

Delhi Development Authority  
(Master Plan Section).

Draft Minutes of the Technical Committee Meeting held on 3.3.92 at 9.30 A.M. in the Conference Room of Vikas Minar, Delhi Development Authority, I.P.Estate, New Delhi.

The following were present:

Delhi Development Authority:

1. Mr. C.Naransha, Vice Chairman. (In the Chair).
2. Mr. H.D. Sharma, E.M.
3. Mr. J.C. Ghosh, Commr.(Plg.)
4. Mr. Santosh Auluck, C.A.
5. Mr. S.C. Gupta, Dir.(DC&P)
6. Mr. R.G. Gupta, Dir.(TYA)
7. Mr. P.C. Jain, Dir.(AP&B)
8. Mr. U.S. Jolly, Dir.(L).
9. Mr. M.N. Khullar, Addl. C.A.
10. Mr. V.N. Sharma, JD(B&J)
11. Mr. A.K. Jain, J.D.(ZP)
12. Mr. N.K. Aggarwal, J.D(WC&SA).
13. Mr. A.K. Gupta(J.D.(B)
14. Mr. Ashok Kumar, J.D.(Dwarka)
15. Mr. C.P. Rastogi, J.D.(C.C.G)
16. Mr. Vijay Risbud, J.D.(Narela)
17. Mr. H.S. Sikka, J.D.(Dwarka), Ph.III.
18. Mr. S.P. Bansal, J.D.(NCR&UE).
19. Mr. J.S. Seday, Dy.Dir.(AP)
20. Mr. Amit Doss, Dy.Dir.(AP)
21. Mr. Surendra Srivastava, Dy.Dir.(ZP)
22. Mr. D.L. Grover, Survey Officer.
23. Mr. A.C. Uadan, Asstt. Planner(Slum Deptt DDA).
24. Mr. U.K. Chawdhry, Police Deptt. A.C.P.(Traffic).
25. Mr. Anil Barai, Dy. Director(MP) (Convener).
25. Mr. P.K. Khanna, S.E.(B) For Item No 19/92
26. Mr. S. Malik, Asstt. Arch. For item No 188/91
- D.E.S.U.
27. Mr. B.R. Sawhney, Addl. Engr.(C.E.)
28. Mr. S.P. Chopra, S.E.(Plg.I)
29. Mr. D.K. Suri, Ex.En. (Plg.IV)
- Special Invites.
30. R.V. Roy Sikka, S.E.(Floods).
- C.R.P.F.
31. Mr. Joginder Singh, I.G. P(N.Secor) For item No 33/92
32. Mr. P.S. Kadvan, Asstt. Director.
33. Mr. M.S. Gill, Asstt. Director.
- Mr. G.P. Gupta, S.E.I (Town Hall).

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Minutes of the meeting of the Technical Committee held on 3.3.92 at 9.30 A.M. in the Conference Room of Vikas Minar, New Delhi.

Item No.19/92

Sub : Development Control Norms as provided in MPD-2001 in respect of residential plots and group housing various representations in this regard.

F.15(11)91-MP

The Technical Committee examined the various issues pertaining to development control norms applicable to residential plots and group housing schemes in the light of the observations made by the sub-group <sup>which had been</sup> constituted ~~earlier~~ <sup>the</sup> in its meeting held on 27.8.91 and made the following recommendations:

I Residential Plots:

I) Basement : a) The Technical Committee observed that <sup>there are difficulties in utilising the</sup> ~~the~~ basement in the individual residential plot, is ~~difficult~~ <sup>that as a result in many cases</sup> to be used for parking <sup>purposes</sup> and in most of the cases it has been <sup>converted</sup> used as part of <sup>the</sup> dwelling units. Also the basement <sup>had</sup> when constructed, in a number of cases, ~~has~~ been misused for various commercial activities, creating ~~problems~~ in ~~the residential areas~~ such as extra parking needs, <sup>and traffic</sup> congestion on roads and ~~due to conversion~~ into commercial activities <sup>and</sup> environmental degradation. The Technical Committee, therefore, recommended that basement in residential plots should be <sup>included</sup> ~~counted~~ in <sup>the</sup> FAR and ~~could be used~~ <sup>utilised</sup> as part of the dwelling units. However, no kitchen, bathroom <sup>or</sup> water closet (W.C.) shall be allowed <sup>in the basement</sup>.



ii) The basement shall be allowed below the ground floor and ~~maximum~~ <sup>maximum</sup> to the extent of the ground floor coverage, within the set back lines and may be extended below <sup>the</sup> courtyard and shaft etc. except the garage block, subject to <sup>the following</sup> ~~that~~

a) to leave <sup>a</sup> minimum of 2 mt. <sup>by way of side</sup> set back in case the adjacent property/plot <sup>has already been</sup> is built up, without having a basement or, alternatively, the owner <sup>furnishes a</sup> ~~submit the~~ <sup>letter</sup> ~~no objection~~ from the adjacent property - owner stating that he has no objection for construction of basement without leaving 2 mt. set back or <sup>yet a fair</sup> the adjacent property <sup>the</sup> owner <sup>furnishes an</sup> ~~is provided with the~~ <sup>an undertaking</sup> insurance <sup>the adjacent</sup> ~~cover~~ to compensate any damage caused to his property and ~~such a proposition is acceptable to the adjacent property owner.~~ <sup>through a suitable insurance cover</sup>

b) In case the adjacent property <sup>already</sup> has basement and/or if the plot is vacant, 2mt. wide set back may not be necessary.

(c) In all cases, the owner shall <sup>also</sup> have to indemnify the local body against any damage <sup>caused</sup> ~~caused~~ by him to the adjacent property.

