions which were posed in that order. Pursuant to this order another report was received from the Committee. Lastly on 7th February, 1992 a Sub-Committee was constituted only with relation to what was known as "Special Areas" in the Master Plan 2001. This Committee has also submitted its report in the Court today. Having obtained the views of the Committee, which was constituted of Government officials belonging to different departments, time has now come for the cases to be disposed of by issuing general and/or specific directions. In view of the large number of counsels who are appearing in the cases and with conflicting interests which exist amongst the parties, it will be of assistance to the Court if specific propositions and arguments are available in writing. In particular what should be indicated specially by the Corporation and the DDA is that within the framework of the existing law including the bye-laws what specific steps or actions can be or are proposed to be taken and also whether the Corporation and the DDA keeping the ground realities in mind, are contemplating to amend the building bye-laws, and the other laws, specially considering the fact that the building bye-laws are nearly a decade old.

The written arguments/submissions be filed within four weeks from today. The cases to come up for directions on 8th May, 1992.

The case need **not** be treated as part-heard.

Copy of this order be given dasti to counsel for the parties.

Land on Table
27-4-92

IL No 74/92
Sub: Proposed amendments to MPD-2001 and building bye-laws with reference to decisions received in the Ministry of Urban Development vide additional Secretary's(UD) letter dt. 24-4-92.

.....F(25)194-HP

MCD had issued a public notice in April, 1990 regarding certain amendments to Appendix 'Q' for compounding of excess coverage up to the extent of 20% with the maximum limit of 450 sq.ft.. These amendments were finally notified on 13-12-90. Recently i.e. on 27-2-92 the Delhi Admn. issued a public notice declaring intentions of rescinding the proposed amendments. In the mean time, the Ministry of Urban Development has taken certain decisions regarding compounding of excess coverage in various types of buildings/premises which have been studied, analysed and the proposals formulated are given below:-

The decisions taken by the Ministry and sent to DDA another local bodies are in five parts.

1. Compounding of excess coverage prior to 13-12-90

This decision envisages compounding of excess coverage up to 20% for constructions prior to 13-12-90 on a compounding fee equivalent to the notified rate of the land prevailing in the respective area on the date of compounding.

For this purpose, action is suggested to be taken by local bodies in the form and manner within the provisions of their respective Acts for its implementation. Though there is a suggestion but there is no need to amend MPD-2001 and the unified building bye-laws 1983, Since the action is to a retrospective effect.

2. Constructions prior to 13-12-90 having excess coverage beyond 20% or 450 sq.ft.

Contd...2/-

This excess coverage is not compoundable and attracts action of demolition. Till the such time that the demolition/removal takes place, it would be levied a penalty at double the rate of notified land rates prevailing in that area on an annual recurring basis. This decision does not need any amendment in the unified building by-laws and the local bodies have to take action in the same manner as given in para 1 above.

3. Properties other than residential.

The compounding charges and penalty in respect of such buildings would be three times the compounding charges and penalty for residential property. This is the highest ratio maintained in the scheduled of market rates of land notified for different areas of Delhi/New Delhi. These rates penalty are to be adopted by the local body.

4. Excess coverage up to 5% of the permissible coverage. After making the necessary amendment in MPD-2001 and unified building bye-laws excess coverage as stated above would be compoundable in the following manner:

- A. Upto 1% of excess of coverage, it would be deemed to be bonafide mistake of construction and a one time compounding charge equivalent to the land rates prevailing at the time of application of compounding for that area would be charged.
- B. For excess coverage of more than 1% but less than 5%, a recurring annual levy equivalent to the land rate prevalent for that area at the time of application for compounding would be charged.
- C. For anything above 5%, the property would be liable to be demolished to that extent and till such time, it is demolished, a recurring fine on an annual basis & double land rates prevalent for that area at the time of detection would be charged.

5. Infringement of set backs.

For constructions upto 13-12-90 the following rates have been decided.

Upto 6"	Rs. 25 per sq.ft.	
Above 6" to 12"	Rs. 50 per sq.ft.	Three times residential
Above 12" to 24"	Rs. 200 per sq.ft.	

13.12.90

For constructions beyond upto 1 ft. would be allowed with the same rates as given.

