

DELHI DEVELOPMENT AUTHORITY

No.F.1(35)/93-MP

Dated : 3.8.93

Minutes of the meeting of the Technical Committee held on 21.7.93 at 5.00 P.M. in the Conference Room of Vikas Sadan, INA, New Delhi.

The following members were present:

DELHI DEVELOPMENT AUTHORITY

1. Sh.S.P.Jakhanwal, Vice Chairman, In Chair
2. Dr.H.S.Anand, Principal Commissioner
3. Sh.J.C.Gambhir, Commissioner(Planning)
4. Sh.S. Roy, Commr.(LD)
5. Sh.S.C.Gupta, Director(DC&P)
6. Sh.P.C.Jain, %Director(AP)
7. Ah.A.K.Jain, Jt.Dir.(ZP)
8. Sh.C.P.Rastogi, Jt.Dir.(SPG)
9. Sh.R.K.Jhingan, Sr.Land Scape Architect

TOWN AND COUNTRY PLANNING ORGANISATION

10. Sh.K.T.Gurmukhi, Addl.Town Planner

LAND AND DEVELOPMENT OFFICE

11. Sh.I.D.Gupta, E.O.

POLICE DEPARTMENT(TRAFFIC)

12. Sh.Lala Ram, A.C.P.

M.C.D.

13. Sh.Sunil Mehra.

N.D.M.C.

14. Sh.Rakesh Goel, Asstt.Arch.

C.P.W.D.

15. Sh.Ashok Malik, Architect.

1. Item No.68/93

Sub : Draft Zonal Development Plan for Zone - F  
(South Delhi-I)

F.1(22)92-ZP

Zonal Development Plan proposals for Zone F were explained highlighting the salient features.

Members of the Technical Committee made the following suggestions & observations:

- i) In this zone, there are a number of pockets declared as 'reserved Forest Areas' under the Forest Act. These should be distinctly marked and details be given in the report.
- ii) Pockets covered under re-settlement colonies like Dakshin Puri, Govind Puri, camping site at Kalkaji and others should be identified and proposals for their future re-development should be indicated.
- iii) There are a number of urban villages located in this zone. This should be marked and shown on the plan **wherever duly approved village development plans are available.**
- iv) Alignment of Mehrauli road in the vicinity of Qutab Minar should be shown as per approved alignment plan. Main trunk services like water, sewerage & electricity should be shown on the plan and the details should be incorporated in the report.

Technical Committee after detailed discussion recommended that the proposals be submitted to the Authority for its consideration and approval alongwith the above observations.

2. Item No.69/93

Sub : Change of land use on the plot fronting on Maulana Azad Road from 'Social and Cultural to Govt. Offices'.

F16(12)89-MP

Technical Committee examined the objections/suggestions received for the change of land use from 'Social and Cultural' and also from 'recreational (district green) to 'Govt. offices' on the pocket under reference for the plot fronting on Maulana Azad Road, measuring 3.532 hect. (7.670 acres) and recommended that the land use as shown in the Master Plan for 'social and cultural' use for the construction of National Library and 'recreational use' as part of the Central Vista, should not be changed. due — to the following reasons:

- i) the plot is one of the four plots at the <sup>m</sup>ode of Rajpath & Janpath and all these 4 plots are earmarked for the social & cultural use of national importance.
- ii) The green area is part of the central vista and should not be changed to any other use.
- iii) As a general policy the offices are to be decentralised and, therefore, Sites earmarked for Govt. offices should be used for construction of 'common pool govt. offices'.

3. Item No.70/93

Sub : Proposal construction of Group Housing on property at 10, Sardar Patel Marg, New Delhi.

F17(18)70-MP

Technical Committee observed that the zonal development plan proposals for zone (division) D (New Delhi) are before the Authority for its consideration and, therefore, desired that the case be examined after the decision of the Authority, on the Zonal development plan, is available. Meanwhile, an interim reply may be sent to Delhi Admn. (Land & Bldg.) Deptt.

4. Item No.71/93

Sub : Development Controls for plots 10 sq.mtrs. to 40 sqm. in Mangolpuri Phase-II (Zakhir Iraders)

PA/DD(PLG)II/92/112

Technical Committee desired that the matter be put up/again keeping in view the following issues:-

- i) Purpose for which the plots measuring 10 sqm. to 40 sqm. were allotted, whether for commercial or industrial.
- ii) The norms of coverage, FAR, height, basement etc. on the basis of which these plots were allotted and norms specified in MPD-2001.
- iii) With the proposed norms how many cases will get regularised?

Further, the Technical Committee desired that the matter be submitted with the above report and alongwith comments from M.C.D. & from Industrial Unit of the Lands Deptt. of DDA, in August 1993.



5. Item No.72/93

Sub : Grant of NOC for the storage of Petroleum Class 'A' (52 KL) Class 'B' (27 soltra) and Class 'C' (65 KL at kh.no.26/167 village Rawata) Delhi.

F7(4)91-MP

Technical Committee observed that, in an earlier meeting, a small group was constituted to examine the cases of petrol pump sites in the rural use zone & desired that the same group/Committee may examine and formulate a policy for granting NOC for the storage of petroleum products under various classes in the rural use zone.

6. Item No.73/93

Sub : Relaxation of Development Control norms for telephone exchange building on a plot measuring 1.28 acres at Lothian Road in Kashmere Gate.

F8(6)89-MP

Technical Committee recommended to permit the construction of telephone exchange building on the plot, measuring 1.28 acres on Lothian Road within the Walled city area, with the following norms:-

Ground Coverage	33/4%
FAR	Maximum 133
Height of the building.	Less than 15 mtrs.
Basement	If - constructed and used for parking and services it will be free of FAR, for any other use, in floor space to be counted in the permissible FAR.

This issues with the approval of Vice-Chairman,DDA .

( ANIL BARAI )  
DY.DIR.(MP)



D-272

DELHI DEVELOPMENT AUTHORITY

No.F.1(35)/93-MP

Dated : 23.7.93

Minutes of the meeting of the Technical Committee held on 21.7.93 at 5.00 P.M. in the Conference Room of Vikas Sadan, INA, New Delhi.

The following members were present:

DELHI DEVELOPMENT AUTHORITY

1. Sh.S.P.Jakhanwal, Vice Chairman, In Chair
2. Dr.H.S.Anand, Principal Commissioner
3. Sh.J.C.Gambhir, Commissioner(Planning)
4. Sh.S. Roy, Commr.(LD)
5. Sh.S.C.Gupta, Director(DC&P)
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TOWN AND COUNTRY PLANNING ORGANISATION

10. Sh.K.T.Gurmukhi, Addl.Town Planner

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14. Sh.Rakesh Goel, Asstt.Arch.

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15. Sh.Ashok Malik, Architect.

## 1. Item No.68/93

Sub : Draft Zonal Development Plan for Zone - F  
(South Delhi-I)

F.1(22)92-ZP

Zonal Development Plan proposals for Zone F were explained highlighting the salient features ~~of the proposals~~. Members of the Technical Committee made the following suggestions & observations:

- i) In this zone, there are a number of pockets declared as 'reserved Forest Areas' under the Forest Act. These should be distinctly marked and details be given in the report.
- ii) Pockets covered under re-settlement colonies like Dakshin Puri, Govind Puri, camping site at Kalkaji and others should be identified and proposals for their future re-development should be indicated.
- iii) There are a number of urban villages located in this zone. This should be marked and shown on the plan *wherever duly approved village development plans are available.*
- iv) Alignment of Mehrauli road in the vicinity of Qutab Minar should be shown as per approved alignment plan. Main trunk services like water, sewerage & electricity should be shown on the plan and the details should be incorporated in the report.

Technical Committee after detailed discussion recommended that the proposals be submitted to the Authority for its consideration and approval alongwith the above observations.

## 2. Item No.69/93

Sub : Change of land use on the plot fronting on Maulana Azad Road from 'Social and Cultural to Govt. Offices'.

F16(12)89-MP

Technical Committee examined the objections/suggestions received for the change of land use from 'Social and Cultural' and also from 'recreational' (district green) to 'Govt. offices' on the pocket under reference for the plot fronting on Maulana Azad Road, measuring 3.532 hect. (7.670 acres) and recommended that the land use as shown in the Master Plan for 'social and cultural' use for the construction of National Library and 'recreational use' as part of the Central Vista, should not be changed. due to the following reasons:



- i) the plot is one of the four plots at the <sup>n</sup>ode of Rajpath & Janpath and all these 4 plots are earmarked for the social & cultural use of national importance.
- ii) The green area is part of the central vista and should not be changed to any other use.
- iii) As a general policy the offices are to be decentralised and, therefore, ~~plots~~ <sup>plots</sup> earmarked for Govt. offices should be used for construction of 'common pool govt. offices'.