II) Height of the Building: Where 3 (three) storeys are allowed, maximum height may be 12.5 mt. instead of 11mt. and where 4 storeys are allowed, as per density calculations, maximum height may be 15mt., ~~if there is a basement in the building or otherwise 14.5 mt.~~

b) Parapet wall, water tank, mumty etc. shall not be counted in the maximum permissible height of the building.

c) In case the lift is provided, the same will not be allowed to open on the terrace floor and the height of the machine room should not be more than the height of the mumty.

iii) Dwelling Units: a) In those cases where in the approved layout plans, <sup>a</sup> barsati was allowed on plot size ranging between 50 sqm. to 100 sqm., 3 dwelling units may be permitted instead of 2 dwelling units <sup>provided</sup> ~~given~~ in MPD-2001 <sup>for</sup> ~~on~~ such size of plots.

b) Where in the approved layout plan, 2 dwelling units were prescribed <sup>for</sup> ~~on~~ a plot of less than 50 sqm., <sup>in same</sup> 2 dwelling units may be allowed <sup>as an alternative to a single [which has uniformly been prescribed instead of 1 dwelling unit as given in MPD-2001 for small plots]</sup>

c) While formulating new residential layout plans, <sup>for</sup> ~~having~~ plots <sup>of size</sup> less than 100 sqm. in size, <sup>the</sup> number of dwelling units on such plots shall be governed as per density <sup>norms</sup> ~~calculations~~ prescribed in MPD-2001 <sup>and incorporated in the approved layout plans</sup> ~~and prescribed in the layout plans.~~

iv) Coverage on plots, forming part of approved schemes, prior to formation of MCD in 1958:

The coverage on each floor of plot size not exceeding 167.2 sqm. (200 sq.yards), which were <sup>comes</sup> ~~included~~ within the jurisdiction of Delhi Municipal Committee, prior to the establishment of the Municipal Corporation of Delhi, shall be as under:

i) <sup>for a</sup> plot not exceeding 83.6sqm. (100 sq.yards): 75% on each floor.

ii) <sup>for a plot</sup> above 83.6 sqm. (100 sq.yards) <sup>but</sup> not exceeding 167.2 sqm. (200 sq.yards): 66 $\frac{2}{3}$ % on each floor.

The above norms shall be within the ~~prescribed~~ <sup>prescribed</sup> limits of FAR and height as ~~provided~~ <sup>provided</sup> in MPD-2001.



v) Parking: a) for plots above 250 sqm. in size, parking shall be provided @1.33 car space per 100 sqm. of permissible floor area and would be determined after deducting permissible floor area on a 200 sqm. plot size. The covered parking area, <sup>where</sup> ~~if~~ provided, shall be included in FAR, ~~except when it is provided in the basement.~~

b) New plotted development schemes: The parking area is to be calculated @ 1.33 car space per 100 sqm. of total built up area permissible in the scheme and parking provision is to be made, in the layout plan ~~and within the plots~~ <sup>partly by way of</sup> as pool parking and partly in <sup>the</sup> individual plot.

vi) Servant Quarters: <sup>A</sup> number of servant quarters shall be provided as per approved layout plan and construction is to be done within the stipulated height. However, <sup>the</sup> if garage block space is merged with the main building, no separate servant quarters block or servant quarters as part of main building, shall be allowed. However, <sup>provision for a</sup> servant's room as part of the dwelling unit <sup>+ falling</sup> within the permissible coverage/FAR, <sup>shall be allowed?</sup> ~~may not be objectionable.~~

✓ vi) Norms of coverage and FAR pertaining to standard plans and shop-cum-residential plots forming part of an approved scheme included within the jurisdiction of Delhi Municipal Committee prior to the establishment of MCD :

Standard Plans: There are a number of standard building plans designed and approved by the Competent Authority. Such plans may continue to be operative wherever applicable.



Shop-cum-residential plot: Where there is <sup>no</sup> approved standard building plans and the individual building plans on such plots were being sanctioned with 80% ground coverage for shops, <sup>and coverage for coverage as per</sup> ~~and with residential~~ <sup>development</sup> ~~coverage on first and above floors~~ <sup>upper</sup> ~~may continue~~ <sup>building plans may continue</sup> to be sanctioned with maximum 80% ground coverage for shops without a mezzanine floor and with residential coverage on <sup>the upper</sup> ~~above~~ floors <sup>the condition</sup> ~~for residential~~ use ~~however~~, subject to that while calculating the FAR the increase should not be more than the difference <sup>between</sup> ~~of~~ 80% ground coverage <sup>in respect</sup> of such size of plot and residential coverage on ground floor as per MPD-2001 provisions.

viii) Stilts : If a building on a residential plot is constructed on stilts, the same <sup>should</sup> be counted in the permissible FAR, irrespective of ~~its use~~ whether <sup>it is</sup> used for parking, land-scaping <sup>or as</sup> play area etc.

## 2. Group Housing :

a) Basement: Since, the group housing scheme is an integrated scheme, provision of basement may be even beyond the curtilage of the building blocks, subject to equivalent to maximum ground coverage and within the set-back lines, If to be used for parking, servicing like electric sub-station etc. and maintenance of the building. Wherever basement is projected outside the building line, it should be flushed ~~with~~ with the ground and the roof slab should take the load of fire fighting equipment and water tank etc.



b) Stilt : i) If the building is constructed with <sup>a</sup> stilt <sup>area of</sup> with non-habitable height <sup>which is</sup> and proposed to be used for parking, land-scaping, ~~play area~~ etc., the stilt floor <sup>need</sup> may not be counted <sup>included in</sup> in the FAR <sup>prescribed</sup> calculations <sup>for a</sup> and group housing plot.

ii) In case <sup>a</sup> the basement is provided below the stilt floor <sup>purpose of</sup> and for parking, servicing etc., the same <sup>shall be</sup> is to be flushed with ground level <sup>and provided with a</sup> with the provision of <sup>means of</sup> mechanical ventilation, ~~with out~~ <sup>in which case</sup> ~~counting in FAR calculations and~~ <sup>the basement shall not be included in</sup> the FAR

3. Residential development for Civil Line Area:

MPD-2001 provides:

"Civil Line also has bungalow area. Study should also be conducted to retain its main character".