KEEPING IN VIEW THE ABOVE STUDIES/ANALYSIS THE FOLLOWING AMENDMENT TO THE MPD-2001 IS SUGGESTED.

The Master Plan for Delhi-2001 effective from 1890 in its chapter to titled as 'Development Code' would have additional clause after clause 3(vi) as clause 3(vii) as given below:

"Authority/Local Body(s) shall be empowered, after levying penalty, to compound deviation from limits of coverage/FAR to the extent of 5% of the permissible coverage/FAR in a building/premises at the time of considering the completion/ occupancy certificate other than buildings where 100% ground coverage and fixed height is to be followed as per the architectural controls forming part of the comprehensive schemes like District Centres, Community Centres Etc.

The issue of calculation of penalty(compounding fee) shall be as follows:

- A. Upto 1% of excess coverage, it would be deemed to be bonafide mistake of construction and a one time compounding charge equivalent to the land rates prevailing at the time application of compounding for that area would be charged.

B For excess coverage of more than 1% but less than 5% a recurring annual levy equivalent to the land rate prevalent for that area at the time of application for compounding would be charged.

It is important to observed here itself in the letter of Ministry and there is no mention of upper limit for quantum of construction in terms of area. Earlier 5% excess coverage was being compounded subject to a maximum limit of 13.50 sq.m. in the total building. In the wisdom of the *Subject* it may be suggested that compounding of excess coverage as applicable earlier should also be indicated/included.

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

Laidon Table

Item No. 44/92

SUBJECT:- Construction of Police Station at
Hauz Quazi.

(File No. F.8(9)/90-MP)

1 The subject matter was considered in the Technical Committee meeting held on 13.3.92. with reference to the relaxation of ground coverage and F.A.R. on the existing plot of Police station at Hauz Quazi (Item No.49/92). During the meeting it was decided (Minutes awaited) that the PWD, Delhi Administration would submit the details of existing building in terms of ground coverage and FAR.

2 Keeping in view the decision of the Technical Committee, the Technical officer for Senior Architect-IV, PWD vide letter No. 17/5/85-SA.IV(DA)/138 dt. 20.4.92. has forwarded the details asked for given as under:-

Ground Coverage	: 45.18%
F.A.R.	: 122.5
height	: 3 storeyed (12.45 mts.)

3 It has further been requested to consider the Ground coverage and FAR given as under:-

Ground Coverage	: 30.5%
F.A.R.	: 126
Height	: 4 storeyed (13.4 mts.)

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

Laid on Table

ILC No 63/92

Sub: Approval of ESS site at Bharti
Co-Operative House Building So.
Ltd. Vikas Marg.

F. 23(14)-72-3189

The Secretary of the above said society has requested for approval of ESS measuring 10mt.X3 mt as per the requirement of DESU. The Executive Engineer DESU has requested vide his letter dt.13.2.92, the society to provide a ESS site measuring 10 mt.X8 mt having 6 mt. wide road on two adjacent sides.

The Secretary of the society vide his letter dt.27.2.92 has proposed ESS site in the park measuring 67'6"X99'6" adjacent to service personnel area.

THE PROPOSAL

The site proposed by the society is facing 30' wide road on one side. As per the requirement of DESU mentioned in the letter dt.13.2.92, there is no road on the adjacent side. Therefore as per requirement of DESU a 6 mt.wide strip is to be left on the south side. Thus after proposing 10 mt.X3 mt ESS and 6X3 wide road only a strip of park is left. Total 123 sq.mt. area will be reduced from total park area due to the proposed ESS site and proposed 6 mt.wide road. A plan indicating ESS proposal is laid on the table.

The proposal is submitted for consideration of the Technical Committee.

Item No. 70/92

Subject: INTRODUCTION OF CLUSTER COURT HOUSING CONCEPT
IN THE MASTER PLAN FOR DELHI PERSPECTIVE -2001.
PA/DD(ZP)92/LDA/310

....

The Master Plan for Delhi Perspective-2001 presently envisages Housing Development as (i) plotted development and (ii) Group Housing Development. It is proposed to introduce the 3rd type of Housing Development i.e. cluster court Housing Development. Basically such a housing is a single family (incremental or otherwise) on plots around a cluster (square or elongated) with full coverage of site subject to light and ventilation conditions.