3. Item No.70/93

Sub : Proposal construction of Group Housing on property at 10, Sardar Patel Marg, New Delhi.

F17(18)70-MP

Technical Committee observed that the zonal development plan proposals for zone (division) D (New Delhi) are before the Authority for its consideration and, therefore, desired that the case be examined after the decision of the Authority, on the Zonal development plan, is available. Meanwhile, an interim reply may be sent to Delhi Admn. (Land & Bldg.) Deptt.

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Sub : Development Controls for plots 10 sq.mtrs. to 40 sqm. in Mangolpuri Phase-II (Zakhir Iraders)

PA/DD(PLG)II/92/112

Technical Committee desired that the matter be ~~re-examined~~ <sup>put up again</sup> keeping in view the following issues:-

- i) Purpose for which the plots measuring 10 sqm. to 40 sqm. were allotted, ~~whether for commercial or industrial.~~ <sup>whether for commercial</sup>
- ii) The norms of coverage, FAR, height, basement etc. on the basis of which these plots were allotted and norms specified in MPD-2001.
- iii) With the proposed norms how many cases will get regularised?

Further, the Technical Committee desired that the matter be submitted with the above report and alongwith comments from M.C.D. & from Industrial Unit of the Lands Deptt. of DDA. ~~of the~~ <sup>advised in Aug. 93</sup>



5. Item No.72/93

Sub : Grant of NOC for the storage of Petroleum Class 'A' (52 KL) Class 'B' (27 soltra) and Class 'C' (65 KL at kh.no.26/167 village Rawata) Delhi.

F7(4)91-MP

Technical Committee observed that in <sup>an</sup> earlier meeting, a small group was constituted to examine the cases of petrol pump sites in the rural use zone & desired that the same <sup>group</sup> committee may examine and <sup>for mulati</sup> form a policy for granting NOC for the storage of petroleum products under various classes in the rural use zone.

6. Item No.73/93

Sub : Relaxation of Development Control norms for <sup>✓</sup> telephone exchange building on a plot measuring 1.28 acres at Lothian Road in Kashmere Gate.

F8(6)89-MP

Technical Committee recommended to permit the construction of telephone exchange building on the plot, measuring 1.28 acres on Lothian Road within the Walled city area, with the following norms:-

Ground Coverage	33/1/3%
FAR	Maximum 133
Height of the building.	Less than 15 mtrs.
Basement	If constructed and <sup>to</sup> be used for parking and services it will be free of FAR, for any other use, <sup>in floor space</sup> to be counted in the permissible FAR.

*Apy*

DELHI DEVELOPMENT AUTHORITY  
(MASTER PLAN SECTION)

No.F1(22)93-MP

Dt.19.7.93

MEETING NOTICE

The Technical Committee meeting of DDA will be held on 21.7.93 at 5.00 P.M. in the Conference Room, Vikas Sadan , New Delhi.

Agenda for the meeting is enclosed herewith.

You are requested to kindly make it convenient to attend the meeting.

(ANIL BARAI)  
DY.DIR.(MP)

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**SUB: DRAFT ZONAL DEVELOPMENT PLAN FOR ZONE F (South Delhi I)**  
**FILE NO. FI(22/92/29.**

1. As per the MPD-2001, the Union Territory of Delhi is divided into 15 zones (divisions) out of which the Zonal Dev. plans for B, falling in the urban area, are to be prepared within 3 years from the date of notification of the MPD 2001, i.e. by 1.8.93
2. The zone 'F' (South Delhi-1) is the largest zone in terms of the area, which measures 11,958 ha. and is planned for a projected population of 11,91,840 persons by 2001. It sprawls from the Ring Road to Mehrauli-Mahipalpur-Badarpur Road in the South and NH 2 & NH8 towards the East & West.
3. The zone is subdivided into 19 sub zones, out of which the 10 ZOPs of sub zones were approved by the Govt. of India under MPD - 62 framework.
4. The zone is conspicuous for its posh residential character, low density, large green areas and historical importance. It is having an overall density of 100 pp ha. which is quite low as compared to other zones.
5. Within the framework of Master plan, the Zonal Dev. plan details out the development/policies and guidelines. The following are the salient features of the Zonal Dev. plan:
  - (a) Land Use proposals, including proposals for development of the Resdl. areas, housing and work centres.
  - (b) Mixed Land Use provisions.
  - (c) Transportation, including railways, ICD, roads, corridors/terminals, MRTS major pedestrian & cycle tracks
  - (d) Community facilities-Education, health, local shopping centres, petrol pumps, neighbourhood parks etc.
6. The draft zonal dev. plan along with text report is placed before the Technical Committee for its consideration.

SUB: Change of land use on the plot fronting on Maulana Azad Road from 'Social and Cultural' to 'Govt. Offices'.

F16(12)/89-MP.

Ministry of Urban Development vide their letter no. K-13011/20/92-DDIB dt. 5.2.93 directed DDA to issue a public notice for inviting objections/suggestion under section 11-A of the act for an area measuring about 3.532 hec. (8.724 acres) of a plot no. 23-D, Maulana Azad Road and further extending by 75 mts. towards Rajpath to make this plot as mirror image of National Museum plot no. 22-C.

2. The plot falls in sub-zone D-9 <sup>of</sup> planning divisions / Zone D New Delhi and bounded by wather channel in the North, Janpath Marg in the East, Maulana Azad Marg in the South and Govt. offices (Nirman Bhawan) in the West and is proposed to be changed from 'Social and Cultural Use' 2.377 hec. (5.817 acres) and 'Recreational Use' along the Central Vista area 1.155 hec. (1.853 acres) ;to 'Govt. Offices'. (The plan is laid on table).

3. The land use plan of MPD-2001 indicates the use of the plot as 'Social - cultural' and part of Central Vista area as 'district green'. The plot (except green area) was tentatively reserved for shifting the National Library to Delhi and now, it has been decided by MOUD to use this plot for 'Common pool Govt. offices'.

4. As desired by MOUD a public notice was issued by DDA on 24.4.93 in the Gazette for inviting public objections/suggestions. In response to this notice DDA received 5 objections/suggestions as given under:

1. Mr. Anthony Singh Kuruvilla and Associates, Lajpath Nagar.
2. Delhi Regional Chapter, Institute of Town Planner, India, New Delhi.
3. Sh. Santhosh Auluck, Architect.
4. Sh. C.P. Rastogi, Jt. Dir. (Plg.)
5. Smt. Maneka Gandhi.

5. All objections/suggestions received have been duly processed (Annexure 'A') The salient features of objections/suggestions are as follows:

- a. From Social Cultural to Govt. Offices.

All persons have suggested that the change of land use is not in consonance with the land use plan

3

of MPD-2001 as well as per NCR plan concept and hence they have requested that the land use should remain 'Social and Cultural'.

b. From 'Recreational' (Central Vista green) to 'Govt. Offices.

All persons strongly objected for changing the recreational area into Govt. Offices ;as it will involve more intensive use of the land without compensation of green elsewhere. A large no. of trees would be felled and hence, recreational use should remain for keeping the image of Central Vista green lawns as well as to check pollution etc.

c. Objectors have also pointed out that symmetry is not to be achieved through layout plan alone but should also be through Architecture and land use.

3. The matter is placed for consideration of Technical Committee.

*coordination*  
14.7.93



1.	Delhi Regional Chapter, Institute of Town Planners, India, New Delhi.	2.	The change of landuse to Govt. offices will generate more traffic and attract activities not congenial to the serene environment of the Lutyens' Bungalow Zone which is to be maintained at low density and tree-studded character.	3.	Not advisable to reduce the recreational area at city level and change the landuse to a more intensive development.
	P 42/cor.		(1) Addition of govt. use and related activities will have adverse impact on quality of built environment.		
			(2) Reduction of the recreational area at city level.		
3.	Sh. Santosh Auluck, Architect		(3) The modification is clear mutilation of the plan of Central Vista. At Jangpeth four plots have been earmarked for social and cultural organisations out of which 3 have the social, cultural use. It is not logical to place govt. office building at the 4th location from Urban Design point of view.		(1) The change of landuse to Govt. office is not logical.
	P 41/cor.				
4.	Sh. C.P. Rastogi, Jt. Director (P.G.), DDA,		(1) The plot forms part of Central Vista which was initially conceived for locating National level socio-cultural activities having very limited Govt. offices. As such National level cultural activities have to be located in the Central Vista. The govt. offices could be located elsewhere in Delhi or in adjoining towns.		(1) The change of landuse will not be in-consonance with the Central Vista plan, will affect the National level activities, security of VIPs during public meetings. The proposal will involve cutting of fully grown trees.
	P 52/cor.		(2) The sanctity of green area on Central Vista should be maintained.		
			(3) The change will hamper the activities during Republic Parade, security of VIP during public meetings at National level.		
			(4) Proposal will involve cutting of large number of fully grown trees which should be preserved at all costs.		
			(5) If the change is absolutely essential (recreational to govt. offices), it should be the mirror image of existing National Archives plot i.e. 25 metres clear from the water channel.		

