

Draft minutes of the Technical Committee held on 4.6.92 at 4.30 PM in the Conference Hall, Vikas Minar under the chairmanship of V.C., DDA.

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.

F5(27)82-MP-Pt.I.

The composite Alignment Plan of Dev. Shastri Marg(part of Road No.25) from Naraina Road(Loha Mandi Junction) to the road leading to R Blcok Rajinder Nagar was ^{recommended for} approved; the Committee desired that a copy of the alignment plan may also be sent to the I.A.R.I.

Item No.63/92:

Sub: Site for Elect. Sub-station in Bharti CHBS, Trans Yamuna.

F23(19)72-Bldg.

The Technical Committee was of the view that the 11KV electric sub-station site in the park is not desirable. The Committee felt that the site at the corner of Service Personnel Area quite near to the proposed site, of the size as recommended in the agenda was more suitable. This should be conveyed to Society, ^{the} and DESU and Law (L) ^{with a map for taking follow up action.}

Item No.70/92

Sub: Introduction of cluster court housing concept in Master Plan for Delhi Perspective-2001.

PA/DD(ZP)92/DDA/310

Deferred after brief discussion.

Item No.75/92

Sub: Standard cross section for road 28 mtr.R/W.

F5(24)91-MP

The Techincal Committee ^{did not agree to the proposal of having 8m lanes in 28m-R/W, and} recommended that the standard road cross section be modified on the basis of 24 ^m R/way by providing additonal space for footpaths.

of standard cross section

Item No.76/92

Sub: Allotment of land for play field in the adjoining area of Cambridge Foundation near Rajouri Garden, New Delhi.

F2(127)75-Instt.

~~It was decided,~~ the proposal should be put upto V.C. on file. By Comm (Lands)

Item No.77/ 92:

Sub: Change of land use from existing 'Green to Commercial (Service Centre) located in between sector VI to VII, R.K. Puram.

F20(9)88-MP

Engineer Officer, L&DO informed that the proposal for change of land use has been dropped. The item was accordingly withdrawn.

Item No.78/92:

Sub: Allotment of land to the Railways for developing Metropolitan Passenger Terminal at Anand Vihar.

PA/DD/PPW/86/1864.

Technical Committee noted that there ^{new} is no specific request from the Railways for allotment of "additonal" ^{strip of} land. ^{by the side of SOHA for conversion for them} This ~~land~~ ^{strip} is suitable for providing transit facilities and other ~~related~~ commercial activities. Technical Committee decided that (i) the plans be prepared ^{by the Planning Deptt.} accordingly for ~~handing over~~ ^{be} 50 ha. of land ^{for} to the Railways and the same ^{be} sent to the Lands Department for giving possession to Railways subject to the conditions given in the agenda and ~~also any~~ ^{also} other ~~suitable~~ ^{usual} conditions. ~~Lands Deptt. may like to~~ ^{approved} put. The possession Plan ^{will} ~~shall~~ indicate an access road within the land being allotted to Railways. (ii) The Lands Deptt. shall ensure that no encroachments takes place on the land left with the DDA (iii) Planning Deptt. to initiate action to change the land use of ~~this area as (i) above~~ ^{the left over land with road} to commercial.

Item No.79/92

Sub: Consideration of permission of Cinema owners for allowing cinema building partly for commercial offices/shops in Union Territory of Delhi.

F.11(1)91-MP

Deferred.

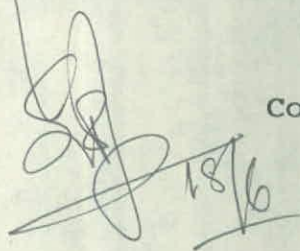
Item No.19/92:

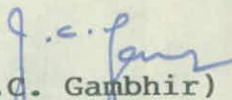
Sub: Development control norms in MPD-2001 in respect of Industrial Instt./commercial various representations in this regards.

F.15(1)91-MP

Deferred.