To introduce the above concept following modifications are required in the Master Plan for Delhi Perspective-2001.

Present

The residential area can have both plotted and group housing developments.

In case of Group Housing the minimum size of plot shall be 4000 sq.m.

Page No. 151(6).

The low income group plotted developments with less 50 sq.m. plots shall be governed by the following norms.

(i) Area under recreation shall be at the rate of 4.0 sq.m. per person (minimum).

ii) The plot shall face an open space including pedestrian movement with a minimum width 8.0 mtr.

iii) The residential plots facing the open space shall be accessible by 1.0 mtr. wide walk way and an entry to and exist from the open space shall be of 4.0 mtr. width.

Proposed

The residential area can have plotted, group housing and cluster court housing developments.

In case of Group Housing and cluster court housing minimum size of plot shall be 4000 sq.m. The cluster court housing plot can be further sub.-divided into single family (incremental or otherwise) housing plots with minimum size of 20 sq.m. and maximum of 56 sq.m.

The plotted development with less than 50 sq.m. plots and cluster court housing development with sub-divided plots of not less than 20 sq.m. and more than 56 sq.m. shall be governed by the following norms.

(i) The residential plot/ cluster court housing sub-divided plot shall face an open space including pedestrian movement with minimum width of 6 mtr. in case of two storey development and 9 mtr. in case of 3 storey development.

ii) Such residential plots/ cluster court sub-divided plots facing an open space shall be accessible by 1 mtr. wide walk way with exist from the open space to be of minimum 4 mtr. width.

contd...2/-

Page No. 155

Residential plot Group Housing (002)

Residential flat.....

Page No 159

Residential plot Group Housing (002)

Residential flat, cluster court housing subdivided plot.....

(Another clause to be added on page 159 left hand side.

Below (v).

vi) In case of cluster court housing sub-divided housing plots set back for different plot size would be as applicable to plots of smaller size two categories below.

(Following to be added in parking standards)

D(v) Cluster Court housing. 1+00.

(Following to be added on page 160)

Residential plot cluster court housing (002).

Minimum size of plot 4000 sq.m. Ground coverage flexible in case of sub-divided plots permitted coverage would be 100% subject to height and ventilation conditions. Maximum Floor Area Ratio 100

Maximum height.

For sub-divided plot upto 40 sq.m. 8 mtr. (Two storey)

For sub-divided plot upto 40 sq.m. 8 mtr. (two storey).

For sub-divided upto 56 sq.mtr. 11 mtr. (three storey).

Other controls:

The net housing density permissible shall be 140 DUs per hect. with 15% variation on either side which could be an average for more than one pocket.

Minimum street in front- 20 mtr. No basement to be allowed.

There will be no projection outside building envelop in case cluster court subdivided plots.

Each cluster court subdivided plot would accommodate one DU for a single family (6 persons).

contd...3/-

From prepage

Page No.170

002 residential plot-
Group housing.

A premises of size not less than 4000 sq.m.
Comprising of residential flats with basic amenities like parking, park, convenience shops, public utility etc.

002 residential plot-Group Housing/
cluster court housing plot.

A premises of size not less than 4000 sq.m comprising of residential flats/cluster court housing subdivided single family plots with basic amenities like parking, park, convenience shop, public utility etc.

.....

IL/Gen No. 71/99

SUBJECT:- GUIDELINES OF SANCTION OF BUILDING
PLANS IN THE MEHRAULI HERITAGE ZONE

PA/ID(W.C.S.A)/359

BACKGROUND:

1. The subject matter was considered in the Technical Committee meeting held on 27.8.91. wherein following decision was taken:-

"The matter was discussed in detail and it was decided that a comprehensive statement should be prepared by the Jt. Dir. (W.C. & S.A.) indicating the present norms, the corresponding norms, suggested by INTACH and the norms now proposed along with comments thereon so that each issue could be discussed in detail and decisions can be arrived at. The case be brought before the next Technical Committee on 10.9.91. "

2. As per the decision of the Technical Committee the matter has been examined and the comparative statement with regard to present norms, corresponding norms suggested by INTACH and the norms now proposed is annexed.