Sub : Proposed construction of Group Housing on property at 10, Sardar Patel Marg, New Delhi.

File No.F.17(18)70-MP

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The Competent Authority, Urban land(Ceiling & Regulation)Act,1976 Delhi Admn. vide her letter dt.25.1.93 (appendix.I...) has referred the case of M/s Edward Deventors(P)Ltd. at 10,Sardar Patel Marg, New Delhi. In this letter, it has been mentioned that L&DO has given terms for permitting construction of group housing on the entire land of 22.95 acres on the basis of MPD-2001, wherein the entire land is earmarked for residential use. It has been requested to confirm that the entire land is to be treated as buildable for group housing and community facilities are no longer required to be located within the plot.

2. The case has been examined and according to MPD-2001 the property under reference under residential use zone. The site is located in Zone D-13 in the vicinity of President's Estate and adjacent to the bungalow zone boundary. The site is not fronting any major road and is approachable only from residential streets and lanes. In the vicinity of the site a number of gas godown sites are also located in addition to service personnel housing of the NDMC.

3. According to the letter dt.31.8.90 from the Jt.Secretary, Ministry of UD, this plot is shown under the following land uses in the zonal plan of the area (Appendix.II...)

Residential	: 8.45 acres
Neighbourhood Parks	: 3.50 acres
Secondary School	: 4.0 acres
Primary School	: 4.0 acres
Tenements/Dhobi Ghat	: 3.0 acres
Total	: 2.95 acres

4. As provided in MPD-2001 bungalow area exercise has been completed in DDA and the same was discussed in the Authority vide resolution nos.106 dt.18.8.92 and 58 dt.16.4.93 wherein boundary of bungalow area was delineated along with development norms for various land uses. The plot in question is adjacent to bungalow zone boundary along the Chankyapuri Nallah where low



OFFICE OF THE COMPETENT AUTHORITY : DELHI  
 URBAN LAND (C&R) ACT : 1976  
 'DI' BLOCK : VIKAS BHAWAN : NEW DELHI.

114 ml  
 28-1-93  
 NO. CAD/77 65/76-ULC/83

Dated:- 25.1.93

To

The Deputy Director (M.P.),  
 D.D.A.,  
 Vikas Minar,  
 New Delhi.

Sub:- Determination of Surplus land held by M/s Edward Keventers (P) Ltd. at 10, Sardar Patel Marg, New Delhi.

D/Sir,

While disposing off the statement U/s 6 filed by M/s Edward Keventers (P) Ltd. in respect of their above said property, the then Competent Authority on 22.5.87 had treated 52,739 Sqm as un-buildable comprising of community facilities of 2 primary schools, 1 Secondary School, Park, totlots & Dhobighat, on the basis of the land use indicated in the then Master Plan and Zonal Plan, as confirmed by D.D.A. official, who was summoned for this purpose.

The L. & D.O. has now given terms for permitting construction of residential group housing on the entire land of 22.95 acres. Vide their letter dated 24.7.92 on the basis of revised Master plan for Delhi-2001 A.D., wherein the entire land is earmarked for residential use.

Please confirm that as per new Master plan & Zonal plan if any, the entire land of 22.95 Acres, may be treated as buildable for residential group housing and the above said community facilities are no longer required to be located within the plot.

Upon your confirmation, this office will consider and examine, if any further action is required with respect to the provisions of Urban Land (Ceiling & Regulation) Act, 1976.

(MRS. ASHA NAYAR)  
 COMPETENT AUTHORITY: DELHI.

Pl. submit early.

UTX

28.1.93



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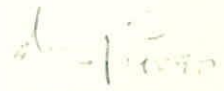
the land use plan of 1990 as residential would undergo a change and also whether the density and other control such as height of the building etc. would undergo changes because of the nature of the bungalow area where this plot is located.

3. I shall be grateful if you could kindly let us know immediately whether the development of group housing may be allowed on this plot and if so the community and other facilities which are to be provided, the land required for that purpose and also the other controls which would be applicable to this plot of land under the new Master Plan.

4. An early reply is requested.

With regards,

Yours sincerely,

  
(K. DHARMARAJAN)

Shri S.C. Gupta,  
Director (Planning),  
Delhi Development Authority,  
Vikas Minar,  
New Delhi.

by Commr.(LD) in consultation with the Finance Deptt. and put up the same to V.C. on file."

4. Proposals for Muncelpuri Ph.-II, Zakhira Traders.

This scheme has also been envisaged on similar lines as that of Mayapuri Junk Market. However, the minimum size of plot has been further reduced to 10 sq.mts. 354 plots and allotments have been made mainly resettlement of Zakhira Traders. Therefore, the minimum size in this case will have to be further reduced to 10 sq.mtrs. in case of Incl.workshop as per MPD- 2001, therefore, A & B of the Authorities decision will have to be modified in this case as under:-

- a) The minimum size of plot would be 10 sq.mtr. recommended for Incl. workshop as per MPD-2001.
- b) The maximum Ground Coverage for 10 to 50 Sq.mtrs. plot shall be 100% with maximum FAR of 100.

As regards, C to F is concerned, it will remain the same.

5. Extention of Parking Space in the Area.

The small plot holders who are running shops of the services are using the road in front the shop for repair of the vehicle and the vehicles remains park their for a considerable time which is a part of the R/W of road and thus create Traffic Jams and congestion. As suggested by converting the park into parking, it will tentamount to increase the activity of the repair shops including the additional parking area hve to be provided Therefore, in the first instance, all the designated parking area as per approved LOP be developed and enforcement of the parking norms be adhered with the help of Traffic Police including the total ban of parking within the road R/W.

6. Execution of lease deed, waving of composition fee and NOC for Municipal Licences.

This will be finalised by Commr.(LD) in consultation with Finance Deptt. in the light of the Technical Committee recommendation.

ITEM  
NO.  
71/93

Sub:

Ground Coverage FAR and setbacks for  
plots in Junk Market, Mayapuri Ph.-II.  
No. F.20(7)/78/LSB(I).

4-8-93

P R E C I S

**Background:** In 1976 nearly 500 units dealing with motor parts and machinery parts scraps has been shifted from Motia Khan and allotted plots in Mayapuri Industrial Area Phase-II. The allotment was made by a Committee constituted at that time by giving plots of land proportionate to the damages assessed at old site at Motia Khan by way of formula adopted by the DDA. Accordingly, the plots allotted varied from 20 sq. yds. to 400 sq. yds. in size. Along with the allotment of the plots, the area at Motia Khan was cleared by these units and started their business in the new area on the plots allotted to them.

For Office use only

2. Since then by make shift arrangements the activity has continued at new site but the two issues i.e. coverage and FAR to be applied and (ii) charging of composition fee has remained unresolved. The representations which been continuing all along requested for higher covered and smaller or no setbacks.

3. As these plots are located in the industrial use zone, it was generally felt that these units be allowed coverage and FAR as is applicable to industrial plots. The Master Plan for Delhi-62 has provision of low coverage and FAR in the industrial plots which has been increased in the Master Plan for Delhi-2001. But still there are certain category of plots which are not covered in MPD-2001. Regarding setbacks Master Plan for

contd.../-



The issue regarding the levy of composition fee and betterment charges will be examined by Commissioner (LD) in consultation with the Finance Department and put up to V.C. on file.

6. The above regulation as recommended by the T/C would require the following two modifications in the Master Plan :

- (i) The minimum size of plot to be changed from 30 Sq. mtr. to 20 Sq. yds. (16 Sq. mtr - page 163 of MPD - 2001).
- (ii) The category of 50 Sq. mtr. to 100 Sq. mtr. which is presently not included in the regulation in MPD - 2001 is to be included ( Page 162 of MPD - 2001 ).

The matter is now placed before the Authority for consideration.

#### R E S O L U T I O N

Resolved that the proposals as contained in para 6 of agenda note be approved, however, this should be applicable only to Mayapuri Industrial Area where allotments have already been made. Further resolved that the matter may be recommended to the Central Government for making changes in Master Plan by adding a proviso to the relevant stipulation in MPD-2001:

*V. S. G.*

*Alk...*

*Alk...*

By the Secretary to the Authority

Sub:- Ground Coverage and FAR in Jank Market

Mayapuri Phase-II.

F.20(7)/78-LSBI

29.4.93 814.585

\* This case pertains to the permission for ground coverage and FAR to the plot allotted by the DDA in Jank Market in Mayapuri Phase-II.