The meeting ended with thanks to the chair.




(J.C. Gambhir)
Commissioner(Planning)
11.6.1992.

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The Techincal Committee recommended that the ~~standard~~ road cross section be modified on the basis of 24 R/way by providing additonal space for footpaths.

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It was decided, the proposal should be put upto V.C. on file *by Govt. Lands*

Item No.77/92:

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Engineer Officer, L&DO informed that the proposal for change of land use has been dropped. The item was accordingly withdrawn.

Item No.78/92:

Sub: Allotment of land to the Railways for developing Metropolitan Passenger Terminal at Anand Vihar.

PA/DD/PPW/86/1864.

Technical Committee noted that there is no specific request from the Railways for allotment of additional land. This land is suitable for providing transit facilities and other related commercial activities. Technical Committee decided that (i) the plans be prepared *by the Planning Deptt.* accordingly for handing over 50 ha. of land to the Railways and the same sent to the Lands Department for giving possession to Railways subject to the conditions given in the agenda and also any other suitable condition Lands Deptt. may like to put. The possession Plan shall indicate an access road within the land being allotted to Railways.(ii) The Lands Deptt. shall ensure that no encroachments takes place on the land left with the DDA (iii) Planning Deptt. to initiate action to change the land use of this area as (i) above to commercial.

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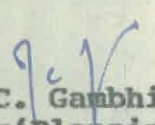
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Sub: Development control norms in MPD-2001 in respect of Industrial Instt./commercial various representations in this regards.

F.15(1)91-MP

Deferred.

The meeting ended with thanks to the chair.


(J.C. Gambhir)
Commissioner(Planning)
11.6.1992.

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

Agenda for the Meeting of Technical Committee to be held on 4.6.92 at 4.00 P.M. 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.	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.I	1-2
2.	63/92	Site for Elect. sub-station in Bharati CHBS, Trans Yamuna F23(19)72-Bldg.	3
3.	70/92	Introduction of cluster court housing concept in Master Plan for Delhi perspective-2001 PA/DD(ZP)92/DDA/310	4-6
4.	75/92	Standard cross section for road 28 mtr. R/W. F5(24)91-MP	7
5.	76/92	Allotment of land for play field in the adjoining area of cambridge foundation near Rajouri Garden, New Delhi. F2(127)75-Instt.	8-9
6.	77/92	Change of land use from existing 'Green' to Commercial (service centre) located in between sector VI to VII, RK Puram F20(9)88-MP	10-11
7.	78/92	Allotment of land to the railways for developing metropolitan passenger terminal at Anand Vihar. PA/DD/PPW/86/1864 F32(19)88-Instt.	12
8.	79/92	Consideration of permission of cinema owners for allowing cinema bldg. partly for commercial offices/shops in Union Territory of Delhi. F11(1)91-MP	13-14
9.	19/92	Development control norms in MPD-2001 in respect of Industrial Instt./commercial various representations in this regards. F15(1)91-MP	15

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 kmt. 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 Plans 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 3.3.89.

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-89/5067-58 dated 7.12.89 and placed as Annexure II.

c. The alignment plan of remaining part maintained by MCD upto Pusa Road/Patel 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/PFW-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/Patel Road roundabout expeditiously.

- 1 -
PUBLIC WORKS DEPARTMENT
(DELHI ADEN.)

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

Dt. 7.12.89

To

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

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

Ref: Your letter No.F.5(27)82-MP/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 sent 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 P.C.D. Feasibility report in respect of this road may kindly be obtained from M.C.D.

Encl: Feasibility report
in duplicate alongwith
Dra.

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

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

Executive Engineer.

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

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

Total no. of structures/ Iuccha Sami Puccha Kutcha
properties affected 31 Thuggdar only. No
in the overall alignment. said puccha/iuccha
structure 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 No. of underground services are
lines affected.

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

Storm water drainage Nothing is affected.
lines.

