

DELHI DEVELOPMENT AUTHORITY  
( MASTER PLAN SECTION )

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Draft minutes of the Technical Committee meeting held on 14.1.92 at 9.30 A.M. in the conference room of Vikas Minar, at 5th. floor, Delhi Development Authority, I.P.E.Estate, New Delhi.

The following were present:

DELHI DEVELOPMENT AUTHORITY

1. Mr. Cecil Norenha, Vice-Chairman, D.D.A. ( In the Chair )
  2. Mr. H.D.Sharma, Engineer-Member, D.D.A.
  3. Mr. J.C.Gambhir, Commissioner(Plg.)
  4. Mr. B.L.Khurana, Chief Engineer (Elect.)
  5. Mr. S.C.Gupta, Director(DC&P)
  6. Mr. Santosh Aulluck, Chief Architect,
  7. Mr. R.G.Gupta, Director(TYA)
  8. Mr. P.C.Jain, Director(AP&B)
  9. Mr. U.G.Jolly, Director(LM)
  10. Mr. N.Balachandran, Director(CL)
  11. Mr. K.K.Bandhopadhyay, Project Planner(Rohini)
  12. Mr. P.N.Dengre, Joint Director(TYA)
  13. Mr. M.N.Khullar, Addl. Chief Architect
  14. Mr. R.K.Jhingan, Land Scape Architect,
  15. Mr. Parkash Narayan, Joint Director(T)
  16. Mr. C.P.Rastogi, Joint Director(CCG)
  17. Mr. A.K.Gupta, Joint Director(Bldg.)
  18. Mr. H.S.Sikka, Joint Director(Dwarka)
  19. Mr. Surindra Srivastava, Deputy Director(ZP)
  20. Mr. S.P.Bansal, Deputy Director(NCR&UE)
  21. Mr. J.S.Sodhy, Deputy Director(AP)I
  22. Mr. Amit Dass, Deputy Director(AP) II
  23. Mr. Anil Barai, Deputy Director(MP) ( Convener )
- Land & Development Office
24. Mr. I.D.Ganotra, Engineer Officer,  
Municipal Corporation of Delhi
  25. Mr. O.P.Gupta, Supdtg. Engineer(Plg.)



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The following were present:

DELHI DEVELOPMENT AUTHORITY

( In the Chair )

1. Mr. Gopal Nandan, Vice-Chairman, D.D.A.
  2. Mr. R.D. Sharma, Engineer-Member, D.D.A.
  3. Mr. J.C. Gumber, Commissioner (P.L.G.)
  4. Mr. B.L. Khanna, Chief Engineer (Elect.)
  5. Mr. S.C. Gupta, Director (DCP)
  6. Mr. Santosh Ali, Chief Architect
  7. Mr. R.G. Gupta, Director (T.A.)
  8. Mr. P.C. Jain, Director (A.P.B.)
  9. Mr. U.C. Jolly, Director (L.M.)
  10. Mr. N. Balachandran, Director (C)
  11. Mr. K.K. Bandyopadhyay, Project Planner (Rohini)
  12. Mr. P.N. Datta, Joint Director (T.A.)
  13. Mr. P.N. Khanna, Asst. Chief Architect
  14. Mr. R.K. Thingam, Landscape Architect
  15. Mr. Parkash Narayan, Joint Director (T)
  16. Mr. C.P. Basu, Joint Director (CCG)
  17. Mr. A.K. Gupta, Joint Director (Hdg.)
  18. Mr. H.S. Sikka, Joint Director (Dwarka)
  19. Mr. Surinder Prasad, Deputy Director (EP)
  20. Mr. S.P. Bansal, Deputy Director (NCR&U)
  21. Mr. J.S. Sood, Deputy Director (AP) I
  22. Mr. Amit Das, Deputy Director (AP) II
  23. Mr. Anil Barai, Deputy Director (MP)
- Land & Development Office
24. Mr. I.D. Ganesha, Engineer Officer
- Municipal Corporation of Delhi
25. Mr. O.P. Gupta, Suptg. Engineer (P.L.G.)

( Convener )



Item No.202/91:

Sub : Delineation of Bungalow Zone  
F.1(7)91-JD(CCG)

1. i. Delineation of Bungalow Zone:

The earlier decision of the Technical Committee and the discussion <sup>which</sup> took place in the Ministry of Urban Development in its meeting held on 7.1.92, under the chairmanship of Secretary(UD), Ministry of Urban Development with regard to delineation of boundaries of Bungalow Zone, were explained. <sup>It was noted at the outset that in the said meeting of 7/1/92 the ~~subject~~ discussions and taking into consideration all aspects of the question, the conclusion arrived at was</sup> After detailed discussions and taking into consideration all aspects of the ~~question~~, the Technical Committee recommended that the Bungalow Zone boundary as delineated by the Ministry of Urban Development in the meeting held on 22.7.91 be processed <sup>for</sup> ~~approval~~ <sup>of the Authority</sup>.

ii. Development Control Norms:

The Technical Committee noted that the issues pertaining to development controls norms <sup>were</sup> also discussed in the Ministry of Urban Development <sup>in the meeting convened by the Ministry</sup> held on 7.1.92 and according to these discussions, <sup>where</sup> it was <sup>agreed</sup> ~~concluded~~ that the whole area be declared as a 'heritage area zone' with an attempt to conserve <sup>its original basic</sup> the character as has been since the last 80 years. <sup>per Dutch's original concept & design</sup> It was also noted <sup>that in that meeting it had been observed that in</sup> that Feb.1988 guidelines of the Ministry of Urban Development <sup>provide</sup> ~~provide~~ <sup>for</sup> ~~development norms of construction~~ <sup>redevelopment of plots</sup> within the existing building envelope <sup>subject to a</sup> ~~maximum to the~~ <sup>ceiling equal to the</sup> extent of existing ground coverage, FAR, height, etc. with existing trees to be retained.

