

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

Approved : minutes of the Technical Committee held on
10.8.92 at 12.30 PM in Conference Hall of DDA, Vikas
Sadan, New Delhi.

The following were present:

Delhi Development Authority

1. Sh.S.P.Jakhanwal, Vice-Chairman (In chair)
2. Sh.H.D.Sharma, Engineer Member
3. Sh.J.C.Gambhir, Commr. (Plg.)
4. Sh.Santosh Auluck, Chief Architect
5. Sh.K.J.Alphons, Commr. (Lands)
6. Sh.S.C.Gupta, Director (DC&P)
7. Sh.R.G.Gupta, Director (TYA)
8. Sh.P.C.Jain, Director (AP&B)

Town & Country Planning Organisation

9. Shri S.Maurya, Town Planner

Delhi Police (Traffic)

10. Sh. P.Kamraj, Addl.D.C.P.
11. Sh.Balbir Singh, A.C.P.

The Technical Committee discussed the following items as per recommendations mentioned below-

Item No.83/92

Sub : Alignment plan of proposed 45mt. r/w road over Palam drain connecting Dwarka Project with the Pankha Road.

F.10(42)DD-Plg.II/92/DWK

The item was withdrawn on the request of Commr. (PLg.), DDA.

Item No.70/92

Sub : Introduction of Cluster Court Housing concept in MPD Perspective-2001.

F.PA/DD(ZP)/92/DDA/320

The Technical Committee desired that Director(AP&B) Sh. P.C. Jain should make a presentation highlighting the drawback of cluster court housing development, taking Rohini as an example in comparison to group housing. The presentation should contain the field.. Packing for which information be collected from the users. While making the presentation the representative of HUDCO should also be invited.

, Item No.79/92

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

F.11(1)/92-MP

The Technical Committee desired that the parameters be defined on the basis of which part built space in case of:

- a) Cinema buildings constructed on lease hold plots.
- b) Cinema buildings constructed on free hold plots.

- c. Buildings to be constructed in future for such purposes, is to be used for alternative uses other than cinema purposes.

Such parameters should be fixed after conducting a study of the existing cinema houses.

Item no. 61/92

Sub: Allotment of additional land to Sir Ahobila Dakshni Narisimha Sabha for religious purposes.

FS6(7)79/OSB/Inst.

The committee was apprised that the applicant Religious Body wants additional land for dispensary (250 sq.yds.) and for open area (250 sq.yds.)

The Technical committee noted that:

i. Under MPD-2001, religious plots are of 400 sq.yds. against the existing area of 418 sq.yds. with the institution.

ii. Earlier the request of the institution for additional 250 sq.yds. was not agreed to (1988).

iii. The plot measuring 250 sq.yds. adjacent to the plot already allotted to Sir Ahobila Dakshni Narisimha Sabha, is to be developed as a park as per the approved layout plan and no construction is to be allowed. However, there may be no objection if this Institution volunteers to maintain this park without any lease. The Institution could be sounded accordingly. and request be reconsidered on getting response from them.

Item No. 84/92

Sub: Request for permission to use plot no. 48, Hanuman Road for commercial use. F16(5)92-MP

The Technical committee noted that the plot under reference is one of the residential plots of Hanuman Road residential scheme. The existing road is very narrow and it is not technically feasible to change the land use of this plot from 'Residential' to 'Commercial' as in the same row there are other residential plots, numbering 50, 52, 56 and 58. The present infrastructure is not capable of bearing the load if the impugned plot and / or similar plots in the same row are to have commercial buildings.

Laid on table

Item No.86/92

Sub: Change of land use of an area, measuring 26 hec. from 'agricultural' and water body (rural use zone) to 'extensive manufacturing fly-ash brick plant' near Badarpur Thermal Power Station, New Delhi.