No. of electric poles 21 Nos. (HT poles - 10 Nos.
Road light - 15 Nos.
Load poles - 60 poles.

No. of telephone poles 2 Nos.

3. Details of affected trees

Total Nos. 10 Nos. Peepal - 1
Keshar - 3
Species Shaktoot - 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

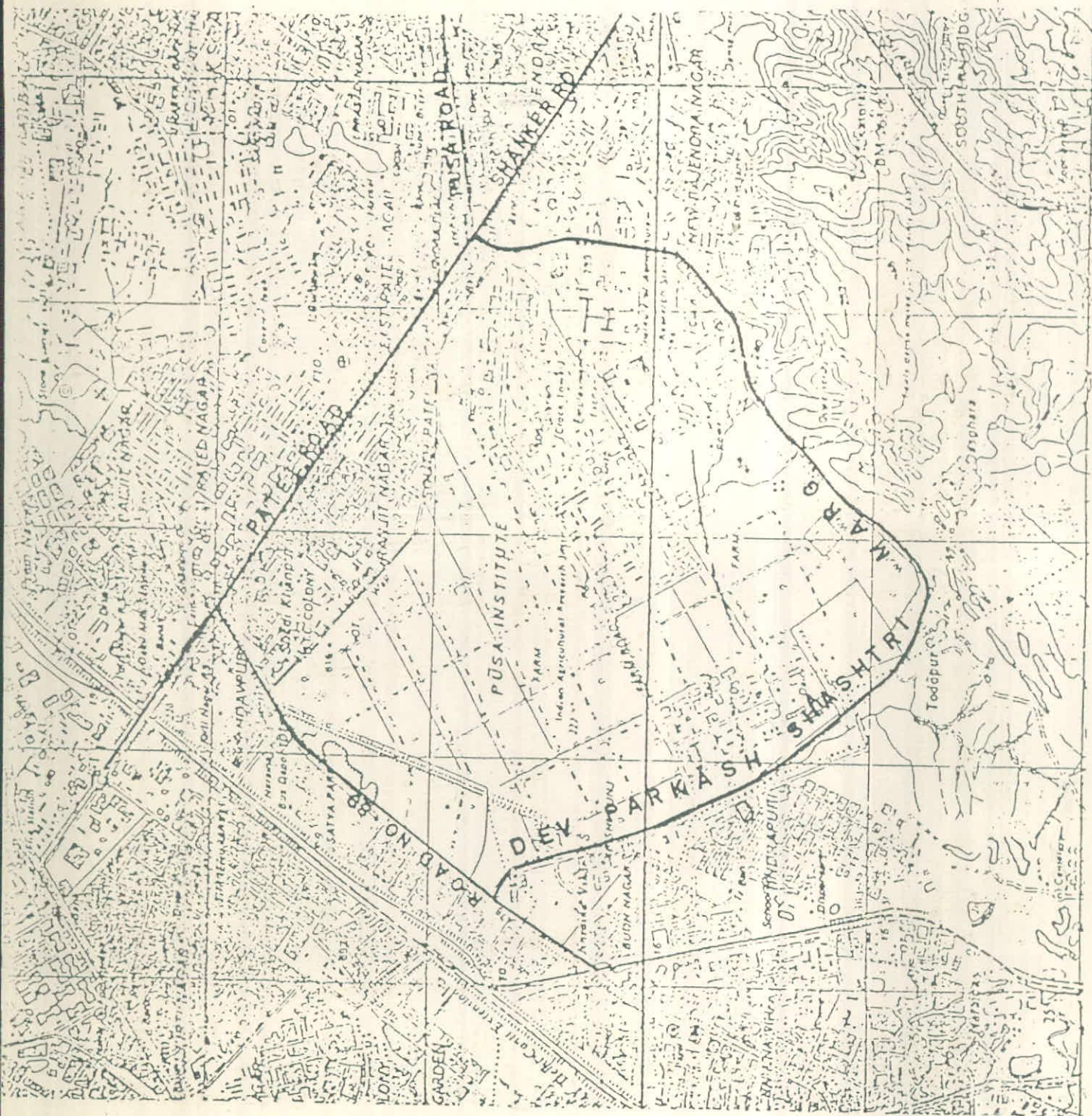
Developed park with or About 1000 Smtres.
without railing.