2. The Technical Committee deliberated <sup>on</sup> all these points and took the following decisions

- a) <sup>for</sup> ~~Delineation~~ <sup>of</sup> Bungalow Zone as indicated above, the boundary as decided by the Ministry of Urban Development in its meeting held on 22.7.91, <sup>was</sup>



recommended for adoption <sup>with</sup> and the area is to be declared as a 'heritage zone' to conserve <sup>in order</sup> the <sup>its basic</sup> character. Thus <sup>the</sup> boundary is to run from Dhaula Kuan along the ridge, Link Road, Baba Kharak Singh Marg, Ashok Road (leaving out Zone D-1 area), Tolstoy Marg, <sup>the</sup> railway line, Mathura Road, Lodi Road, Aurobindo Marg, <sup>the</sup> and railway line <sup>again</sup> (excluding Yashwant Place and Diplomatic Enclave), Niti Marg, existing nallah, Sardar Patel Marg <sup>and</sup> Dhaula Kuan. <sup>(shown on plan)</sup>

3. (b) Development Control Norms:

Technical Committee <sup>agreed</sup> recommended that Feb. 88 guidelines of the Ministry of Urban Development <sup>shall</sup> would form the basis of development control norms <sup>for determining the</sup> in this zone for <sup>to be adopted</sup> addition/alteration or new construction on <sup>a residential</sup> any Bungalow-type plot. <sup>reflect of any</sup> ~~Existing building envelope would be adopted for any~~ <sup>Thus, the any</sup> addition/alteration or re-construction <sup>shall be permitted</sup> within the existing ground coverage, FAR and height etc. <sup>extent</sup> (iv) existing trees are to be preserved maximum to the existing possible. <sup>iii</sup> More than one dwelling unit within the existing building bulk, may, however, be allowed without bifurcating/sub-dividing the Bungalow plot in any manner <sup>iv</sup> or in case of the Bungalow plot is vacant then <sup>a new building</sup> the construction based on the earlier construction <sup>plan</sup> may be allowed <sup>v</sup> (v) <sup>In case of a</sup> Bungalow plot forming part of any other use <sup>Zone other</sup> than residential in MPD-2001/Zonal Plan, the same will be <sup>governed by</sup> reverted back as 'residential use' (Bungalow plot) and will be <sup>shall be applicable</sup> granted with the norms applicable <sup>may</sup> to a Bungalow plot.

3. (b2) For plots <sup>those of</sup> other than residential use, the development norms <sup>shall be applicable</sup> will be based on MPD-2001 and subject to the clearance of DUAC and Central Vista Committee, as the case <sup>may</sup> might be.



(c) ~~5.~~ Inventory of all the <sup>type</sup> Bungalow <sup>plots</sup>, indicating existing ground coverage, FAR, height, number of trees etc. <sup>by eld-chie of Archt/NDMC</sup> to be prepared <sup>N</sup> from the record of CPWD/L&DO/NDMC by making use of the original plan drawn by the Lutyens during 1920 and subsequent additions/alterations permitted by the competent authority. Urban design features and the colonial style of construction of bungalows, wherever applicable should also be recorded in the proposed inventory.

(d) <sup>light</sup> A further study ~~is~~ to be made <sup>of each sub-zone in the</sup> ~~zone by zone keeping~~ in view the above decisions.

Item No. 220/92/7/92

Sub : Involvement of private builders in Urban Development of Delhi

The paper prepared by Commissioner(Plg.) indicating alternatives for involvement of private builders/developers/promoters in the overall development of Delhi was discussed. After <sup>due consideration</sup> ~~detailed discussion~~, Technical Committee decided that the proposal be further detailed out and the concept of development <sup>of</sup> existing jhuggi jhopri sites, as built space be also incorporated for discussion with the builders ~~and thereafter a meeting with the builders would be~~ <sup>organised by Distt (C).</sup>

Item No. 221/92/8/92

Sub : Development of Institutional area in Dwarka-Phase-I, Vasant Vihar

Deferred

Item No. 217/91/4/92

Sub : Construction of a dispensary ~~at~~ Kh.No. 28/2/2 land, 18 biswas in village Madanpur Dabas, Khandhawala

Deferred.