The background of the case is that these units were shifted sometime in 1976 by DDA, the land vacated in the Motia Khan and the allotment was made by the Committee constituted at that time by way of a formula adopted by the DDA to which these units were paying damages at the old site at Motia Khan and according to which proportionate land was given varying from 20 sq.yds to 400 sq.yds in size alongwith the allotment of the plots the area was cleared from the site and these units started the business on the plots allotted to them.

This trade is related to the altering of disposed vehicle or other goods which are dismantled by them at site and the useable parts are re-sold. The activity involved is of altering vehicle and goods and the sale of the produced supported items in different type and accounts. This type of activity be classified partly commercial and industrial activity.

As this area was specially accomodated in this area, the sizes varying from 20 sq.yds to 400 sq.yds were allotted with the perusal of the layout plan of this area as it can be ascertained that there are big number of plots in the small category where as little percentage exists in small numbers. Time to time this case was discussed in the Tech. Committee and the Tech. Committee took the following decisions:-

1. Plot size 45sq.yds-100% ground coverage With 120 FAR and the space to be provided for manhold within the plot.
2. Plot size 92 sq.yds and 100 sq.yds-front set back 15' Max. ground coverage Max. 75% after ensuring the min. front set back, FAR Max. 120.
3. Plot size 134, 165 and 200 sq.yds-front set back min. 15' Gr. coverage max. 60% after ensuring min. front set back FAR-120 max.

Last meeting in this regard was held in the room of the Vice-Chairman, DDA with the delegation led by Shri Madan Lal Khurana, MP minutes have been issued by the Secretary, DDA which conclude as follows:

- 1- Plot size upto 50 sq.yds 100% coverage, 120 FAR if basement and mezzanine is provided that it is to be counted into FAR.
2. Plot sizes upto 100 sq.mt. 75% ground coverage 120 FAR if basement and mezzanine is provided that it is to be counted into FAR.
3. Plot size above 100, 60% coverage and 120 FAR if basement and mezzanine is provided that it is to be counted into FAR.
4. Regarding set backs as recommended by the Committee and agreed by the delegation during the discussion 15ft set back in the front and no set back will be in the rear.

The other issues come up in the meeting of the Vice-Chairman was about the charging of the composition fee for the belated period of construction. The Association pleaded that we shifted the trade under the orders of the DDA on the allotted site by way of putting temporary structure and due to financial constraints they have not put up the structures.



: 2:

They invited the attention to the order of the then Vice Chairman, Sh. M. N. Buch dated 19th June, 1979 which is placed at Slag 'C'.

It is suggested as the trade has been shifted and basic requirement of the composition charges for which their seems to be reasonably in view of the background expressed above.

The case is submitted to the Tech. Committee for the following three issues:

1. Permissibility of the coverage, FAR and set back.
2. Betterment Charges, if any.
3. Applicability of the composition fee.

Reg. No. 1 summing up of the decision of the Tech. Committee and decision taken in the room of the V.C. following coverage and FAR are suggested which are acceptable to the representatives.

Size of the plot	Gr. Coverage	FAR	Set back	
			Front	Rear.
20 sq. mt.	100%	-	10'	-
100 sq. mt.	75%	120	10'	-
above 100 sq. mt.	60%	120	10'	-

Note: Basement and the mezzanine if provided will be counted into the FAR equivalent to the ground coverage.

Reg. No. 2 as per the earlier Master Plan, the coverage and Max. FAR was permitted as 60 which has been enhanced to 120 keeping in view of the provisions of the MPD-2001. Charges for the additional FAR has to be worked out by the Finance Department.

Reg. No. 3 as it is pointed in my above para, that the trade has been shifted at the time of the clearance drive and keeping in view of the order of the then Vice Chairman, however it is suggested that at site most of the units had constructed their buildings without obtaining any sanction, composition fee from the date of issue of these directions, within a period of 2 years, if the person will not receive the completion certificate total composition fee from the date of the possession will be charged.

This arrangement will facilitate to improve the environment of the area and clearing the unauthorised construction on the road. The building activity of this area has since been transferred to MCD. MCD may be informed accordingly of the decision and lands department will issue no objection certificate to the persons after receiving the charges if any will be charged.

Sub: Ground coverage and FAR in the Junk Market at Mayapuri (Ph. 11)

The proposal of Ground coverage and FAR for the plots in Junk Market at Mayapuri Ph. 11 was discussed in detail. The Technical Committee recommended that the following norms be adopted.

Size of the plot	Ground coverage	F.A.R.	Set backs front rear	
(I) 20 to 50 sqm.	100%	100	- -	MSD
(II) Above 50 sqm. to 100 sqm.	75%	120	3 mts. -	MSD
(III) Above 100 sqm. upto 400 sqm.	60%	120	3 mts. -	KP

Basement and Mezzanine if provided will be counted into FAR and will be equivalent to the ground coverage.

The issue regarding the levy of composition fee and betterment charges will be examined by Commr (Ld) in consultation with the Finance Department and put up the same to V.C. on file.



SUB: Grant of NOC for the storage of petroleum class 'A' (52 KL) Class 'B' (27 soltra) and class 'C' (65 KL at kh. no. 26/167 village Rawata Delhi. F7(4)91-MP

Dy. Commr. of Police (Lic.) New Delhi has requested for the NOC from the land use point of view for the storage of petroleum class 'A' (52 KL) class 'B' (27 soltra) and class 'C' (65 KL) at kh. no. 26/167 village Rawata Delhi.

2. The case was examined a reply was sent wherein it was informed that the proposed site is not feasible from planning point of view. In reply to the said rejection the party has referred and the case quoted grant of NOC for petroleum product (class A, B & C) at premises in killa no. 63, Mitraon, New Delhi (M/s Kishan Oil company) Appendix-I and requested that his case should also be considered for granting of the NOC.

3. The matter has been examined. In case of M/S Kishan Oil Company referred in para 2 above. The Technical committee in its meeting on 21.1.93 approved the site for storage of kerosene oil only so that the existing kerosene oil Depot from Najafgarh Town (marked area) could be shifted to the proposed new location and the existing site be closed down.

4. Earlier, a general policy decision was taken by the Technical Committee on 22.9.92. Appendix-II with regard to grant of NOC for storage of petroleum class A, B product. According to which industrial units permitted in village Abadi and unauthorised areas within the permissible limits of MPD-2001 generally do not require petroleum products.

5. Present case is a proposed for having storage provision for sale in the rural area of village Rawata. This is not covered as under the policy for issuing NOC.

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

किशन आयल कम्पनी  
एजेंट : इन्डियन आयल कारपोरेशन लि.  
249-सी, नवादा बाजार, नजफगढ़  
नई दिल्ली-110043



**Kishan Oil Company**

Agent : Indian Oil Corporation Ltd.  
249-C, Nawada Bazar Najafgarh,  
New Delhi-110043

Ref. No. To

Dated 11.12.1992

The Vice Chairman,  
Delhi Devellopment Authority,  
Vikas Sadan,  
NEW DELHI.

Dear Sir,

Sub : Grant of "No Objection Certificate" for storage of petrolium products class 'A', 'B' & 'C' at premises in Killa No. 63 Mustal/Khasra No.1/2, Dhansa Road, Mitraon, New Delhi.

With due regards, I beg to submit the following facts on the above subject:

M/s. Kishan Oil Company, 249-C, Nawada Bazar, Najafgarh, New Delhi-110043, is an authorised Agent to M/s. Indian Oil Corporation Ltd. since 1963. It deals with the items such as SKO/LDO and other petroleum products but there is no storage facilities for these items. It has only a small tank, the capacity of which, is about 2500 ltrs only. It finds too much difficulties while unloading these items in the heart of the city. Sometime, it takes two or three hours to approach the exact allocation of the premises. There is a utility pump which provides the SK Oil to the consumers. In fact consumers also find difficulties to have these quotas due to paucity of accommodation. Sometime, it is very likely for an accident, might take place.

Contd....2/

शाखा : बादली, जि० रोहतक

Branch : Badli, Distt. Rohtak

किशन आयल कम्पनी  
एजेंट : इन्डियन आयल कारपोरेशन लि०  
249-सी, नवादा बाजार, नजफगढ़  
नई दिल्ली-110043



Phone: 8008287  
**Kishan Oil Company**

Agent : Indian Oil Corporation Ltd.  
249-C, Nawada Bazar Najafgarh,  
New Delhi-110043

Ref No.