Poles mounted s/stn. 1 No. SC/-

11 KV BSS. " P.C. SRIVASTA A, RE, PWD.

LOCATION PLAN

SCALE 1:25,000



Item no. 63/92

Sub: Approval of ESS site at Bharti Cooperative House
Building So. Ltd. Vikas Marg.

F23(19)72-Bldg.

The Secretary of the above said society has requested for approval of ESS measuring 10mt.x8mt. 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. x 8 having 6 mt. wide road on two adjacent sides.

The Secretary of the Society vide his letter dated 27.2.92 has proposed ESS site in the park measuring 67'6"X98'6" 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 dated 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.X8 mt. ESS and 6mt.X8 mt.wide road only a strip of park is left. It is therefore suggested that plot measuring 16 mt.X8mt. for ESS to which would indicating of this passage be allotted to DESU ESS.

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

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

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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 sqm.
8 mtr. (Two storey)

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

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

Other controls:

The net housing density permi-
ssible 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 out
side 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, conven-
ience shops, public util-
ity 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 sub-
divided single family plots with
basic amenities like parking,
park, convenience shop, public
utility etc.

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7
Item No 75/92

Sub : Standard Cross Section for road 28 Mtr. R/W.

F5(24)191-AP

Technical Committee in its meeting held on 25.7.91 approved standard road cross sections for various type of roads. It included road cross section for a 30 mtr. R/W. In Rohini Phase-III, width of some roads has been kept as 28 mtr. and CE(Rohini) had asked for the standard road cross sections. In the absence of approved road cross sections for 28 mtr. R/W, it is proposed that minor following modification be done in 30 mtr. standard cross section. The width of the footpath be reduced by 0.75 mtr. from 4.25 mtr. to 3.5 mtr. and width of the central verge be reduced by 0.5 mtr. from 1.5 mtr. to 1 mtr.

The above proposal was marked on a copy of standard cross section and placed before the Technical Committee for its consideration and approval on 18.2.92 vide item no. 13/92. Technical Committee desired that "in the first instance the Commr.(Plg.) may examine the proposal before it is discussed in the next meeting of the Technical Committee".

Accordingly, the Commr.(Plg.) has examined the case and he is of the opinion that the 28 mtr. R/W proposed in Rohini is as per the recommendations of the MPD-2001 and therefore, the matter may be examined by Technical Committee for approval of the road section for 28 mtr. R/W (on the basis of 30 mt. R/W with above modifications). The matter is again placed before the Technical Committee for its consideration and approval.

Item No. 76/92

Sub:- Allotment of land for playfield in the adjoining area of Cambridge Foundation near Rajouri Garden, New Delhi.

1. Chairman, Cambridge Foundation School appeared in V.C.'s public hearing on 7.4.92 and requested for the allotment of playground site adjoining present school building site, since the existing allotted playground site being across the vehicular causes considerable problems for the children while crossing the road. It was further discussed that whatever land is available in the adjoining area may be allotted to them for play field mainly for primary class children. The school will surrender the equivalent area to be developed by DDA, as a part adjacent M.P.Green.
2. The matter has been examined in the Area Planning Wing. Originally the society was allotted 4 acres of land for HSS dated 19.2.77 out of which possession of 1.98 acres was handed over on 18.3.77. The rest of the area could not be handed over due to non-acquisition & encroachments at site. However an equivalent area was temporarily allotted to the society across the road out of District Parks for play field and DDA handed over the possession. The society went to High Court and the Hon'ble High Court directed the DDA to allot and give the possession of land not exceeding 2.19 acres. Accordingly plan was prepared and approved by the V.C.'s order dt. 11.9.87. But the said land could not be handed over due to encroachments/non-acquisition.
3. The society requesting again & again to land over whatever vacant land is available at site to cater atleast to the need of smaller children upto Primary School and also to honour the decision of Hon'ble High Court. In this connection Dir.(LM) has submitted that major portion of the land is under acquisition and only about 1500-1800 Sq.yds. is under their control of DDA and out of this total land, 250 Sq.yds. is unauthorisedly