Item No.218/91/5/92

Sub : Report of the committee on policy  
for locating Industrial activities in Delhi.  
F20(2)91-MP

Deferred

Item No.219/91/6/92

Sub : Higher purchase of Transit Camp sites disposal  
of. F20(7)91-MP-pt.I

Deferred

*Refer*

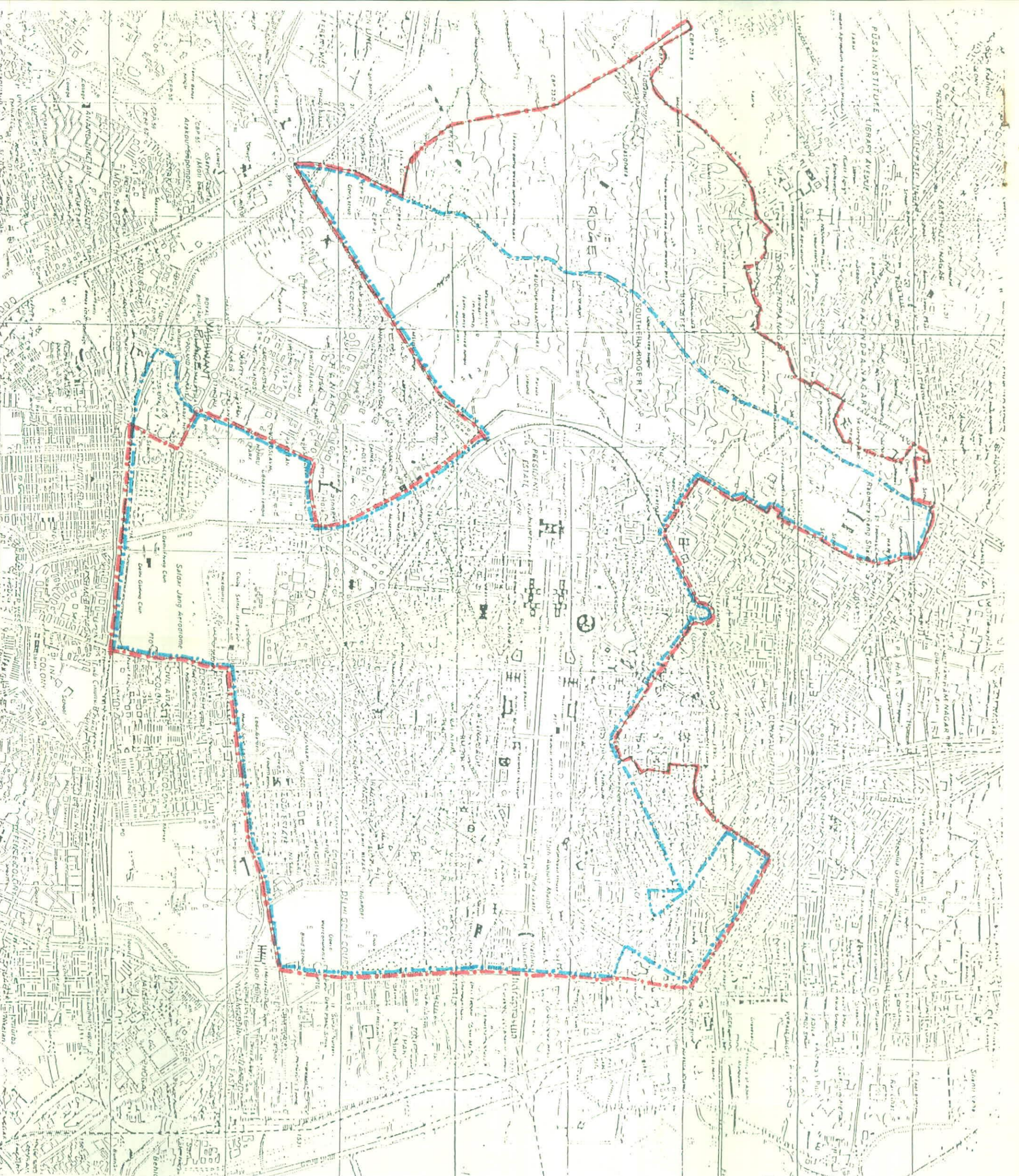


# BUNGALOW AREA LUTYENS' DELHI

## LEGEND

— BUNGALOW ZONE  
BOUNDARY AS PER FEB.  
1988 GUIDELINES.

— BUNGALOW ZONE  
BOUNDARY DECIDED IN  
THE MIN. OF URBAN  
DEVELOPMENT ON 7.1.92  
AND TECHNICAL COMMITTEE,  
DPA. ON 14.1.92



*Signature*



DELHI DEVELOPMENT AUTHORITY  
(MASTER PLAN SECTION)

Agenda for the meeting of the Technical Committee to be held on 14.1.92 at 9.30 A.M. in the Conference Room of Vikas Minar at 5th floor, Delhi Development Authority, I.I.Estate New Delhi.