Civil Line is not <sup>a notified</sup> the "development area" of the <sup>DDA</sup> Authority and the building plan sanctioning authority is Municipal Corporation of Delhi. It was noted that MCD is sanctioning the building plans without having conducted "any study to maintain the character of this area." Representatives of the MCD pointed out that they do not have any agency to conduct the study and to formulate the scheme to retain the character of this area. The Technical Committee, therefore, desired that a <sup>request</sup> reference be made to the Ministry of Urban Deve-

lopment so that the Ministry may also <sup>like</sup> take up <sup>to initiate</sup> an exercise <sup>formulation of a redevelopment scheme for the</sup> similar to the bungalow zone of New Delhi Area <sup>which is being attended to by a committee</sup> through the Committee of the Secretary, <sup>headed by</sup> Ministry of Urban Development.



Item No.29/92

Sub : Regarding simplification of the procedure for issue of building permit viz. sanction 'C' form and 'D' form for residential plots measuring upto 500 sq.mt. in size.

PA/JD(B)/122/91/Pt.1

✓ Deferred

Item No.217/91

Sub : Construction of dispensary at R.No.28/2/2 land, 18 biswas in Village Madanpur Dabas, Khanjhawala.

F.13(4)/88-MP

✓ Technical Committee recommended that the site under reference may be used for the location of dispensary and be incorporated in the layout plan of Village Madanpur Dabas when prepared, subject to ~~that~~ the right of way of the road, <sup>being</sup> maintained as 30 mt. <sup>with a</sup> minimum 15 mtr. from the existing centre line towards this site/.

Item No.210/91

Sub : <sup>High</sup> ~~High~~ purchase transit Camp sites : disposal off.

F.20(7)/91-MP Pt.I

✓ Deferred.

Item No.211/91

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

✓ Deferred.

Item No.188/91

Sub : Pending action on the discussions of the Technical Committee for the period Jan.1990 to Dec.1990 and Jan.1991 to June 1991.

F.1(51)91-MP

✓ Deferred.



Item No.14/92

Sub : Notification of the Archeological Survey of India for declaration of the areas as prohibited and regulated for the purpose of construction around the movement.

F.Commr.(Plg.)91/1692/OR-520

Deferred

Item No.22/92

Sub : Permission for erection of 220 KV sub-station at Siri Fort road in South Delhi and 220 KV DC Tower Line between existing Okhla 220 KV S/Stn. and the proposed S/Station at Siri Fort.

F.5(3)91-MP

*Committee*  
✓ ~~The Technical Committee~~ <sup>A</sup> after detailed discussion, desired that in the first instance the matter be examined by Chief Engineer(Electrical) <sup>7 DDA ~ to</sup> whether there is a need to have a 220 KV sub-station as proposed by DESU. Further it was desired that alternate route alignment be examined at site by a team of officers consisting of Chief Engineer(Electrical), Addl. Chief Architect, Jt.Director(NCR) and the representatives of DESU ~~and also~~ <sup>intended</sup> to see whether <sup>either</sup> it ~~is~~ <sup>could be</sup> feasible to have an alignment <sup>either</sup> along the road or ~~along~~ the existing nallah/~~with~~ high tension line.

Item No.30/92

Sub : Earmarking of site in Trans Yamuna Area for jhuggi jhopri re-settlement programme - approval of change of land use.

F.20(3)/92-MP

Deferred.

Item No.31/92

Sub : Change of land use of an area measuring 0.14hect. from 'recreational use' to 'residential use' near Kotla Ferozshah Colony, New Delhi.

F.16(60)68-MP



The Technical Committee <sup>approved</sup> recommended the <sup>proposed</sup> change of land use <sup>for</sup> of an area measuring 0.14 hect., from 'recreational use' to 'residential use', ~~however~~, subject to <sup>the condition that</sup> that residential buildings to be constructed be based on the <sup>approved and</sup> design within the stipulated height.

Item No.32/92

Sub : Unauthorised Garmet Market, which is stated to be biggest in Asia, flourishing in East Delhi in a Residential area.

F.3(1)/92-MP

Deferred.

Item No.26/92

Sub : Construction of Scientist Hostel at Sector-10 R.K.Puram, New Delhi.

F.20(24)86-MP

The Technical Committee noted that area, <sup>which was proposed</sup> measuring 2.5 acres to be used for 'service personnel' by the MCD <sup>has been</sup> identified by the S.A. CPWD, <sup>as</sup> is part of the service personnel area of sector X, R.K.Puram <sup>Accordingly</sup> ~~as such~~ no change of land <sup>use was</sup> is required. Regarding planning norms for development of rest of the area, the same may be examined as per <sup>the</sup> MPD-2001 ~~Development~~ Code.

Item No.27/92

Sub : Widening of Shankar Road.

F.5(17)69/MP Pt.I

Deferred.

Item No.33/92

Sub : Allotment of land 9.80 acres was allotted to CRPF in South of Gharoli, Trans Yamuna Area.

F.25(19)85-Instl.



The Technical Committee desired that the site under reference and alternatively a site in the land recently taken back from Directorate of Industries, Delhi Administration, be examined by a team of officers namely, Director(TYA), DLM, S.E. (Sh.Madan) and representatives of CRPF <sup>on the basis of</sup> having a site inspection. Sh. U.S.Jolly, DLM will be the convenor.