Contd...2/-

encroached by a temple thereby leaving about 1300-1600 S.yds. land which can be handed over immediately.

4. The matter is placed before the Technical Committee for consideration of handing over additional land measuring about 1300-1600 S.yds. as play area for small children with the condition that the Society will surrender equivalent land out of allotted play field area in the MP Green and will be placed at the disposal of DIR.(Hort.).

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Item No. 77/92

SUB: Change of land use from existing 'Green' to Commercial (Service Centre) located in between Sector VI to VII, R.K. Puram.

F20(9)/88-112

1. 23 workshops are to be shifted from Shastri Market at Ring Road near Palika Bhawan under the instructions of the Ministry of Urban Development. Ministry has agreed to the re-location of these workshops at a site between Sector VI & VII of R.K. Puram vide letter No.D.O.No.11015/2/85-DDVI/4018(pt.) dated 19.9.87. A plan was prepared for this area for shifting temporary Fruit & Vegetable Market located at Outer Ring Road in front of Vasant Vihar. In this plan, land is also earmarked for 'Service Centre'. This area is meant for repair shops and other service oriented workshops.
2. As per zonal plan of Zone F-5 of R.K. Puram area, the land use is shown as 'green'/open space but this strip has not been developed into green so far as there are gas godowns, CRP/BSF camps and the remaining area has been encroached upon by dairies and fruit & vegetable Khokhas, etc. There are some pockets of vacant land also. The land in question belongs to Ministry of Urban Development and is presently under the management of Delhi Development Authority. In case, it is decided to use the land for commercial purposes then it will involve the change of land use.
3. Generally 'green' areas are not converted for commercial use but in this case its conversion for commercial purposes will only amount to regularisation of misuse to which the land is already being put to.
4. The matter was discussed in the Technical Committee meeting held on 27.11.87 and it has recommended for change of land use from 'green' to 'commercial' (service centre) (plan laid on the table).

Contd.....2

5. The matter was placed before the Authority in its meeting held on 3.5.88. The Authority resolved that the proposal contained in the agenda item for change of land use of an area located in between Sector VI to VII, R.K. Puram from 'Green' to Commercial (Service Centre) to re-locate 23 workshops proposed to be shifted from Shastri Market on Ring Road near Palika Bhawan, be approved subject to the condition that the present site of location of the said shops of Shastri Market shall be got cleared and entrusted to DDA for management.

6. A public notice was issued for the proposed change of land use on 15.2.92. In response only one objection has been received from Sh. Chetan Sampat, 14, Satsand Vihar Marg, New Delhi-110067 objecting the proposal with the comprehension that commercialisation of green land would benefit the vested interest and also deprive the pollution of the green area.

7. The objections/suggestions of Shri Chetan been examined and our observations are as under:-

(i) Presently, the green area starting from Outer Ring Road right up to existing gas godowns is enclosed upon by vegetable vendors and other squatter s and thus there is no possibility of green development at present.

(ii) With the proposed change of land use all the activities will be contained within the limited area of 219 sq.mts. and the remaining area would become available for green development.

(iii) Thus the change of land use would be in the interest of development of green and this would reduce the congestion just at the edge of Ring Road.

8. The matter is placed before the Tech. committee for consideration for recommending to the Authority for issue of final notification.

Item No. 78/92

Sub: Allotment of land to the railways for developing metropolitan passenger terminal at Anand Vihar.