Sl.No.	Item No.	Subject	Page No.
<u>LALD ON TABLE:</u>			
1.	202/91	Delineation of Bungalow Zone-reg. F.1.(7)91-JD(CCG)	
		To be presented by JD(CCG)-	
2.	(220/92)7/92	Involvement of private builders in Urban Development.	
		To be presented by Commr.(plg.)	
3-	(221/92)8/92	Development of Institutional area in Dwarka Ph.I, Vasant Vihar and	
		To be presented by EE(Dwarka) Chief Architect.	
4.	(217/91)4/92	Construction of dispensary at Kh. No.28/2/2 land, 18 biswas in Vill. Madanpur Debas, Khanjhwala F.13(4)88-MF/	Already been circu- lated on 7.1.92
		To be presented by DD(NCR&UE).	
5.	(218/91)5/92	Report of the Committee on policy for locating Industrial activities in Delhi. F.20(2)91-MF/	-do-
		To be presented by DD(NCR&UE)	
6.	(219/91)6/92	Higher purchase of Transit Camp sites Disposal off.F.20(7)91-MF/pt.I	-do-
		To be presented by JD(AP)	

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Item No: 202/91

Sub : Delineation of Bungalow Zone :

F.No. F.1(7)91/JD(CCG)

Reference is invited to the minutes of the Technical Committee held on 17-12-91 about the proposed Bungalow Zone boundary wherein it was opined that it should run from Dhaul Kuan, <sup>along</sup> the ridge, Link Road, Bab Khark Singh Marg, Ashok Road, leaving out Zone D-1 (red), Tolstoy Marg, the railway line, Ring Road, Lodhi Road, Arbindo Marg and Railway Line again right upto Dhaul Kuan (as shown on the plan). The Technical Committee also recommended that the entire area within the above boundaries should be termed as "New Delhi Garden City Zone", and the development norms for this area be worked out in consultation with the Ministry of Urban Development. (Annexure-I)

2. Secretary(UD) Ministry of Urban Development, called a meeting on 7.1.92 to discuss issues pertaining to Bungalow Zone namely :

- a) Delineation of Bungalow Zone.
- b) Development Control Norms.

The decision of the Technical Committee was explained in the meeting about the boundary and renaming it as 'New Delhi Garden City Zone (NDGCZ)'.

3. Various issues pertaining to extension of Bungalow Zone and renaming it were discussed and it was opined that there should be no change in boundary of the Bungalow Zone as decided in the Ministry of Urban Development, in the meeting held on 22.7.91. It was desired by the Secy.(UD) that DDA should process the boundary accordingly.

...2....



- (i) Development Control Norms - It was explained in the meeting that for development control norms to be worked out for Bungalow Zone, pockets are to be identified by dividing this zone mainly in 2 parts namely :
    - a) Area North of Rajpath.
    - b) Area South of Rajpath.
  - (ii) Norms for the area located in the North of Rajpath will be worked out keeping in view the existing continuity and characteristics of
    - a) Area/plots letted out as bungalow plots are available as such.
    - b) Government's Bungalow Plots used as bungalows.
    - c) Other plots/areas and used/constructed uses given in MPD-2001.
  - (iii) Norms for the area, located in South of Rajpath are also be worked on similar pattern as in case of North of Rajpath. (Annexure-II)
4. After detailed discussion, it was decided that
- (i) no new development norms are required for existing bungalow plots.
  - (ii) for addition/alteration or new construction on bungalow plots, guidelines/norms as issued in Feb.'88 by the Min. of UD, would be the basis and will confine to existing bldg. envelope maximum to the extent of existing ground coverage, FAR within the existing height of the buildings for sanctioning any construction on any bungalow plot including Govt. owned bungalow plots.
  - (iii) An inventory of all the Bungalow plots, indicating the existing area, ground coverage, FAR, height, Existing trees etc. be prepared from the record of CPWD, L&DO, ND&C and DD&A.

...3....



- (iv) Bungalow plot, if any, earmarked for any other use than residential in MPD-2001/Zonal Development Plan(s), the same will stand modified as 'residential use' and any addition/alteration or new construction will be on the basis of the norms indicated for bungalow plots in para (ii) above.
  - (v) For other plots, the development norms will be based on MPD-2001 proposals, however subject to Urban Design Studies to be approved by Delhi Urban Arts Commission and by Central Vista Committee wherever applicable before taking up any construction.
  - (vi) Bungalow zone will be a Heritage/Conservation zone.
5. The matter is placed before the Technical Committee for its consideration.



Minutes of the Technical Committee meeting held on 17.12.91.

Sub : Delineation of Bungalow Zone.

F.No.: F.1(7)/91-JD(CCG)

The provisions of MPD-2001 regarding Bungalow Zone and the proposed boundaries of Bungalow Zone, as delineated in various meetings of the Ministry, were discussed at length. The nomenclature viz. Bungalow Zone or Lutyen's New Delhi did not find favour with the members of the Technical Committee bearing in mind that (a) the traditional tree-studded bungalow was only one of the important features of the said zone and (b) some important parts of Lutyen's Delhi i.e. Connaught Place, were not included therein. After much deliberation, it was decided that a more appropriate name for the area should be "New Delhi Garden City Zone" (NDGCZ).

It was also observed that from west to east, Lutyen's Delhi was designed to occupy the land situated between two major natural features i.e. the ridge and the river. Keeping this concept as well as the existing garden city characteristics in view, it was felt that the proposed boundary should extend beyond the Mathura Road right upto the western bank of the River Yamuna on the eastern flank, where most of the land was designated as green in MPD-2001. This was also thought to be a natural boundary towards the east just as the ridge was sought to be included as a natural boundary on the western side.

It was also felt that another logical extension of this concept would be to include the Chanderprabhu area within the proposed garden city zone. However, development norms for the built up pockets like Yashwant Purca, Govt. guest houses and Sunder Nager and other residential colonies could continue to be based on the respective sanctioned schemes.