*Defula*



DELHI DEVELOPMENT AUTHORITY  
(MASTER PLAN SECTION)

Agenda for the meeting of Technical Committee to be held on 2.3.92 at 9.30 A.M. in the conference Room of Vikas Minar at 5th floor, Delhi Development Authority, I.P. Estate, New Delhi.

| Sl.No. | Item No.      | Subject  | Page No. |
|--------|---------------|--|----------|
| 1.     | 10/92         | Development control norms as provided in MP-2001 in respect of residential plots and group housing-various representations in this regards.<br><br>F. 15(11)91-MP<br><br>To be presented by DD(ZP)                               |          |
| 2.     | 29/92         | Regarding Simplification of the procedure for issue of building permit viz. sanction 'C' form and 'D' form for residential plots measuring upto 500 sq.mt. in size.<br><br>PA/JD(B)/122/91/Pt.I<br><br>To be presented by JD(B). | 1-4      |
| 3.     | 217/91 4/92   | Construction of dispensary at K.No. 28/2/2 land, 18 biswas in village Madanpur Jasas, Khanjhwla.<br><br>F. 13(4)/88-MP<br><br>To be presented by DD(NCR&UE).   |          |
| 4.     | 210/91 (6/92) | Higher purchase Transit camposites: disposal off:<br><br>F. 20(7)/91-MP Pt.I<br><br>To be presented by JD(AP).   |          |
| 5.     | 211/91        | Grant of No c for storage of Petroleum class 'A' & 'B' Products in union Territory of Delhi.<br><br>F. 7(7)/91-MP<br><br>To be presented by JD (WC&S).   |          |
| 6      | 188/91        | Pending action on the discussions of the Technical Committee for the period Jan. 1990 to Dec. 1990 and Jan. 1991 to June 1991.<br><br>F. 1(51)91-MP<br><br>To be presented by DD (MP).   |          |

contd.....2/-



7. 14/92 Notification of the Archcolodgical survey of India for declaration of the areas as prohibited and regulated for the purpose of construction around the movement.  
F. Commr.(Plg.) 23/1992/OR-520  
To be presented by Commr.(Plg.)
8. 22/92 Permission for erection of 220 Kv. s/stn. at Siri Fort Road in South Delhi and 220 KV DC Tower line between existing Okhla 220 KV S/Stn. and the proposed S/Stn. at Siri Fort.  
F. 5(3) 91-MP  
To be presented by DL(NCR&UE).
9. 30/92 Ear marking of site in Trans-Yamuna Area for Jhuggi Jhopri Settlement programme-Approval of change of land use.  
F. 20(3) 92-MP  
To be presented by JD(TMA).
10. 31/92 Change of land use of plot which is measuring 0.14 hect. from 'Recreational use to residential use' near Kotla Ferozshah Colony, New Delhi.  
F. 16(50) 68-MP  
To be presented by DD(MP)
11. 32/92 Unauthorised Garment Market, which is stated to be biggest in Asia, Flourishing in East Delhi in a Residential Area.  
F. 3(1) 92-MP  
To be presented by JD(TMA)
12. 26/92 Construction of Scientist Hostel at Section -10, R.K. Puram, New Delhi.  
F. 20(24) 86-MP  
To be presented by JD(MP)
13. 27/92 Widening of Shanker Road.  
F. 5(17) 69-MP Pt.I  
To be presented by JD(T)

Laid in Table .....

14. 33/92 Allotment of land 9.80 acres to CRPF in the South of Gharoli, Trans Yamuna Area.  
F. 5(19) 85-Instl. To be presented by Dir. (CRPF)  
(Dy. No. 135-MP)



Item No. 29/92

Sub: Regarding simplification of the procedure for issue of building permit viz., sanction 'C' form and 'D' form for residential plots measuring upto 500 sq. mt in size.

File No. PA/JD(B)/122/91/Pt. I

Simplification of the procedure prescribed in the building bye-laws for building permit was introduced in 1989 for obtaining sanction, 'C' form and 'D' form for residential plots measuring 500 sq. mt in size. According to the simplified system the building permit for sanction 'C' form and 'D' form are accepted and approved on the basis of verification/certification made by the Regd. Architects, registered with the Council of Architecture. The scrutiny of the proposals which was being earlier made by the DDA officials has been entrusted to the registered Architects and they are empowered for verification/certification of the building permit proposals with respect to sanction, 'C' form and 'D' form. In the beginning the scrutiny report duly certified by the licensed Architects was being broadly examined by the building section and the approval communicated was not instant which was being delayed. The system was, therefore, reviewed and made more effective with a view to streamline this arrangement so that the sanction could be issued instantly across the counter. Accordingly, with effect from 1.5.91 with slight adjustment in the system, the applicant/Architect or representative either receives the approval of the building permit at the counter or the proposal is returned with observations in case the documents are not complete. Accordingly, an opportunity to re-submit the incomplete proposal is given which is 5 days in case of C and D form and 15 days in case of sanction of building plans. No scrutiny of the proposal is made at the counter as the proposals are verified/certified by the registered Architects who are professional people. However, after the approval is communicated the scrutiny of the sanction and 'D' form is made by the building section to ensure that approvals obtained in the simplified system are in order. The cases submitted from 1.5.91 to 15.7.91 with respect to sanction and 'D' form



are scrutinised and reviewed and following are the observations in this regard:-

(1) REG. SANCTION OF BUILDING PLANS :

263 proposals for sanction were submitted for approval in the instant system from 1.5.91 to 15.7.91. After scrutiny of these cases it is observed that only 48 cases are in order and in the remaining cases some deficiency is noticed. Some of the irregularities noticed in the proposals are given as below:

- (1) Proposals have been submitted with excess FAR and coverage.
- (2) Ventilation in the rooms is inadequate, direct entry to the basement, balcony is more than permissible limit of 30%.
- (3) Circulation plan either not submitted or requirement of parking area has not been worked out/indicated in the plan.
- (4) Landscape plan has not been properly worked out.
- (5) Some of the documents such as, affidavits, undertakings, Appendix A-I are not in order and in some cases additional floor space charges (provisional)/peripheral charges (provisional) have not been deposited/not in order.
- (6) Building already existing at site.

Letters were issued for compliance by the owner/Architect to rectify the deficiencies. It has been reported that in about 80% of these cases the applicant/Architect has not responded or complied with the requirements.

(2) REG. 'D' FORM :

In the instant system from 1.5.91 to 24.7.91, 245 'D' forms were issued on the basis of the verification made by registered architects. The scrutiny of 210 cases indicates that about 50% of 'D' forms were submitted where the Architects have made wrong verification and 'D' forms were obtained with incomplete work, unauthorised construction/non-compoundable deviations existing at site etc. The analysis of these cases is given as below:

|   |       |
|---|-------|
| i) 'D' form in order  | - 107 |
| ii) Incomplete work   | - 36  |
| iii) Encroachment on public land                              | - 7   |
| iv) Unauthorised construction/<br>non compoundable deviations | - 60  |

It is observed that 33 registered Architects have made wrong certificate/verification on the basis of which approval of 'D' form has been obtained.