File No. AP/DD/PFW/86/864/F 32 (191/88-2nd).

1. Technical committee in its meeting held on 17.3.89 approved the conceptual design of the proposed metropolitan terminal at Anand Vihar and allocation of about 50 hact. of land for railway operation to the Northern railways as per the plan laid on table. While approving the conceptual plan it was envisaged that the proposed terminal would be designed by DDA as an integrated project with facilities like ISBT, DTC Depot, DTC terminal, IRT and city system, parking and circulation area, improvement of peripheral roads and intersection, underground connection and linkages between the facilities.
2. Issues under consideration: Over the years there has been a change in the thinking with respect to responsibilities for the development of the proposed terminal. As a result surface transportation facilities are the direct responsibility of the transport deptt. of Delhi Admn., DTC and MCD. The area identified for transit accommodation may be developed by DDA. The area for common parking and circulation may be given to railways would provide suitable space for operation of city transport (DTC) and parking. The particulars of land which may now be considered for approval for allotment to railways is indicated in the plan laid on table. The area indicates the bulk land as some of the land would already be owned by railways.
3. Some of other important conditions for allotment of the land to Northern Railway are as given below:
 - i) The railways shall submit all the plans to DDA for approval before taking up physical development of the terminal and to seek coordination between the agencies concerned. In no case the railway would be allowed to depart from the use of land other than that for which the land is allotted.
 - ii) The railways would develop the required circulation and parking area, space for DTC operation, approach and exit to the metropolitan terminal, in consultation with the Concerned Department.
 - iii) The modalities for developing the proposed sub-way connection between the ISBT, railway stations, and the city system may be worked out jointly, by railways and Delhi Admn.
 - iv) The land deptt. of DDA shall workout the conditions for transfer of the area identified for railways as part of the plan laid on table; as per the proved rates.
4. The case is put up before the Technical committee for its consideration.

Item no 79/92

Sub: Consideration of permission of Cinema owners for allowing cinema building partly for commercial offices/shops in Union Territory of Delhi.

F.11(1)91-MP

A number of cinema owners of Delhi have represented to the Ministry of Urban Development Govt. of India, Delhi Admn., and DDA for partly conversion of their cinema buildings for commercial offices/shops. It has been pleaded that because of the introduction of VCR/VCP's and TV's the cinemas has become a lessing business and therefore part of the premises be allowed to be used for commercial offices/shops. However also people of lower income group are still the beneficiaries of the cinema halls and therefore total conversion of cinemea into commercial spaces is not desirable. Earlier partly shopping are have been constructed in the cinema plots such as in Archana theatre and others. As per MPD-2001 cinema halls are permitted in use zone 1. (C-1) Retail shopping General Business and Commercial, (C-2) Whole sale and ware housing, Cold storage and oil& depot (ii) M-1 (Light and Service Centre) and (iii) M-2 (Extensive Industries). The uses and use activities permitted in cinema plots are: Cinema, watch and ward residence: (20 sqm.), administrative office, soft drinks and snacks, retail shops and commercial office (upto 20% of the total floor area) However, no maximum or minimum limit of cinema seat have been prescribed.

2. DDA has auctioned about 26 cinema site and most of these cinemas form part of the comprehensive development of commercial centres like District Centres, Community Centres or Local Shopping Centres. In all these centres both coverage and FAR was independent of the size of the plot for auction. The average coverage of these cinemas was about 1800 sqm. with a total floor space of about 3600 sqm. At the time of auction it was also stipulated that a part varying from 20% to 35% can be used for commercial purposes. This includes shops, banks and offices. In most of the cases parking was not the direct responsibility of the auction purchaser. He was asked to share the parking with rest of the community centre uses.