The Committee, therefore, decided to recommend that the proposed zonal boundary should run from Dhauri Kuan through the ridge area and along Link Road, Baba Khari Singh Marg, Ashoka Road (leaving out the Zone D-1 area), Talatoy Marg, the railway line, Ring Road, Lodi Road, Aurbindo Marg and the railway line again right upto Dhauri Kuan (as shown on the plan.).



Technical Committee accordingly recommended that the entire area within the above boundaries should be termed as "New Delhi Garden City Zone". The development norms for this area be worked out in consultation with the Ministry of Urban Development.

ANNEXURE-II

Extract from Ministry's letter no.D.O.No.K-13011/17/86-  
DDIIA dt.8.2.88:with regard to development norms for construction:

Ministry of Urban Development in the above mentioned letter has also given following controls:

- i) The new construction of dwellings on a plot must have the same plinth area as the existing bungalow and must have a height not exceeding the height of the bungalow in place or, if the plot is vacant, the height of the bungalow which is the lowest of those on the adjoining plot.
- ii) In the commercial areas, such as Khan Market, Yashwant Place etc. and in institutional areas within the Lutyen's Bungalow zone, the norms will be the same as those for these respective areas outside the zone.
- iii) The existing regulations for the Central Vista will continue to be applicable.
- iv) The demarcation line of the Lutyen's Bungalow Zone should not run along prominent roads, because, if it does so, there will be bungalows on the side of the road and high-rise buildings on the other side. It has, therefore, been decided that the demarcation of the Lutyen's Bungalow zone should run along the first inner/outer road of Jone from the prominent road through which the demarcation can run through the prominent road where there is park, ridge or green areas on the other side of the road.
- v) Ministry of Urban Development revised guidelines vide letter no.D.O.No.K-13011/17/86-DDIIA dt.27.7.88 and stipulated "Height restrictions in sensitive areas having their special character and historical heritage will continue through the application of the provisions of the DUAC Act.



T. 17/1/92

DELHI DEVELOPMENT AUTHORITY

Item No. (220/91) 7/92.

The Delhi Development Authority is considering the involvement of private land developers/builders in the land development and construction process with a view to further increase the tempo of land development and provision of housing to various income groups and also the provision of commercial and other spaces to cater to the community needs. It is felt that this involvement could be in various ways and at different levels. For this purpose, following set up of general issues have been identified for discussion:-

1. The extent of housing scheme: The involvement of private developers could be for smaller projects, say of the order of 2 to 3 hecsts accommodating 300 to 400 dwelling units or even less in which case already developed land or land in the process of development could be provided by the Delhi Development Authority. The involvement could, also be at much bigger scale at sub-city level where large blocks of <sup>land</sup> comprising of 200 to 300 hecsts could be entrusted to the private developers with entire range of operation starting with land assembly itself. In this case, in addition to provide the peripheral services, the developer would have the complete responsibility for negotiating with MCD for development of trunk services.

2. Targets groups to be served: In case of the lower level, i.e. involvement for a project of a few hundred dwelling units there could be an option for the private builder/developer to have a free choice of construction of type of house and selling



it in the private market with some minimal condition. like the beneficiary family should not have any dwelling unit in the city serving generally the higher income groups. In such case, the land could be provided to the developer/builder on the basis of the highest bid. Alternatively, the land could be given for a specific type of target groups say 30 percent for Middle Income Group(MIG), 30 percent for Low Income Group(LIG) and 40 percent for Economically Weaker Section(EWS) where the project to be taken by the developer/builder could be a turn-key project. Further in this case, the architectural planning/designing could be entrusted to the builder or alternatively, complete architectural plans to be prepared by the Housing Agency or through outside consultants and supply the same to private developer/builder with complete building and structural design specifications.

In case of higher level involvement of for land of 200 to 300 hecets, the objective for the developer/builder would be to help the D.D.A. and provide developed land to different categories say Co-operative Housing(40 percent), Slum Resettlement(20 percent), D.D.A. General Housing(25 percent) Institutional Housing(5 percent) and Auction(10 percent). The developers could be allowed to fully exploit the commercial spaces and residential plots to be auctioned in these areas which would be of the order of 11 to 14 percent of the total land. The land to be provided to all other categories, would be handed over to the D.D.A. free of cost/nominal cost. There is also a possibility to be explored if the developers/builders would like to take up the complete construction for LIG, MIG and EWS housing of D.D.A. registrants as a separate sub-agreement, as it is mainly meant for subsidised group of the community.



3. Agreement:

3. The agreement between the Delhi Development Authority and the private developer/builder is to ensure that the total development takes place speedily to serve the interest of all income group specially, the lower income groups of the community. Thus the housing agency is to be, certain about the proper execution and timely completion of the project. The developers at the initial stages, would need to deposit money of the order of say 30 percent of the total cost of the project and during the process of disposal 50 percent of each transaction to be deposited with the D.D.A./Government in a separate account. These finances are to be used in case there is any problem between the housing and developers and the Agency i.e. D.D.A. during the process of execution.

4. Common facility areas and Maintenance:

Responsibility for maintenance of services of these areas till these are transferred to the local body to remain with the developer/builder and it would be free of any cost. The common areas would be transferred to the Association of the apartment owners and facilities to the D.D.A. free of cost.