- 2 -

Dated 07.12.1992

On the basis of para 1 above, it was considered the urgency to apply for the grant of N.O.C. for the storage of petroleum products Class 'A' 'B' & 'C' at premises in Killa No. 63 Mustal/Khasra No.1/2 Dhansa Road, Mitraon, New Delhi. An application was submitted to the D.C.P. Licensing Authorities for the grant of "No Objection Certificate". The Police Authorities had referred to following authorities to have their N.O.Cs to this fact:

1. The Deputy Director (Mp)  
Delhi Development Authority,  
Vikas Minar, New Delhi.
2. The Chief Fire Officer,  
Delhi Fire Service,  
Connaught Circus, New Delhi.
3. The Zonal Asstt. Commissioner M.C.D.  
Najafgarh Zone, New Delhi.
4. The Deputy Commissioner of Police,  
South-West District, Delhi.
5. The Deputy Commissioner of Police,  
Traffic, Delhi.
6. The Tehsildar (Notification)  
Tis Hazari Courts, Delhi.

It is presumed that all parties except DDA had replied to the Licensing authorities with their N.O.Cs (copies attached for ready reference).

Contd.....3/-

शाखा : बाढ़नी, जि० रोहतक

Branch : Badli Distt. Rohtak



किशन आयल कम्पनी  
एजेंट : इन्डियन आयल कारपोरेशन लि०  
249-सी, नवादा बाजार, नजफगढ़  
नई दिल्ली-110043



**Kishan Oil Company**

Agent : Indian Oil Corporation Ltd.  
249-C, Nawada Bazar Najafgarh,  
New Delhi-110043

Ref No.

Dated 07.12.1993

In the meantime, Shri Remesh Bhandari Ex-Lt. Governor, Delhi, took the sympathetic view of our case, had written a demi-official letter to Shri Cecil Narohna, Vice Chairman DDA, Delhi. It was unfortunate that Shri Narohna was transferred on the same date i.e. 24th April, 1992 (copy attached).

While considering of the above facts, DDA would have no objection to grant us facilities for the only storage of petroleum products. If DDA acquires this land for their purpose, we will have no objection to surrender it to them. Even DDA want us in writing of the above condition, we will gladly honour this commitment.

We would be obliged to Shri Bhandari, once again, to have this case carefully and personally looked and approached the D.D.A for consideration of the above facts. It need arises, I shall be most grateful if you could drop a line on the above subject to the Lt. Governor, Delhi for favourable consideration.

Thanking you in anticipation,

Yours faithfully,  
For KISHAN OIL COMPANY.

*(Signature)*  
(PARTNER)

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

#### ..... 'DECISION'

Technical Committee discussed the proposals contained in para 4 above and decided the policy for grant of NOC for storage of petroleum class 'A', 'B' & 'C' in the Union Territory of Delhi as follows:

- i. wherever the petroleum products are required for use in industrial units, located in approved industrial areas, NOC may be issued subject to clearance from fire and explosive point of view by the concerned department.
- ii. Industrial units permitted in Village, Deval and unauthorised areas within the permissible limits of MPD-2001 generally, do not require petroleum products. Therefore, in such cases NOC is not required to be issued.
- iii. The storage units for marketing of petroleum products can be located in the approved commercial/warehousing schemes for which, if necessary, NOC can be issued. This will be subject to the clearance from Fire and Explosive Deptts.

.....

The state Coordinator informed that only the kerosene oil is supplied for retail sale to the Fair Price shops and for that purpose, no separate NOC is required.

....



Sub: Relaxation of Development Control Norms for telephone exchange building on a plot measuring 1.28 acres at Lothian Road in Kashmeri Gate Area. F8(6)89-MP

Dy. G.M. (TXP) MTNL New Delhi has requested for relaxation in the Development Control norms with reference to MPD-2001 for telephone exchange building on a plot measuring 1.28 acres at Lothian Road in Kashmere Gate Area. It has been stated that although their requirement for the proposed telephone exchange of 60,000 lines is about 1,40,000 sq.ft. plinth area but they have decided to some how adjust only the technical requirements to the extent possible within an FAR of 133 and Ground Coverage of 33% to which DDA is proposing to relax. As mentioned, they have also taken up the matter with the Ministry of Urban Development for relaxation of FAR beyond 150.

2. According to Master Plan for Delhi-2001 the telephone exchange is covered under 'Public & semi public facilities' and for this the following regulation apply:

Max. ground coverage	25%
Max. FAR	100
Max. ht.	26 mt.

Basement below ground floor to the max. extent of ground coverage shall be allowed, if used for parking and services could not be counted.

3. The above Development control norms are for telephone exchange building for the capacity of 40,000 lines to serve 4 lakh population at the rate of 10 telephone lines per 100 population and site area of 0.8 hect. including the space required for incidental activities for that telephone exchange.

4. In case of the telephone exchange buildings, located in commercial use zone the FAR of that 'use zone' would apply. In case of District Centre and community centre floor areas. Such activities or specified based on the overall FAR / scheme for such a centre.

5. The matter is placed before the Technical committee for its consideration as follows:

The plot on Lothian Road, Kashmere Gate, measuring 1.28 acres is part of the 'Walled City' In the Walled City area tall buildings are neither permissible nor feasible from the urban aesthetics point of view,

For Item No. 68/93.

DRAFT

DELHI DEVELOPMENT AUTHORITY

ZONAL DEVELOPMENT PLAN FOR ZONE  
DIVISION F (SOUTH DELHI -1)

JULY, 1993  
DEVELOPMENT CONTROL & PLANNING WING

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## ZONAL [DIVISIONAL] PLAN FOR ZONE 'F' (SOUTH DELHI-1)

1.0 Under the Master Plan for Delhi-2001, promulgated on 1.8.1990, the Union Territory of Delhi is divided into 15 zones, out of which 8 zones are in Urban Delhi (A to H), 6 are in Urban Extension and Rural Areas (J to N and P) and one is for the river and river front area (O). A zone could be divided into sub-zones.

1.1 In the context of Urban Delhi, Zone-F is identifiable with its low density and green character. This zone is mainly comprised of planned, well maintained posh residential localities. This also includes rehabilitation colonies and Government housing areas. The zone is situated in the South of Zone-D (New Delhi). The Ring Road from Maharani Bagh to Daula Kuan separates these two zones. A significant feature of this zone is its urban heritage, where first four cities of Delhi namely, Lal Kot, Siri, Tuglakabad and Jahanpana are located. There are a number of developed parks under green areas which also include two city forests and the ridge area.

## 2.0 STATUTORY PROVISIONS AND OBJECTIVES

2.1 Section 8 of Delhi Development Act 1957 provides for preparation of Zonal Development Plans simultaneously with the preparation of the Master Plan or as soon as may be, the Authority shall proceed with the preparation of Zonal Development Development Plan for each of the zones into which Delhi be divided, further, a Zonal Development Plan may contain a site plan and a land use plan with approximate location and extent of land uses, such as public and semi-public buildings/works utilities, roads, housing, recreation, industry business, markets, schools, hospitals, open spaces etc. It may also specify standards of population, density and various components of development of the zone.

The procedure to be followed in the preparation and approval of the Zonal Development Plan is laid down in Section 10 of the Act.

2.2 As per MPD-2001, a Zonal Development Plan means a plan for a zone (Division) of the Union Territory of Delhi. The zonal (Divisional Plan) details out the policies of the Master Plan and acts as link between the

layout plan and the Master Plan. The development schemes, layout plans indicating use premises should conform to the Master Plan/Zonal Plan (Divisional) Plan.

2.3 In addition to the provisions given in Delhi Development Act and MPD-2001 with regard to the preparation of the Zonal Development Plans, other broad objectives of the Zonal Development Plan are as under :

- i) To preserve and enhance the green character of South Central Ridge (Mehrauli), city forests and other green linkages.
- ii) To make provisions for compatible mixed land use activities in residential use zone.
- iii) to identify and conserve important historical monuments and four historic cities in the zone.

### 3.0 LOCATION, BOUNDARIES AND AREA










Zone-F is situated towards the South of Ring Road from Dhaula Kuan to Maharani Bagh. In the East it is bounded by River Yamuna and NH-2 by-pass. In the West it is bounded by Delhi Cantonment area, Indira Gandhi International Airport and by NH-8 by-pass. In the South it is bounded by Badarpur-Mehrauli-Mahipalpur Road.