File No.F.3(56)89-MP

The Technical Committee after discussion took the following decisions :

- i) to process the change of land use of about 26 hec. of land only to be used for 'fly-ash based brick manufacturing plants'.
- ii) the location should be approachable from the proposed bund road.
- iii) each brick manufacturing unit be allotted the quantum of land as in case of the units proposed at Rajghat Power Station on the similar terms and conditions.
- iv) Based on the above points while processing the change of land, General Manager (B), Badarpur Thermal Power Station should formulate a project report indicating likely vehicular traffic generated by these brick manufacturing units and the appropriate approach from main road towards Noida and Delhi.

This issues with the approval of Vice-Chairman, DDA

(ANIL BARAI)
DY.DIR.(MP)

NO.F1(35)92-MP

Dt.24.8.1992

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Copy to:

1. OSD to VC for the information of the latter.
2. Engineer Member
3. Principal Commissioner
4. Commissioner (Plg.) Member Secretary
5. Commissioner (Lands)
6. Chief Architect
7. Director (DC&P)
8. Director (TYA)

9. Director (AP&B)
10. Chief Town & Country Planner,
Town & Country Planning Office,
Vikas Bhawan, 'E' Block,
New Delhi.
11. Chief Architect
NDMC, Palika Kendra
New Delhi.
12. Town Planner,
MCD, Old Hindu College Bldg.
Kashmere Gate, Delhi.
13. Secretary,
DUAC, NDMC Commercial Complex,
Lok Nayak Bhawan, Khan Market,
New Delhi.
14. Land & Development Officer,
Land & Development Office,
Niran Bhawan, New Delhi.
15. Sr. Architect,
H&T P (I) Unit, Room No. 316
'A' Wing, 3rd floor,
Nirman Bhawan,
New Delhi.
16. Deputy Commissioner of Police (T)
MSO Bldg. IP Estate,
New Delhi.
17. Chief Engineer (Plg.) DESU
Shakti Sadan,
Dindayal Upadhaya Marg, New Delhi.
18. PS to Lt. Governor of Delhi,
Raj Niwas, Delhi.

Draft minutes of the Technical Committee held on 10.8.92 at 12.30 PM in Conference Hall of DDA, Vikas Sadan, New Delhi.

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11. Sh.Balbir Singh, A.C.P.

A

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29/8

Signature
in line & P

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

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Agenda for the Meeting of Technical Committee to be held on 10.8.92 at 12.30 p.m. in the Conference Hall of Vikas Sadan, 'B' Block, Ist. Floor, Delhi Development Authority I.N.A., New Delhi.

S.NO.	Item No.	Subject	Page No.
1.	83/92	Alignment plan of proposed 45 mt. r/w road over Palam drain. connecting Dwarka project with the Pankha Road. (F.10(42)DD-Plg.II/92/DWK	1 - 2
2.	70/92	Intersection of cluster court housing concept in MPD, prespective - 2001. (F.PA/DD(ZP)/92/DDA/310	3 -5
3.	79/92	Consideration of permission of Cinemas owners for allowing cinema blds. partly for commercial offices/shops in U.T. of Delhi. (F.11(1)/91-MP)	6 - 7
4.	61/92	Allotment of additional land to Sir Ahobila Dakshni Nrisimha Sabha for religious purposes. (FS.6(7)79/OSB/Instl.	8
5.	84/92	Request for permission to use plot no.48 Hanuman Road for commercial use. (F.16(5)/92-MP)	9-10
6.	<u>Laid on Table</u> 86/92	Change of land use from 'water bodies and agricultural' to 'Manufacturing' (Fly Ash Brick Plant) at Badarpur Thermal Power Station. (F.3(56)89-MP Pt. I	

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Ilam No-83/92

Subject: Alignment plan of proposed 45 mtr. r/w road over Palam Drain connecting Dwarka Project with the Pankha Road. F.10(42)DD-Plg.-II/92/DWK.
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1. LOCATION :

The proposed road is a major road connecting Dwarka Project with the Pankha Road. The road is proposed over the existing Palam Drain as there are unauthorised/unauthorised regularised colonies on either side of the Drain.