5. Incentives and Penalty:

There could be incentives as well as penalty clause in the agreement. Incentives for advance completion of the project and penalty for non-completion/construction as per time schedule. This could be in terms of 5 percent of the total cost of the project per annum for default up to two years beyond which the agreement could be cancelled with much heavier penalty.



6. Commercial Projects:

Delhi Development Authority is also dealing with large number of commercial projects like District Centre area about 20 to 30 heccts each, community centres area about 4 to 5 heccts each, Local Shopping Centre area about one hect each. With the objective to have proper planning, execution and long term maintenance for a high quality environment whether such projects could be taken up as a joint sector projects or with some other arrangements.

It is proposed to discuss the above issues in general and wherever necessary in specific with the private developers/builders to know about their views based on their experiences and reach some definite conclusions. From the D.D.A., Lands Deptt, Engineering Deptt, Legal Deptt, Finance and Planning would be associated in the discussion.



Item No (217/91) 4/81

Sub: Construction of a dispensary at Khasra No.28/2/2,  
land 18 Biswas in village Madanpur Dabas;  
Khanjawala block.

F.No.: F.13(4)88-MP.

1. Addl. Director, Health Service vide his letter No. F.12/77/84/DHS/P&S 28367 dt. 29.8.88 had requested the issue of NCC for construction of a dispensary building at village Madanpur Dabas (Khanjawala block) the gaon sabha has made available the plot of land measuring 18 Biswas approximately at Khasra No.28/2/2. The case has been examined in the R/O of DDA for this 1395 sq.mt. of proposed land in village Madanpur Dhabas and the observations made are as follows :

- i) Village Madanpur Dabas in North West Delhi is part of the Urban Extension proposed in the Draft MPD Perspective-2001.
- ii) From the site plan submitted by the Director of Health Services, Delhi Admn. it appears that the proposed dispensary falls in the residential use of the structural plan approved by the Authority. Further, it is noted that it is part of phase IV of Urban Extension.
- iii) According to Draft MPD-2001 one dispensary site is proposed for every 15,000 population with an area of 800 to 1200 sq.mt. (average 1000 sq.mt.). In the draft MPD-2001 certain villages have been identified as growth centres depending on their growth rate and road link as for location of health facilities, markets, schools and rural industries. Village Madanpur Dabas does not form part of the list of proposed growth centres.
- iv) As per the existing practices of land acquisition, development and disposal followed in Delhi clearance for locating dispensary site in the village Madanpur Dabas does not seek favour. In fact, village 'Jaunti' which is a better location in terms of road linkages may be considered as an alternative for locating of the dispensary site. It is also observed that the dispensary should found part of the village development plan.



2. The Technical committee discussed the proposal on 27th Feb., 89 and keeping in view that the proposed dispensary is in village Madanpur Dabas, Khanjawala block approved the site and desired that the site should be integrated as a part of the village development plan.

Further the Technical committee desired that a reference be made to MCD, requesting that they should prepare the development plan for rural villages as a number of reports are put up by Delhi Admn. to provide facilities on the available land in the vicinity of then villages.

3. In reply to this, vide letter No.F.12/1/91/DHS/P&S/11423 dated 4.4.1991 from Dy.Dir.(STAT), Directorate of Health Services Delhi Admn. and letter No.TF/G/7063/90 dated 1.1.91 from Architect(O.P) of M.C.D. Town Planning Deptt. It has been mentioned that Madanpur Dabas is not an urban villages and as such no development plan for the same could be formulated.
4. Further, in this context, we may observe that village Madanpur Dabas comes within proposed urban extension-IV phase and the land use proposed as per the approved structure plan of UE is residential.  
  
Also, there is no mention/reference about the "Preparation of Development plan for rural villages" by MCD, as desired by Technical committee of DDA, as a number of requests are being put up by Delhi Admn. to provide facilities on the available land in the vicinity of these villages.
5. The case was then put up to Internal Planning committee for further discussions on 4.7.1991.
6. The Internal Planning committee discussed the issue in details and took decision that -
  - i) Site inspection of the site u/r be got conducted;
  - ii) The site location for the dispensary should be near the village;
  - iii) As per the decision taken by L.G., it is to be taken into consideration that in future trees are to be planted on the gaon sabha land and
  - iv) The approval of site allotment, after re-examination, may be given with the condition that for any readjustment of site required for urban extension(UE) proposals, the same will have to be surrendered by the Health deptt. of Delhi Admn. as and when required.



7. Now, the site inspection has been got done and it was noted that the proposed site is on gaon sabha land and the location under consideration is near the village abadi. The site is stated to be approachable by road.
8. In view of the facts, above, it is now proposed that the site for dispensary on the proposed location at village Madanpur Dabad may be approved subject to the above stated conditions decided in the internal planning committee meeting held on 4.7.1991 (ref para 6).
9. The case is now put up for the consideration (of the para 8) of the Technical committee.



IL/11/10.218/19)5/92

Sub: Report of the Committee on policy for locating Industrial activities in Delhi.