3. These guidelines for the sanction^{of} building plans will be applicable in the area identified as Zone-I in the report prepared by INTACH which is characterised by present built up area with Lal Dora of State Revenue, which is to be confirmed by the Lands Department for the sanction of any building plan in the individual cases.

4. A Special group is proposed to be constituted under section 5(a) of ^{Delhi} Development Act by the Competent Authority for screening the sanction in the identified areas (as recommended by INTACH) 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. of Delhi Admn.	-Member

Contd..2/-

-: 2 :-

Director (Lands Management)DDA -Member
Joint Director (Building)DDA -Member Secy.

The proposal contained in para 2/³and 4 above
read with annexure is placed before the Technical
Committee for its consideration.

COMPARATIVE STATEMENT OF PRESENT NORMS/NORMS SUGGESTED BY INTACH & THE NORMS NOW PROPOSED.

PRESENT NORMS

NORMS SUGGESTED BY INTACH

NORMS NOW PROPOSED

1. The Building Plans in Urban villages are presently sanctioned by M.C.D. based on the City Area Policy (Annexure 'A')

4) Mixed Land use is permissible here and special buildings regulations in relation to historic fabric of Mehrault are to be enforced.

1) The city area policy coupled with recommendation of INTACH is to be followed.

2. Minimum size of plot as per the city area policy the minimum size of the plot for which the building plans are to be considered for approval is 50 sq.yds. (42mts.)

2) Minimum size of plot on which the building plans are to be considered for sanction is not recommended.

2) 26 sq.mt.

3. Circulation: Minimum road width to be maintained as per City area policy is 15' (4.5 mt.) for roads below 15' and front set back to be left so as to make the street 15' wide.

3) The street in front of the plot shall be 6 mts. in case of loops identified on the plan. In other cases the width of the street shall be maintained as it is.

3) On the streets other than identified on the plan the minimum road R/W should be kept as 15' (4.5 mts.) and rest of the roads will be governed as per plan prepared. The existing road R/W will not be reduced. Further the set-backs to achieve the minimum road R/W of 15 ft. (4.5 mts.) will be left in such a manner that the plot area

does not reduce than 26 sq.mts. thereby the set back and the road width at such points could be less than the minimum of 15' (4.5 mts.).

4. Controls of buildings within the Use Premises: M.C.D. applies unified building bye-laws for the sanction of the plans on individual plots as per City Area Policy in Urban Villages.

4. Max, Ground Coverage and FAR shall be same as for residential plot in the plotted development.

4) Max. Ground coverage and FAR shall be same as for residential plot in the plotted development. However, it is pointed out that the clause 1.2 of unified building bye-laws 1983 prohibits their applications in J.J/Re settlement colonies/unauthorised colonies to be regularised/regularised urban villages/Rohini.

5. The set backs are followed as per the city Area policy (Para 3 & 4)

5) For plots up to 200 sq. yds. The set backs is specified in City Area Policy to be followed.

6. SPECIAL FEATURES

There are no special regulations with reference to aesthetic and maintenance of character of the area.

6. Refer Annexure 'B'

6) Recommendations of INTACH could be followed.

SUBJECT:- City Area Policy.

- 1) The City Area Policy is as follows:-
Upto 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.

ANNEXURE 'B'

RECOMMENDATIONS OF INTACH WITH REFERENCE
TO CONSERVATION AND MAINTAINING CHARACTER
OF THE MEHRAULI HERITAGE ZONE.

1. The public and semi-public uses shall be retained in their present locations.
2. Control building/buildings within the use Premises.
 - i) The building shall be permitted to be constructed practically in the same form and style as existing as far as possible.
 - ii) While designing care should be taken to retain traditional essential planning elements such as courtyard, balconies, chhajjas, entrance gates, plinths etc. New buildings shall be minimum 2.4 metre from historic structures.
3. Building control regulations for specific Areas (Commercial spine)
 - 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 12 cms. and to be aligned with the bay spacing.
 - d) The balustrade not to exceed 75 cm. 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.
4. Sanction of Building Plans:
 - a) All the proposals pertaining to development, restoration, beautification, reconstruction 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.

-: 2 :-

- 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.