2. STRUCTURE PLAN PROPOSALS:

The Structure Plan for Dwarka Project, approved by the DUAC, proposes 4 major intra-city connections of which the said proposal is one of the connections to be constructed over the Palam Drain. This connection links Dwarka Project with north and central part of the Delhi area.

3. BACKGROUND:

The site of Dwarka sub-city has number of physical constraints with regard to provision of transportation linkages. The problem for making provisions for inter-city movement is more acute as compared to the intra-city movement. This is mainly because of the fact that the entire north and north eastern part of the sub-city is already built up comparing of unauthorised/unauthorised regularised colonies. In order to facilitate proper linkages of the project with north central Delhi, the structure Plan for Dwarka envisage a 45 mtr. r/w road to be constructed over the Palam Drain and connecting the Pankha Road.

4. A meeting in this regard was held with Chief Engineer (Irrigation and Flood Controls), Delhi Admn, on 15.5.92

In this meeting, detailed discussions with respect to the construction of the said road were held. The Chief Engineer(I&F) agreed to the proposal of constructing the road subject to the condition that the proposed road shall be constructed 2 mtr. elevated from

contd...2/-

8-2

the Palam Drain for maintenance/cleaning of the drain.

The Chief Engr.(I&R) was also requested to make the necessary provision for construction of this road in the budget for the 8th Five Year Plan.

5. EXISTING CONDITIONS:

The proposed road is having a length of 2.9 Km. approximately out of which 400 mtr. length is already functioning as existing road having a r/w of 24mtr. In this stretch of the road, there are six existing unauthorised structures affected to make the r/w of the road as 45 mtr. Rest of the stretch is not affecting any structure as the existing r/w of the Palam Drain is itself about 45mtrs, r/w.

PROPOSAL:

The proposed alignment of 45 mtr. r/w road has been prepared on the survey map based on the survey done by the Aerial photography by the National Remote Sensing Agency, Hyderabad. As the proposed road is to be made 2mtr. above the Palam Drain, the road section already approved by the Technical Committee has been modified accordingly. Detailed modified cross sections of the road is given on the map. The road will originate from Pankha Road near Dabri Police Station at ground level till the point it meets with the Palam Drain and after that by giving a gentle slope, main carriage way of the road is elevated leaving service roads running at the ground level. The elevated carriage way is of 24 mtr. (10.5 mtr. lanes each side with 1 mtr. central verge and 1 mtr. and 1 mtr. footpath of each side). This portion of the road will be used for through traffic. However, Bus stops at appropriate places have also been proposed for pedestrian movement. 5.5 mtr. service roads along both the side is proposed at the ground level which will provide access to the built up area on either side of the road. The proposed alignment has four major inter-sections.

Detailed designing of these inter-sections will be undertaken subsequently.

The item is placed before the Technical Committee for its consideration and approval.

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

p(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 pl
would accommodate one DU for
a single family (6 persons).

contd...3/-

From prepage

Page No.170

002 residential plot-
Group housing.

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

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.

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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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 Adm., 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 i. (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 total area of
2.

-45- 7

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.

14-8

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 Addl. Secy., Min. of Urban Development/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) 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.
 - iii) As per MPD-2001 land measuring 400 sq.mts. are to be considered for allotment for religious purposes.
6. The matter is placed before the Technical Committee for its consideration.

Item No. 84/92

Sub: Request for permission to use plot No. 48,
Hanuman Road for commercial use.

File No: F.16(5)92-MP

1. The Deputy Managing Director of Industrial Credit and Investment Corporation of India Ltd. (ICICI), in his letter dated 23.3.92 has stated that they have purchased property No. 48, Hanuman Road (Sub-zone D-4), measuring 2549.61 sq.mt. (3049.20 sq.yds). According to the ICICI, this is the only plot which is being used as a residential building and in view of other commercial buildings adjacent to it requested that the same be allowed for commercial use for ICICI, its allied and other affiliated companies.