5. DDA has auctioned about 26 cinema sites at a low price of 2. ...

3. Keeping the above basic parameter, the following alternatives are available:

- i. The percentage of commercial component in a cinema be increased to 50%. The remaining 50% can be used for running the cinema, keeping existing ground coverage & FAR.
- ii. Give an option to the owners to have cinema halls of the smaller capacity varying from 250-500 persons. Thus a complex may have 3-4 cinema halls of various sizes offering different types of films at one place. The customer will then have a wider choice for alternative entertainment. This has been done in other countries also.
- iii. Part of the cinema halls be converted into a theatre, musical hall for a OPERA.
- iv. The commercial component of the cinema hall can be used for convention centre, exhibition hall, cultural centre, departmental store, shopping centre, restaurant or similar other uses for entertainment.

4. The proposal of alternative use of cinema plot was also discussed in the Screening Committee in its meeting held on 10.2.92 and it was generally agreed that in view of the fact that the cinema was still cheapest source of mass entertainment outside the home DDA should continue to earmark cinema plots in its community centres and district centres. However in order to ensure the marketability of such plots, the relevant controls be relaxed so as to reduce the seating capacity of the cinema hall and increase the rest of commercial component within the permissible FAR for the cinema plot.

5. The following aspects need decision:

- i. Whether conversion of part of cinema hall is to be permitted and if yes, to what extent?
 - ii. The terms and conditions on which conversion is to be allowed.
 - iii. The additional parking requirement to be met with in the plot or outside ?
 - iv. Revision in lease conditions and modification or condition of lease.
 - v. In case of free hold site, conversion charges to be fixed
6. The case is now placed before the Tech. committee for consideration. The issues revised in para 5 to be deliberated and general directions to be given by the Tech. committee based on which further work could be done by the Planning Deptt. and the Lands Deptt.

Item No. 19/92

Sub: - Development controls norms as provided in MPD-2001 in respect of Industrial /Insttl/commercial - various representations in this regard. F.15(1)91-MP.

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The Master plan for Delhi-2001 came into force on 1.8.90. The development code as a part of the Master Plan provided comprehensive set of zoning regulations including use permissibility at two levels and the development control norms for selected use premises. After the enforcement of the plan, a number of representations from govt. prevate organisation/association and individuals have been received regarding certain clarification/interprotations modifications in respect of various provisions for different use premises.

The item was taken before the TC which desired that a smallgroup consisting of Dir.(B) DDA, SE(B) MCD & CA, NDMC under the chairmanship of the Dir.(DC&P) DDA may discuss various issues and then bring the same before the TC. The development control norms for residential plots w.r.t. to zoning Regulations of MPD-2001 was discussion in TC meeting dated 3.3.92.

In the two meetings, held on 16.3.92 and 25.3.92 the issues relating to Industrial/Insttl/commer ial plots were discussed in detail. The following were the oncesus opinion/views of the group in respectof various issues as given in the annexure.

3 The case is placed before the Technical committee for its consideration.

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ISSUES RAISED IN VARIOUS REPRESENTATIONS RECEIVED IN RESPONSE TO GAZETTE NOTIFICATION MPD-2001.

PROVISION OF BUILDING BYE LAWS-1983.

PROVISION OF MASTER PLAN DELHI VILAS OF THE SUB-2001.

CONSENSUS OPINION | GROUP CONSTITUTED BY TECHNICAL COMMITTEE DATED 27.8.91.

INTERPRETATION | CLARIFICATION AND IN CASE AMENDMENT IT WILL BE CARRIED OUT IN MPD- 2001.

REVIEW OF DEVELOPMENT CONTROL NORMS AS PROVIDED IN MPD-2001.

ANNEXURE.

1. Market Built by L&DO and other bodies in New Delhi area with commercial on Ground floor and Residential on above floor extending the Benefit of MPD-2001 for Residential portion.

INDUSTRIAL PLOTS:

2. BASEMENT & HEIGHT.
The issues raised were regarding use of basement and mazzanine and there being counted into FAR. The other issues related to maximum height of building in extensive industry plot.

(1) BASEMENT.