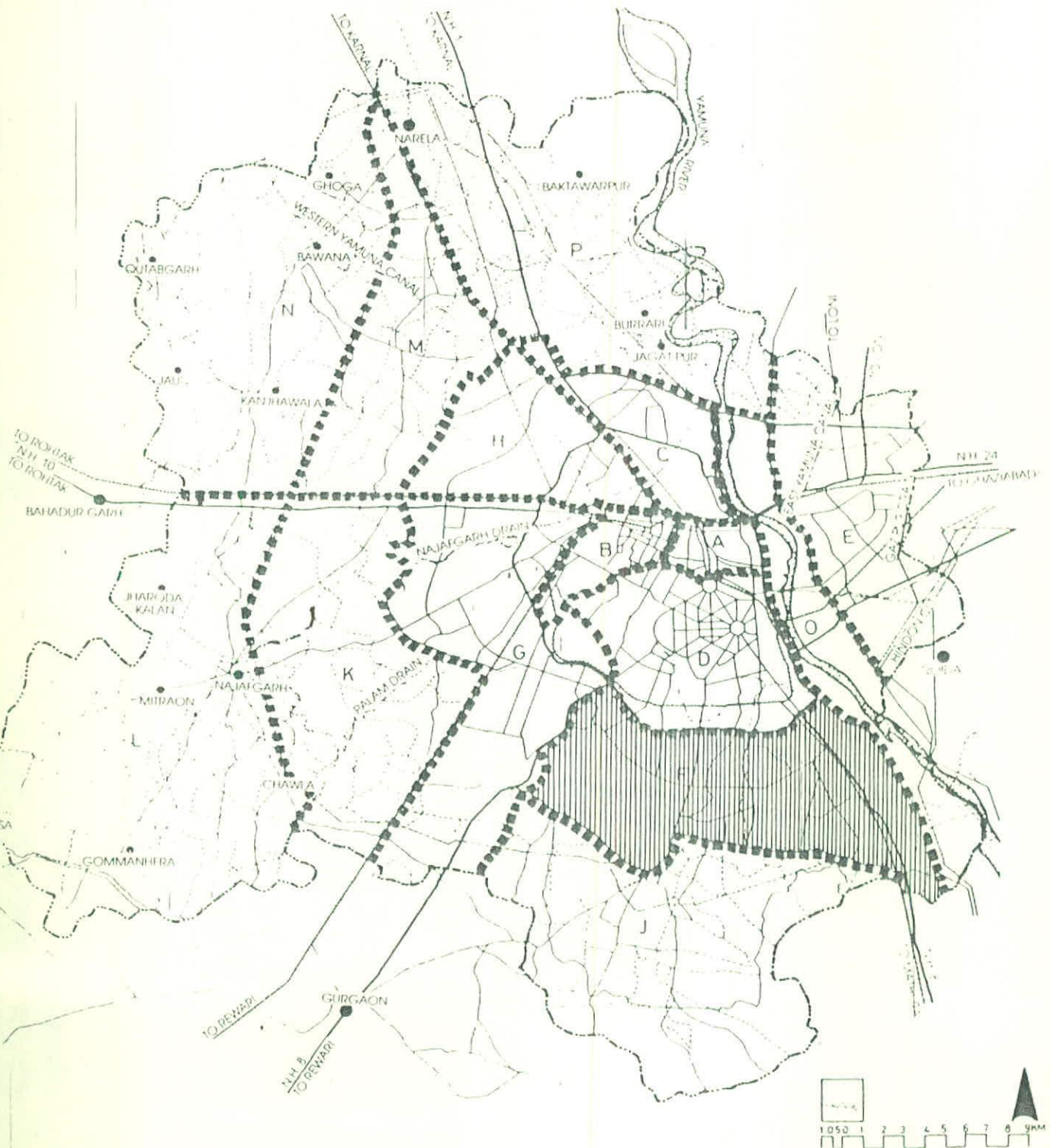
This zone has some of the most prestigious medical institutions like All India Institute of Medical Sciences, Safdarjung Hospital, Holy Family Hospital, Escorts Heart Institute etc. There are a number of national level educational institutes, including South Campus of Delhi University, Indian Institute of Technology, Jawahar Lal Nehru University, Indira Gandhi Open University, Jamia Milia, etc. This zone also has a large number of significant historical monuments. Zone-F covers an area of 11958 ha. and is sub-divided into 19 sub-zones (F-1 to 19).

3.1 The following table indicates the area and the status of the sub-zonal development plans (earlier Zonal Development Plans) formulated and processed within the framework of Master Plan for Delhi 1962.

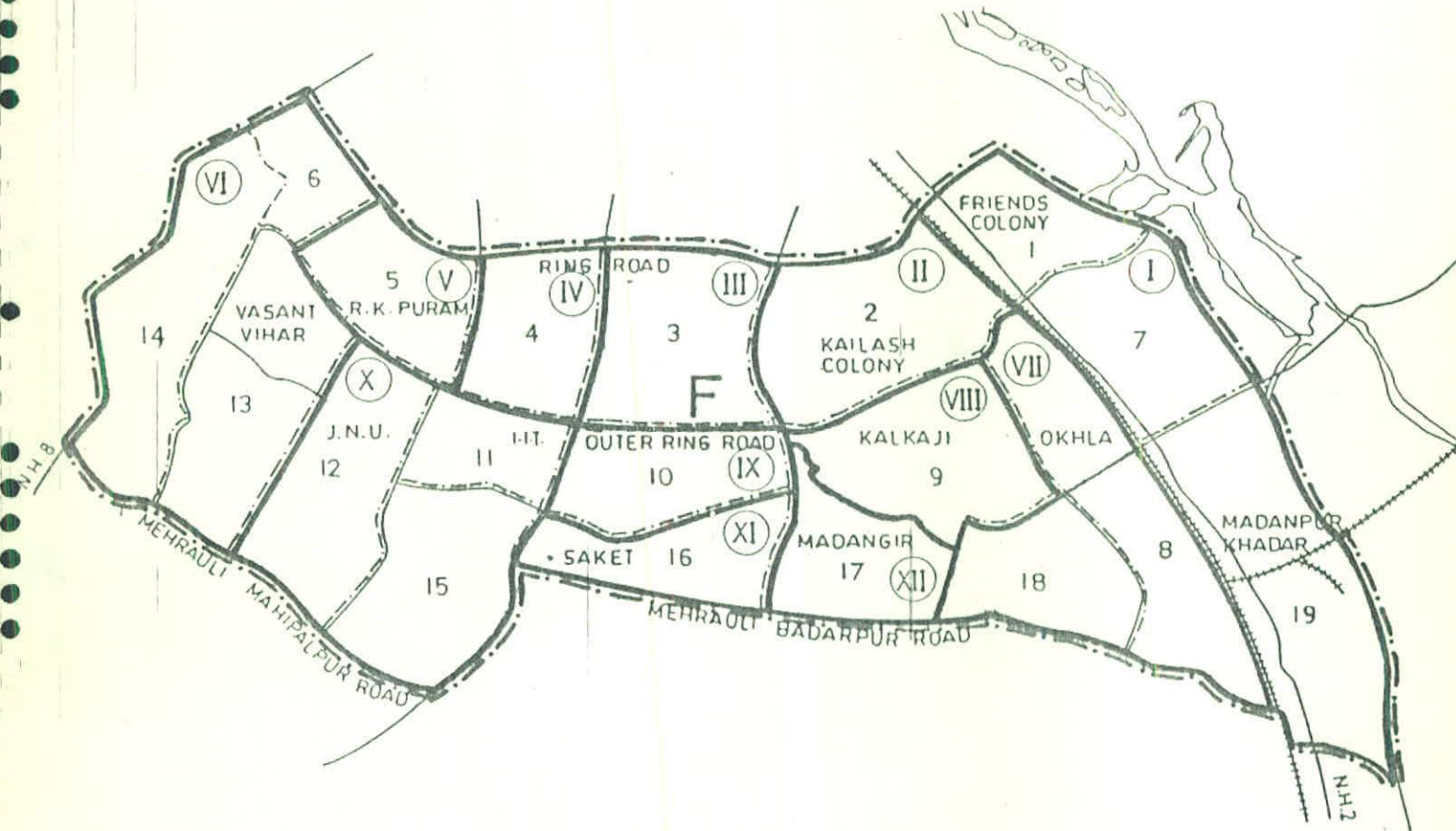


# LOCATION OF ZONE 'F' IN NATIONAL CAPITAL TERRITORY OF DELHI

-  UNION TERRITORY
-  ZONES
-  VILLAGE BOUNDARY
-  NH / MAJOR ROADS
-  OTHER ROADS
-  RAILWAYS
-  MAIN POWER LINE
-  RIVER
-  MAJOR DRAIN