From the above report it is observed that the powers delegated to the registered Architects for certification/verification of the building permit is being grossly misused. The building permits are being obtained on mis representation of the facts, supersession of material facts and in violation of the building bye-laws. The registered architects are misusing the powers delegated to them. After reviewing the present system the following recommendations are submitted for consideration of the Tech. Committee:-

- I. The approval/sanction of building permit and 'D' form will not be accorded across the counter. These proposals will be examined by the building section and will be disposed off in a time bound manner and/or for this purpose the inspection of the premises will be made on the date communicated after receiving the complete proposal. The date for collecting the building permit i.e. sanction or 'D' form will be communicated which will be 10 days (working days) after receiving the proposal complete in all respects. The date of inspection and collection along with other instructions to be delivered to the applicant at the counter.
- II. At the time of applying for 'D' form the owner shall be required to submit the photographs of the existing building duly signed by the owner and verified by the registered Architect showing



the details of the existing building with respect to number of storeys, front elevation construction of barsati floor (second or third floor) and rear set back.

- III. It is proposed that the requirement of the photographs of the existing building will also be made applicable to all the building permits at the time of submission of 'D' form and occupancy certificate/completion certificate.

Item No. 30/92

Sub: Earmarking of Site in Trans Yamuna Area for Jhuggi Jhompri R/settlement programme - Approval of change of land use. F20(3)92-MP

Under the Jhuggi Jhompri R/Settlement Programme for eligible squatters, sites are to be identified in various parts of Delhi, where the squatter families are to be re-settled by Shifting from DDA's Project sites. In Trans Yamuna area it was decided that one such pocket of about 10 hecets. may be identified. Accordingly, about 10 hect. of chunk of land in the East of Village Gazipur and South of Gaushala site, which will be in the extention of Residential land use and thus be more capactable, has been identified. The location has been shown on the enclosed copy of the land use plan.

The land use of this site as per MPD-2001 is whole sale & Ware housing. Therefore, its change of land use is required before the allotment process is initiated for handing over the site to Slum & JJ Deptt. Therefore, it is proposed that the land use of this site may be changed from "Commercial" (Whole sale & Ware Housing) to "Residential" (Jhuggi Jhompri R/Settlement).

After the change of land use and allotment of site to Slum & JJ Deptt. is approved, detailed P.T. Survey will be got made and exact site will be earmarked for handing over the same by Lands Deptt. to Slum & JJ Deptt.

The case is put upto the Technical Committee for (i) Change of land use from "Commercial" (whole sale & Ware housing) to "Residential" & (ii) For allotment of this site to Slum & JJ Deptt. for Jhuggi Jhompri R/Settlement Scheme.



Item No. 31192

Sub: Change of land use of an area measuring 0.14 hect. from 'recreational use' to 'residential use' near Kotla Ferozshah Colony, New Delhi. F16(60)68-MP

Reference is invited to the Authority resolution no. 67 dt. 23.10.90 vide which the Authority approved layout plan and change of land use of an area measuring 0.14 hect. from 'recreational' to 'residential' and also decided that shifting to be completed as soon as possible and progress report to be submitted. The layout and standard plan alongwith the authority resolution has been referred to the slum & Jij Department but no progress report for shifting has been received from them.

2. The Ministry of Urban Development Govt. of India, was requested to convey the approval of the Central Govt. under section 11-A of Delhi Development Act 1957 to issue a public notice for inviting objection/suggestion from the public for the proposed change of land use. The Govt. of India, Ministry of Urban Development had replied vide their letter no. K-13016/8/88-DDVA/IB(Vol. II) dt. 11.6.91 conveying the approval of the Central Govt. According, a public notice was issued on 24.8.91

3. In response to the public notice, two objection/suggestion have been received from the Town Planner, MCD and Secretary, DUAC. MCD has stated that the residential use is not allowed in the recreational use zone as per MPL-2001 as well as MPD-1962. The objections has been examined Jt. Dir. (ZP) and it is observed as under:

"Permissibility and change of land use are different matter. Because it is not allowed to use recreational land use for residential use, that is why change of land use under section 11 is involved."

Objection:

DUAC has stated that to enquire from DDA as to why the 'recreational area' is proposed to be changed into the 'residential'. It was further suggested that the information could also be obtained by the Secretariat informally from DDA on the subject.

Objection:

In 1959 a decision taken by the Ministry of Urban Dev. that a strip of at least 25 feet along ancient wall of the monument should be vacated and the 65 tenements built on it are removed, so, that proper preservation of wall of the monument could be ensured. For implementing this decision of the Ministry, the recreational area is proposed to be changed to 'residential use'.

This justification/reasons for taking up the proposed land use changed were conveyed to DUAC vide letter dt. 22.11.91

This was again considered by the DUAC in its meeting held on 27.12.91 and the commission decided not to object to the change of land use but it was observed that the plans for rest of the area should be submitted by DDA for consideration."

4. The proposal is placed before the technical committee to recommend to the Authority for approval of change of land use.

No. of store  
coverage  
it should not  
be normal.

layout plan  
norms of ht -  
to be followed



Item No. 32/92

-8-

Sub:- Unauthorised Garment Market, which is stated to be biggest in Asia, flourishing in East Delhi in a Residential Area.  
F,3(1)/92-MP/

Ref:- Assurance to the Rajya Sabha Question No. 1059, 1064 (admit No. 754) fixed for 6.9.91.  
\* \* \*

The case is regarding the reply to be given by DDA to the Assurance made to Rajya Sabha by the Govt. on the Question mentioned at Reference above for the existing Garment Market in the Residential Area of East Delhi, which is stated to be the biggest in Asia. In the Question name of the area has not been mentioned. However, from observation it is felt that the same may be the existing, whole-sale Ready made garments Market in Gandhi Nagar Colony of East Delhi.