F20(2)/91-MP

1. Based on the decision of the Delhi Admn. conveyed to DDA during December, 89 to stop development of new industrial estates in Delhi, planning wing of D.D.A. brought out implications of the same for consideration of the Authority in its meeting held on 27.3.91. After detailed discussion within the frame work of Master Plan for Delhi-2001 and Regional plan-2001 for NCR, the Authority resolved that while the new industrial estates need not be developed in Delhi in principal as a means of employment generation and encouragement to be given to small scale industries. It was felt that a committee comprising of Commissioner(Inds) as convenor and Commr., MCD or his nominee and Administrator, NDMC or his nominee, Shri Meshram Chief Planner, TCPO or his representatives and Sh. J.C. Gambhir, Commissioner(Plg) DDA may go into whole question of identifying those service <sup>Light industries which will be allowed to come up in Delhi.</sup> in the urban extension and also look into the question as to whether the land upto 2% is required for them.
2. Committee vide its two meetings has finalised its report. The salient points raised by the committee are as follows :
  - i) In order to meet the day to day needs of the community more commercial space would be necessary. Therefore, the space reserved for commercial use be increased by about 2%. The increase in area would be utilised for all such activities which does not perform manufacturing and are required to serve community needs.
  - ii) The list of such activities as considered appropriate by the committee is as follows:
    - a) Repair of vehicles(except truck, buses, trollyes and tractors such as cars, three wheelers and two wheelers including scanning facilities for identification of fault.
    - b) Petrol pump
    - c) Tyre Retreading
    - d) Battery charging

**Note :** It will be advisable to set apart specific space in the commercial area for the above activities as some of them are likely to create nuisance for other users. Permission for Petrol pump should be granted subject to fulfilment of the guidelines of TCPO in this respect. Consent of pollution Control Board



of Delhi Admn. should be obtained for activities such as Petrol pumps and tyre retreading. The area ear-marked for repair/servicing of vehicles at a time to avoid spill-over of the activities from the designated space. The number of spaces specially reserved for this activity may be proposed to be served.

- V Repair of bicycles and tricycles.
- b) Repair of household electronic equipment such as T.V., Radio VCR, V/CP, Tape Recorder.
- c) Repair of house-hold electical appliances such as electric iron, room cooler, desert cooler, air conditioner, refrigerator, toaster, fan, geyser, heater (including motor rewinding of such appliances.
- d) Repair of other house-hold goods/kitchen appliances such as trunks, suitcases and other leather/raxin made ups, wooden furniture, watches, clocks, cookers, gas burners, musical instruments.
- e) Services establishments such as laundry, dry cleaning tailoring, embroidery, hair cutting salloon, beauti parlour, medical diagnostis centre, testing laboratory, photo studio, picture framing, painting of sign boards, rubber stamp making, cobblers, fruit and sugarcane juices, photocopying, book-binding and printing (excluding offset) printing.
- f) Servicing industry such as atta chakki, grinding of pulses and spices small welding jobs (with one welding machine only) cotton filling in pillows, quilts and mattresses, small bakeries, making of papad, vermicellin and macaroni, oil ghani and carpentry.
- g) Handicrafts as per list of handicraft Board.

### 3. OBSERVATIONS:

The recommendations have been studied in the PPWooft the DDA. To suitably adopt recommendations of the Committee with respect of the Master Plan for Delhi-2001, the following is recommended :

- i) No more development of areas in Delhi (it would mean that all non-conforming light and extensive industrial units as per Master Plan for Delhi Perspective-2001, would have to close down/shift on their own to areas outside Delhi.
- ii) 2% additional area for the commercial use to be divided as under :
 

a) District centre level	1%
b) Community Centre level	0.67%
c) Local Shopping Centre level	0.33%
- iii) These areas would be distinct ly separte from the Commercial areas would be developed with the following controls :
  - a) Ground floor Coverage (Overall 33%)
  - b) F.A.R. 100%



The area would be developed as mixed use and 33% of the floor space would be used for residential activities.

iv) The permitted industrial activities would be as per provision of the Master Plan of Delhi Perspective-2001.

v) In the land use plan earmarked for industrial use but not developed so far shall be utilised 50% per public and semi public activities and recreational area at Master Plan level and remaining 50% for residential. Case to case change of land use shall be processed.

4. The proposal has been considered by the Technical committee in its meeting held on 6.8.91 and the Technical committee accepted in principle the recommendation of the Narayanswami committee that 2% of the gross urban extension area be reserved for service/light industries meant to meet the day to day needs of the local population and that the %age of the land reserved

for the commercial sector be increased to that extent, thereby reducing the land exclusively reserved for the industrial sector to nil(2) of the five specific proposals made thereon in the agenda note the ones at i to iii were also accepted. Regarding (iv) Commissioner(Industries) was requested to give his detailed observations (v) was generally accepted as a guidelines which could be varied in specific locations at the time of preparation of zonal development plans. It was also decided that while the policy frame thus evolved would be for implementation in the urban extension area, a seperate policy paper should be prepared for all existing urban area.

5. The Chief Secy., Delhi Admn. on the decision of the Technical committee meeting held <sup>on</sup> 6.8.91 has written vide his D.O. No. PAC 1(91)/NCRDDA/2040 dated 17.9.91 that :

a) I am concerned with only two of the observations and ~~these~~ relates to (i) the proposal of the F.F. Wing that all non-conforming ~~xx~~ light and extensive industrial units would have to close down/shift on their own to areas outside Delhi, as no more industrial areas are to be developed and (ii) further, that in the additional 2% area being earmarked for service sectors/establishments industrial activities contained in Annexure III-A and III-B, & III-C of the revised Master Plan would be promoted.