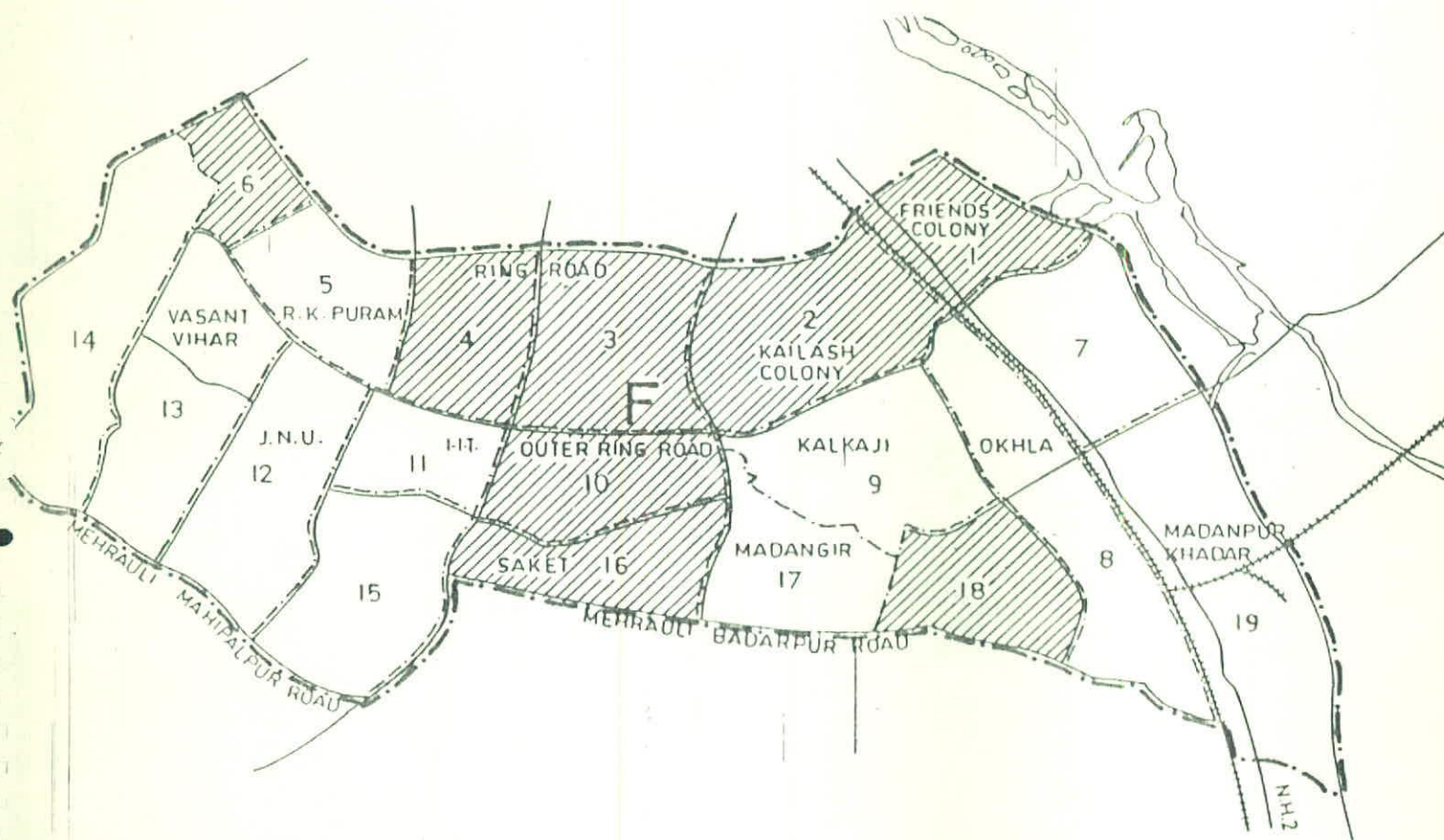
(X) COMMUNITY STRUCTURE



# ZONE (DIVISION) 'F' NEW DELHI

SUB-ZONE	STATUS	REMARKS
F-1 & 7 (Friends colony & Okhla)	Approved by Central Govt.	Notified in March 1967.
F-2 & 3 (Kailash & Siri Fort Area)	-do-	Notified in Dec. 1973.
F-4 (Safdarjung)	-do-	Notified in Dec. 1973.
F-5 (R.K. Puram)	Approved by DDA	Published in Jan. 1969.
F-6 (Moti Bagh)	Approved by Central Govt.	Notified in May 1982.
F-8 (Okhla industrial area)	Approved by DDA	Published in Sep. 1981
F-9 & 17 (Kalkaji & Madan Giri)	-do-	Published in Dec. 1970.
F-10 & 16 (Malviya Nagar & Lado Sarai)	Approved by Central Govt.	Notified in June 1966.
F-11 & 12 (Munirka, Manakpura & Basant Nagar)	Approved by DDA	Published in Oct 1965.
F-13 (West Cantonment)	Not prepared	-
F-14 (Mahipal Pur)	-do-	-
F-15 (Mehrauli)	Approved by DDA	Published in Jan. 1969.
F-18 (Tughlakabad)	Approved by Central Govt.	Notified in Sep. 1983.
F-19 (Badar pur)	Approved by DDA	Published in Apr. 1969.

MPD-2001 stipulates that already approved sub-zonal development plans earlier named Zonal Plans to the extent in Conformity with the Master Plan provisios shall continue to be operative. However, in the zonal plan proposals for zone 'F' wherever necessary, suitable modifications/changes have been incorporated.



 ZONAL PLANS APPROVED  
UNDER MPD-62



ZONE (DIVISION) 'F' NEW DELHI



#### 4.0 POPULATION AND WORK FORCE

The following is the growth pattern of population of this zone :

YEAR	POPULATION
1981 (Projected)	8,27,125
1981 (Census)	8,21,800
1991 (Census)	12,09,100
2001 (Projected as per MPD-2001)	11,91,882

NOTE : In view of 1991 census population which is already more than 12 lakh, the projected population of 'F' zone for 2001 is likely to increase substantially.

#### 4.1 PROJECTED POPULATION BY 2001 IN ZONE (DIVISION) 'F' NEW DELHI.

ZONE	CENSUS 1981	HOLDING CAPACITY AS PER MPD-2001	POPULATION 2001.
F-1	38,215	54,040	50,875
F-2	1,12,561	1,35,800	1,31,150
F-3	65,529	1,20,690	1,09,658
F-4	57,659	71,805	68,975
F-5	73,678	1,31,250	1,19,750
F-6	21,996	33,350	31,080
F-7	24,663	29,160	29,160
F-8	17,000	20,000	20,000
F-9	97,685	1,88,090	1,70,000
F-10	55,852	1,04,225	94,550
F-11	16,900	20,380	20,380

v)	Office Complex M.B. Road	20.0	6600
vi)	Okhla Indl. Area	502.43	37,230

## 5.0 SUB-CITY CHARACTERISTICS AND SPECIAL ASPECTS

5.1 Zone-'F' (South Delhi-I) is the largest zone amongst 8 zones of Urban Delhi, in terms of the area which measures 11958 ha. Besides Lutyens' Delhi this zone has well planned residential areas. This zone has been planned mostly as envisaged in Master plan for Delhi-1962. Some of the posh residential localities are Vasant Vihar, Westend, Aanand niketan, punchsheel, Friends colony, Maharani Bagh, Hauz khas, South Extn, New friends colony, Mayfairs garden, Gilmohar park, Geetanjali, East of Kailash, Safdarjung Development Scheme etc. The residential localities of this zone may be divided in the following categories :-

- a) Rehabilitation colonies.
- b) Govt. housing schemes.
- c) Co-operative House Building Societies.
- d) Privately developed colonies.
- e) Residential areas developed by the DDA including group housing schemes.
- f) Slum and JJ housing Schemes.
- g) Unauthorised regularised colonies.
- h) Urbanised villages.

There are three district centres, namely, Nehru Place, Bhikaji Cama Place and Saket (yet to be developed).

5.1.1 This zone is unique in terms of large green areas and open spaces. The Mehrauli ridge which is a conservation area falls in the hierarchy of 'regional parks'. Besides, large district parks, it has two city forest at Hauz khas and Jahapanah. There are various sports complexes, like Siri fort, Saket and also Lawn Tennis stadia.

### 5.3 MPD-2001 PROPOSALS

The Master Plan has outlines specific proposals for this zone. The salient proposals related with enhancement of the character of this zone are given below :

i) A large part of the South Central Ridge (Mehrauli), measuring 363.70 ha., falls in this zone (Divn.) 'F'. Master Plan recommends that the 'ridge' should be conserved with utmost care and should be in its pristine form. It could be afforested with indigenous species.

ii) The Mehrauli area has been identified as a conservation area because of its rich urban heritage and high tourist potential.

iii) This zone is dotted with the first four cities of Delhi and a number of other important monuments. These provide a great potential for tourist attraction. All such areas need to be conserved and restored wherever necessary.