This ~~is~~ market is situated in the area which is under the jurisdiction of MCD, because it is not a development area of the DDA. However, since it is an existing whole-sale market, the Ministry has requested DDA as to whether this market can be regularised and as to what action DDA is contemplating to the unauthorised activities under-going in the area. As regards to the action against unauthorised activities under-going in this area, the same needs to be taken by MCD, because the area is under their jurisdiction, it not being the development area of the DDA.

As per MPD-2001, the land use of this area is "Residential". Therefore, as per our assessment, since it is a large whole-sale Market in nature, functioning in congested residential area, it should not be regularised. Instead, it should be shifted to the ~~various commercial centre and whole-sale market of~~ <sup>Trans Yamuna</sup> Area, to be planned, developed and constructed. As per Master Plan, there is a provision of one sub-central Business Distt. five Distt. Centres and a Whole-sale Textile & Textile products Market, with warehousing facilities, where this type of trade would be permitted. Some of the Centres are in the planning stage and one Distt. centre at Laxmi Nagar is being developed and constructed upon.

As per Master Plan, one of the whole-sale market, with warehousing facilities, for textile and textile products is to be located in patparganj area in East Delhi i.e. between Village Gazipur and Delhi U.P. Boundary, along with other whole-sale markets. In addition a whole-sale Market site has been shown in Loni Road area in the M.P.D.-2001; but on this site, DDA has already been constructed Housing complex. Therefore, the Whole-sale Markets, proposed in Lone road area in the Master Plan, need to be shifted to the patparganj (Gazipur) area. Thus, the total quantum of land required for wholesale market would be approximately 111 Hects. in the patparganj area, which is not fully available. Therefore, re-distribution of the quantum of land for various whole-sale Markets will need to be done.



In addition 60 hec. of area for Integrated Freight-Complex also need to be provided here. Therefore, the entire area along with the Delhi U.P. Boundary, in the North and South of ~~N.H. Bypass no. 24~~ and Hindon Canal, would be needed for provision of Integrated Freight Complex-cum-all the Whole-sale markets. However, quite a large portion of this area has been encroached upon and also there is a proposal for allotment of land for (i) jhuggi jhopri R/settlement and (ii) Establishment of a Slaughter house. Thus there is scarcity of land and great care need to be taken for planning and development of this entire Integrated Freight Complex-cum-all the Whole-Sale-Markets. land. For that purpose, School of Planning & Architecture (Transport Deptt.) New Delhi has been appointed as a Consultant for initiating the studies and assessing the quantum of land required for various whole-sale markets and Freight-complex.

In view of the above, it is suggested that reply to the Assurance may be given in the following form:

"Since existing Garment Market in Gandhi Nagar Colony is a Whole-sale Market in nature, functioning in congest residential area, it should not be regularised. Instead it should be shifted to various commercial centres and wholesale Trade Market of Trans Yamuna area, to be planned, developed and constructed. For stopping of unauthorised activities under-going in Gandhi Nagar Area, MCD may be requested to take necessary action because this is not a development area of DDA and is thus under the jurisdiction of MCD."

Since this is a policy item, the case is placed before the Technical Committee for consideration and decision.



Item No. 26/92 .

SUB: Construction of Scientist Hostel at Sector-10  
R.K. Puram, New Delhi.F.20(24)86-MP

Joint Director(H&S), Ministry of Urban Development vide d.o.No.J-13012/20-85-LD(D) IV dated 24.10.85 has desired that the hostel accommodation for scientists and others in the area earmarked for Service Personnel in Sector-10 R.K. Puram, be examined as there appears to be no justification for utilisation of these areas for service Personnel. Subsequently the Ministry has sent further proposals to utilise about 12 acres of land in this pocket for construction of General Pool Housing by CPWD.

2. The matter was examined with reference to the land use in the Zonal Plan, MPD-62 and MPD-2001. In the draft Zonal Plan for Zone F-5, the land in question falls in the area earmarked for Service Personnel, in accordance with the approved layout plan of total R.K. Puram area. The DDA time to time have been insisting to justify the provision of Service Personnel area considering the total layout plan of R.K. Puram in lieu of the provisions of the approved layout plan to utilise entire Sector-10 for this purpose. It is pointed out here that though the Ministry have been making piecemeal allotments in this area including Defence Personnel Housing, at no time this plan was modified and approved. In MPD-2001 however, the land is shown for residential use with 400 P.P.H. density.

3. According to the draft zonal plan/approved layout plan an area of about 27 acres land covering Sector-10 R.K. Puram was earmarked for Service Personnel Housing in keeping the recommendations of MPD-62 where to accommodate 5% of the total population for this purpose. The quantum of land rightly worked out to 2% of the total area. About 17 acres of this land has either been utilised or allotted and the remaining unutilised/vacant land is approximately about 10 acres. The existing break-up is given

Contd.....2

below:

|   |               |
|---|---------------|
| i) Defence Personnel CHBS/Som Vihar   | = 8.8 acres   |
| ii) i) Scientists Hostel  | = 1.0 "       |
| ii) Vacant land proposed to be utilised for Type-V housing one more scientist hostel and type-I quarters. | *<br>= 6.18 " |
| iii) NDMC Quarters  | = 1.00 "      |
| iv) DPS Hostel  | = 1.00 "      |
| v) DPS games complex and part of swimming pool.   | = 3.05 "      |
| vi) i) & Vacant land proposed to be used for type-VI housing.   | = 4.02 "      |
|   | <hr/>         |
| Total   | = 27.00 acres |

\*pocket under consideration.

4. A meeting was held in the chamber of J.S. (WA), Ministry of Urban Development on 14.12.90 where the CPWD emphasized that the existing Service Personnel components is sufficient and is staggered in all the sectors of R.K. Puram in the form of Type-I quarters, Servant quarters & essential staff quarters. J.S. asked CPWD to prepare a comprehensive note and submit it for DD's consideration with a view to obtaining an early No Objection Certificate for the proposed type-V & Type-VI General Pool Housing construction.