Basement was permitted for various types of buildings and was permitted equivalent to Ground floor coverage without counting into FAR to be used for servicing storage.
Clause VII (a)
Page 97.

(1) BASEMENT.

The Layout plans already approved by the Authority or any other local authority concerned in accordance with law shall be deemed to have been approved under this code -clause 3(4) Development code page 149 gazette of india.

(1) BASEMENT.

It shall be allowed below the Ground floor and to the maximum extent of Ground coverage and shall be counted in the FAR.
In case of both Light & service and extensive industries.

ii) MAXIMUM HEIGHT

In case of Light & service industry plot the maximum height shall be 9 smt. and in case of extensive industry plot maximum height shall be 6 mts.

An exercise be conducted by NDMC for each Market for permissible coverage of each floor and compare it with permissible limits of FAR for different sizes of plots as per MPD-2001.
Covered under clause 3(4) of the Dev. code.

(i) In case party is not constructing basement in such case, FAR with in stipulated height could be achieved.
ii) In building plans approved prior to enforcement of MPD-2001 addition could be made made as below:

In case of existing industrial buildings, having more than prescribed heights in MPD-2001 in such cases additional FAR within stipulated norms can be achieved within the height of the existing buildings, approved prior to enforcement MPD-2001.

Institutional Plots.
Regarding Basement, Parking
Height The basic issues raised
was that the basement up to the
set back lines may be permitted
to accommodate the prescribed
parking norms as well as other
services.

2 (i) In various types of
buildings it was per-
mitted equivalent to
Ground floor coverage
without counting into
FAR to be used for ser-
vices, utilities of
the building and
parking etc.

Bye-law No. 14.12

Page 36

(ii) Height restric-
tion of 24.4 mt.(80ft)
where lifts and other
necessary services are
provided and 13.72 mts.
(45 ft.) if such services
are not adequately pro-
vided.

- Clause VII institutio-
nal uses. Page 99.

(iii) Parking:

One can space per 92.93
sq.mt. of the covered area.
Parking lock-up garages
shall be included in the
calculation for floor
space for FAR calculations
unless they are provided in
the basement of a building
constructed on s tilts with no
external wall.
Bye-law No 13.2&13.6 Page 31.

3 Basement below
ground floor and
to the maximum
extent of ground
coverage shall be
allowed and if used
for parking and
services should not
be counted in FAR.

In some use pre-
mises under this
category the MPD-
2001 is silent
on the issue of
Basement.
Use premises on
page 163 & 164 Gazette
of India.

4 Basement

Wherever in the
Institutional Bldg.
basement in silent
or not prescribed in
MPD-2001, Individual
can construct a base-
ment after counting
it into permissible
FAR, in such cases it
can be used for the
purpose for which the
plot is allotted and if
any amendment in the
definition of basement
in building Bye-laws
is required, same be
done.

If necessary
suitable pro-
vision shall
have to made
made in the
building
Bye-laws re-
garding use.

Parking:
In case Institutional
plot to be used for educa-
tional purpose and parking
area is not specified, in such
cases, parking to be provided @ of
1.00 ECS per 100 sq.mt. built-up
space. Such parking to be provided
in open space within the plot on
which construction in permitted.

HEIGHT: In case of Nursery school
total height stipulated is 11 mts.
Keeping in view the small age group
students and activity of kinder
garden. Therefore, N.S. should
confine of two storey building
However basement if provided to be
counted in FAR.

MPD-2001 does
not provide for
schools more
than 4 hacts.

For such plots Development
control norms to be specified
in allotment letter. Keeping in
view the activity for which
plot is allotted.

4 School plots above 4 hect.
and i/tp 8 hect.

1
5. Central Market Lajpat-
Nagar.

3
This complex would have
existing ground coverage
with two storeyed constr-
uction No basement shall
be permitted.

Non-hierarchy Commr. centres
para (a) on page 161 Gazetted
of India.

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4
5
This will be studied
by S.E., Building, MCD
and then will be discussed.