- b) I would like to make quite clear that it is not the intention of the Delhi Administration to ask industrial units in non-conforming areas, other than those which are hazardous/obnoxious, or polluting beyond a limit that would not permit reduction through anti-pollution devices, to shift from Delhi. It was in pursuance of such an approach that the MCD had announced its ad-hoc registration policy in 1989 with the prior approval of the Lt. Governor to grant such ad-hoc registration to units which had unauthorisely established themselves in non-conforming areas till 31.12.89. This facility was, ofcourse, subject to certain conditions such as the unit being not hazardous, non-polluting and so on. This policy also took care to stipulate that the Industries Department would not grant such units SSI registration, the intension being that these units should not have the facility to expand at their present locations. Keeping these factors in mind and also the tremendous upheaval that would occur in the labour/employment sector if a forcible shift of innumerable units were to be pursued. I am firmly of the view that the proposal of the DDA in this regards should not be pursued further. What is really called for is an effort to concentrate on large, heavy and medium units, highly power incentives units and so on, and extend to them an attractive package of incentives so as to make it easier for them to either close down their operations in the Union Territory of Delhi or move elsewhere.
- c) As regards permitting industrial activities in the 2% additional area proposed by the Commissioner of Industries to accommodate service industries/establishments, I am of the view that this would be undesirable as this additional area has been provided for a specific purpose and this should not be treated at par with the areas earmarked under the mixed land use concept to accommodate manufacturing industries.



6. In view of the observations raised by Chief Secy. in his letter referred earlier and subsequent development thereafter, following issues needs reconsideration of Technical committee:

- i) As discussed earlier, part of the proposed 2% additional area (which was mainly for accommodating service industries/establishment) would be required to accommodate certain activities which are categorised as ~~asxx~~ "extensive industries" in MPD-2001 and are required to meet the Delhi's requirement e.g. sites for Slaughter house, shifting of Hot mixed plant etc. etc.
- ii) The list of service industries/establishments which may be permitted in the proposed service industries may be relooked in relation to light and service units proposed in MPD-2001.
- iii) The entire success of the revised thinking of curbing industrial growth in Delhi depends on the effectiveness of the enforcement machinery which would have to actually create condition so that no unauthorised establishments are allowed to be set up in Delhi. Methods adopted in the past and the ones under consideration like not granting SSI registration have proved effective. Municipal deptt. like Water Supply and Sewage Disposal Undertaking and DESU have to play very crucial role of amending their regulation to see that such units are not permitted with required services for their establishment. Land protection branch of MCD as well as Delhi Development Authority have also to reorganise themselves for such a task. The State Pollution Control Board now established in Delhi would also have to take stringent action against units causing environmental pollution.

7. The case is now once again put up for consideration of Technical committee.



Item No. 219/91 / 6/92

SUB: Higher Purchase of Transit Camp sites : Disposal of.  
F.2007)/91-MP Pt.I

Reference may please be made to the Circular issued by Engineer Member No. EM-I(5)84/19/69-78 dated 2.11.1989 to grant ownership right to the allottees of Transit Camps on Higher Purchase basis as per the decision conveyed my Secretary, L.G. to V.C. This decision has been taken on the request received from the owners of these plots in the Transit Camps. E.M. had desired of the Chief Engineers for complying and taking up the matter and with Commissioner(H) so as to cost of finalised the electrification and services/maintenance.

2. The matter has been examined and it is reported that six Transit Camps are existing, having a total of 5934 units. The details direct of the units given below:-

Area	Name of the T. Camps	Total No. of Units	Total No. of units allotted	Total No. of unallotted Units	Remarks
	Raghubir Nagar	1558	1552	6	Under Secty.
South:	Govindpuri	2094	2091	3	Under unauthorised occupation.
	Pandav Nagar	332	188	134	Vasant Kunj for allotment.
East:	Trilokpuri	480	471	9	Under stay & unauthorised occupation.
	Khichripur	440	439	1	Under stay
West:	Hastal	1049	1037	3	Used by staff.
TOTAL:		5934	5778	156	

3. Accordingly all the Chief Engineers were requested to send the layout plan of the received schemes of the Area Planning Unit with a view to access its further processing including the agenda of land use if required.

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4. In response, however the layout plan of only two localities namely Raghbir Nagar and Hasthsal have been received from Chief Engineer(West Zone). The matter has been examined and it is found out that the change of land use for 3.38 hect. in case of Hasthsal will be required from "Rural use of Residential" Raghbir Nagar Transit Camps names is located in the residential area as per MPD-2001. The detailed examination of remaining four schemes would be taken up after receiving the layout plan other details from Chief Engineer(East) for Trilokpuri and Khichari Pur, Chief Engineer(West), Pandav Nagar and Chief Engineer (South East Zone) for Govindpuri. It is reported that the DDA is to recover about Rs.12 crores from these camping sheds.

5. The matter is submitted to the Technical Committee for change of land use of 3.38 Hect. in case of Hasthsal Transit Camps in West Delhi.