5. S.A. CPWD vide his letter dated 26.2.91 has made studies in this regard and after detailed study has submitted the following information:

- i) Total number of Type-I Quarters and sector 1 to 13 including servant quarters is 3026 DU's which worked out to approximately 21.78% of the total population against 5% of the Master Plan standards.
- ii) Total area under Type-I, servant quarters and essential staff quarters will work out to about 61.00 acres against the provision of 27.00 acres made in the layout plan/draft zonal plan.

Contd.....3



- iii) There is no proposal to construct this in future.

6. S.A. in his letter referred to above has also requested DDA to confirm the development controls for constructing 292 DUs including Scientist Hostel accommodation, Type-V servant quarters & Type-I servant quarters. Drawing containing this proposal No. TP-3274 is laid on the table. The development controls pointed out by them are as under:-

|                             |                                |
|-----------------------------|--------------------------------|
| Permissible ground coverage | = 25%                          |
| Permissible FAR             | = 175%                         |
| Permissible density         | = 555 PPH or 50 DU's per acre. |

7. Recently in the meeting of the Technical Committee the following categories of Service Personnel Housing were considered and discussed at length.

- i) Service Personnel area in CHBS societies.
- ii) Service Personnel area in group housing societies.
- iii) Service Personnel area in approved schemes.

The Government Housing colonies however were not discussed as in the instant case.

7. The Technical Committee after discussion recommended that about 50% of such land may be earmarked for allotment to (MCD or other utilities) and agencies like DESU & CPWD for construction of staff quarters keeping in view the need to provide accommodation in site for the employees of the said organisation who would be need to provide necessary service and facilities to residents of the respective packets. Out of the balance 25% may be offered to the concerned co-operative societies for construction of DU's for their own service personnel and 25% may be utilised by the DDA for construction of flats for registrants of EWS/Janta Scheme.

8. The request of Ministry of Urban Development/CPWD for release of No Objection for the construction in Sector-10 R.K. Puram in the vacant pocket of about 10.2 acres was discussed in the Technical Committee meeting held on 4.2.91 under Item No.9. The Technical Committee desired that this item be brought up again in the form of agenda note, giving details of the land available for S.P.Housing in R.K. Puram(1000 acres) and the number of type-I quarters both already constructed and proposed to be constructed by the CPWD. The Govt. Architect and Senior representatives of CPWD may also be invited to present their case at the meeting.

9. In view of the position explained in para-5 above, more than adequate provision has been made in regard to the number of dwelling units and the area under such uses covered in Service Personnel Housing. There may not be any objection to the scheme submitted by CPWD for the construction of Type-5/6 pool housing and one more scientists hostel. The norms applicable would be as specified in MPD-2001 for a density of 400 persons per Ha.

10. The matter was placed before the Technical Committee on 25.3.91 under Item No.8. The representative of MCD submitted that part of the land earmarked for Service Personnel housing should be allotted to MCD for maintenance of the services in R.K. Puram area. Technical Committee decided that in the first instance, the MCD should submit their detailed requirements by way of such quarters covering sweepers, sewerages, gardens as well as the maintenance Crews of Water Supply & Sewerage Disposal Undertaking and DESU respectively. It was also decided that CPWD may also try and identify any other pkt. which could be utilised for housing of service personnel.

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11. In response to above the MCD vide their letter dated 4.4.91 has submitted the following requirements of service personnel in R.K. Puram area.

|    |  |     |
|----|--|-----|
| 1. | Conservancy & Sanitation Engineering Services. | 339 |
| 2. | Electric Services/DESU                         | 275 |
| 3. | Engineering services i.e. Roads & S.W. Drains. | 80  |
| 4. | Horticultural Services                         | 78  |
| 5. | Water Supply                                   | 97  |
| 6. | Malaria/Vaccination etc.                       | 25  |
| 7. | Cattle Catcher enforcement                     | 8   |

Considering 60 dwelling units per acre the requirement of land for service personnel works out to about 6.5 HA. which according to them is the barest minimum requirement of land. The matter could not be placed before Technical Committee since no details were received from CPWD.

12. The matter was also discussed in the Ministry of Urban Development on 1.8.91 under the Chairmanship of Secretary(UD). The meeting was attended by Commissioner, MCD, Director, DEA and others. Commissioner, MCD indicated that only 1 Hect. land would be sufficient for their service staff against the earlier projected requirement of 6.5 Hect. After some discussion CPWD agreed to locate a separate plot of 1 Hect. (2.5 acres) for MCD and on this understanding Commissioner, MCD agreed to give clearance to the building plans of the CPWD for the remaining Sector X, R.K. Puram area.

13. The Senior Architect, Shri Duggal vide his letter dated 13.12.91 has identified 2.5 acres land lying vacant between Army flats and DPS Hostel. 15.82 acres has also been proposed for addition to the earlier schemes, based on the recommendation of MPD-2001. Therefore the total land available for additional Scientists Hostel and different categories of Pool Housing besides 2.5 acres to be allotted to MCD for Service Personnel. The

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development controls to be adopted in the proposed Group Housing construction as per MPD-2001 are given below:-

- i) Residential plot-group Housing (OC2)
 

|                          |               |
|--------------------------|---------------|
| Minimum size of plot     | - 4000 sq. M. |
| Maximum Ground coverage  | - 33.33%      |
| Maximum floor area ratio | - 1.33        |
| Maximum height           | - 28 Mt.      |
| Other controls           |               |
- ii) The net housing density permissible shall be 140 EUs per ha with 15 per cent variation on either side.
- iii) Set-backs:-
 

|              |              |
|--------------|--------------|
| Front        | - 15 Mt.     |
| Rear & sides | - 9 Mt. each |

The matter is submitted for the consideration of Technical Committee.



Item No. 27/92

SUBJECT... Widening of Shanker Road.  
F.5(17)69/MP.Pt.I.