2. The request has been examined from planning point of view and following are the observations:

- i) The plot under reference is residential as per the approved zonal plan of Zone D-4 as well as modified zonal plan forming part of the redevelopment proposal for Zone D-4 which was approved by DDa vide its resolution No. 58 dated 14.7.80 for inviting public objections/suggestions.
- ii) The plot under reference is one of the plots in the pocket, earmarked for residential use as per the layout plan (Drawing No. 4) forming part of the above mentioned redevelopment proposal. In addition, other residential plots and other uses like Temple, Barat Ghar/Welfare Centre etc. are also shown as a part of the residential area.
- iii) The pocket comprising of plot No. 48 (plot under reference) 50, 52, 56 & 58 are all earmarked for residential use and surrounded by public uses like Temple, Barat Ghar, and on the other sides by streets by commercial buildings like Mohan Singh Place, Regal Building and Allahabad Bank. Some of the plots of this pocket are misused under commercial activities.

3. The Master Plan indicates various land use zones which are further detailed out by zonal plan/Redevelopment schemes/approved layout plan etc. Also, it is observed that in the

of this pocket are misused under commercial activities.

3. Land use of this pocket is residential and the plot under reference forms an integral part of Hanuman Road residential scheme which falls in zone D-4.

4. In this regard a reference is also received from the Ministry of Urban Development on 8.7.92.

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

Laid on Table

ITEM NO. 86/92

SUBJECT:- Change of land use from Agricultural & Water Body to Manufacturing (Fly ash Brick Plant at near Badarpur Thermal Power Station).
(File No:- F.3(56)89-MP Pt.I)

BACKGROUND:-

- 1.(a) Jt. Secretary, Ministry of Power and Non-conventional Energy Sources (Department of Power) requested the Ministry of Urban Development, Govt. of India in Jan., 1992 for the change of land use of 158 hecets of land comprising of existing-ponds I & II at Badarpur Thermal Power Station for setting up the Fly-ash bricks manufacturing units by the entrepreneurs.
- (b) Ministry of Urban Development suggested the General Manager (B), BTPS to submit a proposal to DDA for change of land use of an area measuring 8 hecets (20 acres) along with the site plan to DDA for processing the case further. This was suggested keeping in view to set up 4 units each requiring about 2 hecets of land.
- (c) In May, 1992 the proposal is received from General Manager (B) for processing the change of land use of 8 hecets (20 acres of land). Also Ministry of Urban Development in July, 1992 has conveyed the approval of Central Government for processing the change of land use of 8 hecets. of land near Badarpur Thermal Power Station.
- (d) Director (Technical) NTPC vide his letter dt. 19.6.92. while referring to the decision taken in the meeting held under the Chairmanship of Jt. Secretary (Power) on 19.6.92. itself has stated that the area is required for development of atleast 10 number of fly ash based manufacturing units thereby the change of

land use of an area measuring 40 hectares be processed.

2. OBSERVATIONS:-

- a) The site under reference forms a part of the existing fly ash pond-II located in the area between Agra Canal in the West and river bundh in the East (Plan laid on the table).
- b) The site under reference falls in the area decided by the Authority to be declared as "Development Area" of DDA.
- c) As per MPD-2001 the land use is agricultural and water body (rural).

3. RECOMMENDATIONS:-

Keeping in view the facts that now there is a proposal to set up atleast 10 plots of fly ash based brick manufacturing units and the present land along with the adjacent land is already being utilised for dumping of fly ash, From Planning point of view, We may have no objection for the change of land use an area measuring 40 heccts from Agricultural and Water body (Rural) to manufacturing (Fly ash brick production Units).

Matter pertaining to Lands Section like terms of lease etc. would be examined by Commr. (Land).

4 The proposal contained in para 3 above is placed before the Technical Committee for its consideration.