1. The above said case was discussed in the Technical Committee meeting held on 29.3.90 in which the following decision was taken.  
" The TC opined that the implementation of the widening of the Shanker Road should be expedited. It also discussed the issue of resettlement of affected persons and decided that LDA should pay for the land reserved by the LDA for these persons as part of the cost of the project".
2. Minutes of the Technical Committee were conveyed to Secy. to L.G. vide U.O.No.F.5(17)69-MP.Pt.I dated 21.5.90. The case was discussed in a meeting under LG on 5.6.90 in which the following decision was taken.  
" After visiting the site, LG feels that it is not necessary to consider demolition action and rehabilitation for widening the Shanker Road. He feels that the proposed widening need not be taken up. Those affected by the proposed widening may be regularised and permitted to construct according to existing by-laws etc.  
The site earmarked for shifting of those affected by widening could be used by the LDA for generating resources by auctioning the plots.
3. Thereafter the case was discussed in a meeting under V.C. on 3.10.90. In the meeting V.C. desired that before deciding the course of actions on the subject, the case be examined further in the light of petition presented to him by the affected Residents Association by Commr.(L). The representation had been examined by Commr.(L) vide his note dated 25.2.91 on the file.
4. V.C. in his note dated 5.3.91 has made following observations on the petitions submitted by Master Plan affected Residents Association.  
(a) While the owner of the properties affected by the said road widening scheme are in favour of



implementation of the road without delay, their tenants who are the actual occupants in most cases are opposed to it. It is the latter's view point that prevailed when L.G. decided to reverse the earlier decision which had been taken up at various levels in the form of road widening scheme in 1990. As the tenants have vested interest in scraping the scheme it is necessary to make a fresh assessment of the scheme in the over public interest keeping in view the relevant provision of the Master Plan and the feasibility of adopting an alternative thereto from the traffic circulation point of view.

- (b) Commissioner(Plg.) to give his comments urgently which can be incorporated in a note which DDA may be placed before the L.G. and Authority for final decision.
  - (c) The case be referred to Ministry of Urban Developments only if authority decides to scrap the scheme and adopt a feasible alternative to the proposed road widening.
  - (d) V.C. has desired that final decision be taken as quickly as possible as the road widening scheme is otherwise ready for implementation and further delay would be detrimental to the interests of the owners of the concerned properties who have not been able to renovate their buildings on their respective plots for the last 10 or 15 years that the scheme has been on the anvil.
  - (e) Current status of the feasibility undertaken in pursuance of the meeting held on 8.10.90 may be indicated in this connection. In case the final report of the consultant thus appointed is nowhere near ready then at least interim report in the broad question of feasible alternative could be obtained and put up alongwith comments.
5. The matter was further discussed in a meeting under Commr.(Tpt.) when officials of MCD and DITD were also present. The issues of the general feasibility of two level road and the studies to be undertaken for considering such a link were discussed. Various technical aspects (placed at Annexure II, for consideration of both options were conveyed to



Secy.(Tpt.) by LDA. Now it is given to understand that the study has been recently awarded in the last week of January'92 to M/s.Consulting Engineering Services, Nehru Place, New Delhi. They have been given four months time for completion of the study.

6. The case was also discussed in a meeting under Sh. P.S.A.Sunderam, Joint Secy.(UD) on 12.12.91 in which following decisions were taken.  
 \*Commissioner, MCD may be requested to initiate land acquisition proceedings in shops that have come up and LDA to initiate action for allotment of alternative plots plots permissible & whether there is a scope for designing the layout of the alternative plots.
  7. In the meantime stream of representation continue to flow from Master Plan Affected Residents Association regarding demolition threat to 226 families of Old Rajinder Nagar.
  8. V.C., LDA, vide noting dated 25.1.92 in file no. F.5(17)/69-MP/Pt.I has made following observations.  
 "I am not in favour of delaying the matter any further at this later stage. If it has taken DTDC so long just to appoint a consultant, I should due to the consultant give his report. Let us place subject keeping next meeting of T/C and decide the most appropriate course of action. G.M., DTDC, C.E., MCD may be invite to attend among others.
- The case is placed before Technical Committee for consideration.



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The land measuring 9.80 acres was allotted to CRPF in the 1985 in the South of Ghazoli. In the possession plan prepared by Planning Cell gave the following remarks: that the temporary site allotted to CRPF area 4 ha. (Site allotted for keeping open. At the most for temporary construction only).

2. CRPF requested for the copy of documents and the matter was being examined for the execution of the lease deed and meantime these remarks came into notice. Since the demand letter was silent regarding temporary allotment, the matter was referred to the Planning Cell again. It is clearly mentioned in the demand letter that the allotment will be on perpetual lease hold basis on the land shall be used by the CRPF for the construction of stationing their battalions in Ghazoli.

3. The matter was considered by the Technical Committee in its meeting held on 17.6.91 and the committee decided that the prescribed land use be retained as 'recreational' and that no construction be allowed. The site can be utilised only as a camping/parade ground. Accordingly it was informed to the CRPF vide letter dated: 19-8-91. In response to that, CRPF has again represented that the remarks on the possession plans have come to notice recently and mentioned that the land has been allotted to them for the construction of stationing CRPF battalions and requested to amend the total plan so that they may construct the building for their battalions.

4. The matter has been discussed with the Vice-Chairman DDA by the Director General of Police and decided that the matter be again considered by the next Technical Committee.

5. The proposal is placed before the Technical Committee for approval of change of land use of an area 4.00 ha. from 'recreational' to public and semi-public facilities (Police Line). In its earlier meeting held on ..... the

Technical Committee had desired that DDA, DM and the officers of CRPF carry out a joint inspection and report as to the feasibility of retaining the CRPF battalion in South of Ghazoli on a permanent basis of shifting it to a suitable alternative site to be carved out of the land recently returned to DDA by Delhi Admn. and located to the north of the present site also on the Delhi-UP border.

After ascertaining the views of the aforesaid officers and various aspects of the question, it was