### 6.0 DEVELOPMENT/REDEVELOPMENT PROPOSALS

6.1 The largest Govt. housing complex at R.K. Puram, was developed at a comparatively low density. There are several other Govt. housing complex viz. Moti Bagh Nanakpura, Naurouji Nagar, Andrews Ganj, Sadiqu Nagar, Pushap Vihar etc. Besides the Govt. housing areas, there are staff housing colonies of various institutions, such as Air India, Indian Air Lines, Reserve Bank of India, MMTC, STC, Delhi Admn., MCD and DDA. These Govt. staff housing colonies were developed at a low density. It is proposed for redensification of such pocket based on a comprehensive urban desing scheme and providing required facilities as per the stipulated norms and standard of MPD-2001. Such comprehensive schemes are to be prepared by the concerned implementing agency and to be approved by the Competent Authority. No piecemeal approach for redevelopment without a comprehensive urban desing scheme is to be adopted.

### 6.2 PLOTTED RESIDENTIAL SCHEMES

Zone-F (South Delhi-I) is known for its posh residential colonies which afford an exclusive lifestyle. Most of these were developed by the cooperative House Building societies on the lands allotted by the Delhi Admn./Govt. of India, except a few developed privately



and by DDA. Such colonies have recreational, shopping and other facilities. Keeping in view the significance of these residential pockets, further development should be regulated within the parameter of Development Code of the MPD-2001 to maintain and enhance their character.

### 6.3 FOREIGN MISSIONS.

A number of foreign missions, their cultural and information centres are functioning in the 'residential premises'. To meet the needs of new foreign missions and also to relocate the once from the residential premises another Diplomatic Enclave may be developed within this zone towards the west of JNU, or in the nearby zone. These should be developed based on Urban Design approach keeping in view the natural features of the selected site.

### 6.4 REHABILITATION COLONIES

These are several large rehabilitation colonies developed by the Ministry of Rehabilitation to provide accommodation for the displaced person after the independence of the country. These include Lajpat Nagar, Kalkaji, Amar Colony, Malviya Nagar etc. These have become very congested, mainly due to non-residential activities in the residential premises. It is therefore, necessary that for certain pockets where there is heavy congestion urban renewal schemes be prepared and required infrastructure be provided by the local body.

### 6.5 OLD VILLAGES AND RESETTLEMENT AREAS.

There are few urbanised villages in located in this zone. Redevelopment Plans for these villages were prepared earlier. However largely due to lack of effective infracture of building bye-law extensive development has taken place in and around these villages which has rendered them as sub-standard areas.

**Resettlement Colonies** This zone has a few resettlement colonies also viz, Dr. Ambedkar Nagar and Madangir. These colonies have also become quite congested and presently have developed with a mixed land use character. It is therefore needed to prepare redevelopment/upgradation schemes within the parameters of the MPD-2001, as urban renewal areas, with emphasis on mixed land use and to provide better physical and social infrastructure by the local body.

## 7.0 WORK CENTRES

### 7.1 MANUFACTURING

Okhla Industrial Area, one of the largest industrial belt, having extensive industries besides light and service industries and flatted factories is located in this zone. This covers an area of 502.4 ha. generating an employment of about 37,230 work force.

As given in appendix III this zone has two numbers of industries which are polluting.

### 7.2 TRADE AND COMMERCE

The major commercial areas/centres are in the following hierarchy :

**7.2.1 District Centres :** There are three District Centres, viz, Nehru Place, Bhikaji Cama Place and Saket out of these the two District Centres, i.e. Nehru Place and Bhikaji Cama Place are already developed and one at Saket is at the planning stage. The three District Centres cover an area of about 74.16 ha. These three District Centres would generate a total employment of 67,230 persons.

#### 7.2.2 Non-Hierarchy Commercial :

In the Master Plan for Delhi-2001, two non-hierarchy Commercial Centres are proposed in zone-F. One is at Khelgaun Road in the vicinity of area Siri Fort. The other at Okhla, adjoining the proposed passenger terminal. This area is not available for a commercial center. However scheme of the community center is under construction. The viability of proposed commercial area near the passenger terminal is also depend upon the feasibility of the proposed passenger terminal.

#### 7.2.3 Community Centres : (22 Nos. 118.8 ha.)

In the Master Plan for Delhi-2001 there are 22 community centres proposed in this zone as per land use plan. However due to the existing situation, a few of the proposed community centre sites are not available in the due to encroachment or such sites have been utilized for some other purposes. Out of total 22 proposed community centres, about 9 sites have already been developed and the rest are to be developed.

Community	Sub zones	Population (Proposed)
I	F-1,7,19	1,23,411
II	F-2	1,31,150
III	F-3	1,09,658
IV	F-4	68,975
V	F-5	1,19,750
VI	F-6,13,14	42,145
VII	F-8,18	37,960
VIII	F-9	1,70,000
IX	F-10	94,550
X	F-11,12,15	99,963
XI	F-16	87,120
XII	F-17	1,07,200
TOTAL		11,91,882

#### 8.0.1 COMMUNITY FACILITIES & SOCIAL INFRASTRUCTURE

A detailed study of various Community facilities existing and required as per norms of MPD-2001 has been carried out at the level of each sub-zone. According to the norms, the provision of the facilities have been worked out at various levels i.e. neighbourhood, community and District level. As stated, earlier this is one of the well planned zones, and even provides certain city level, regional and national facilities. There is hardly any deficiency of community facilities for the projected population of 11,91,882.

#### 8.1. HIGHER SECONDARY SCHOOLS :

According to the Master Plan norms 152 Higher Secondary Schools are required for this zone whereas in all 129 Higher secondary School sites are shown in the Zonal Plan proposals.



17.	F-17	14	6
18.	F-18	2	2
19.	F-19	2	11
TOTAL		152	129

NOTE : The above table does not include Sec. Schools located in the cantonment area under Defence.

## 8.2 NEIGHBOURHOOD PARKS

As per Master Plan standars, a total area of 243.0 ha. is required under the neighbourhood parks whereas as per the Zonal Plan proposals 283.18 ha. of land is proposed under the neighbourhood parks. Sub-zone wise analysis indicate that most of the sub-zones have sufficient area under neighbourhood parks.

The Zonal Plan indicates mainly major neighbourhood parks as it is not possible to year mark all such parks, specially those in group housing areas. However, these have been taken into account in calculating the Neighbourhood parks.

Sub-zone wise details of neighbourhood parks are given in the following table :

S.NO.	SUB-ZONE	REQUIRED AS PER STANDARDS IN HA.	ZDP PROPOSALS IN HA.
1.	F-1	6.0	15.23
2.	F-2	24.0	23.25
3.	F-3	24.0	20.75
4.	F-4	12.0	25.60
5.	F-5	24.0	12.75
6.	F-6	6.0	7.50
7.	F-7	6.0	2.00
8.	F-8	6.0	18.25

F-6	2	0.92	2	2.08
F-7	2	0.92	2	1.00
F-8	1	0.46	-	-
F-9	12	5.52	8	9.72
F-10	6	2.76	1	0.60
F-11	1	0.46	-	-
F-12	4	1.84	1	0.75
F-13	1	-	-	-
F-14	Nil	-	-	-
F-15	2	0.92	-	-
F-16	6	2.76	1	0.60
F-17	7	3.22	4	1.70
F-18	1	0.46	-	-
F-19	1	0.46	2	1.63
<hr/>				
TOTAL	78	35.88	57	38.80
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NOTE : The above table does not include existing shopping in urban villages/unauthorised regularised colonies and cantonment area.

#### B.4 BUS TERMINALS

As per the projected population of this zone, according to the norms given in the MPD-2001, 12 bus terminals are required in the entire zone. There are 13 bus terminals proposed in the zone and indicated on the Zonal Plan. Sub-zone wise details are given in the following table :

SUB ZONE	ZDP PROPOSALS (in Nos.)
F-1, 7 & 19	2
F-2 & 4	3
F-3	-

SUB ZONE	EXISTING/PROPOSED
F-1	7
F-2	8
F-3	7
F-4	3
F-5	4
F-6	2
F-7	3
F-8	5
F-9	3
F-10	1
F-11	1
F-12	1
F-13	6
F-14	1
F-15	1
F-16	4
F-17	4
F-18	-
F-19	13
TOTAL	74



## 9.0 MIXED LAND USE :

The MPD-2001 provides regulations for mixed land use permission in the residential use zone (Appendix-I). Non-residential activity has been filtering down into 'residential premises'. This is more pronounced in comparatively older areas, such as Lajpat Nagar, Kalkaji, Malviya Nagar, unauthorised regularised colonies, South extension, urban villages and their extensions. In fact except a few posh residential colonies such as West End, Vasant Vihar, Shanti Niketan Panchsheel park, Anand Lok, Anand Niketan, Friends Colony, Maharani Bagh, etc. and Govt. colonies, mixed land use is already percolating in most of the residential areas.

Some of the old residential areas have been identified for urban renewal scheme in the Zonal Development Plan. Certain streets, which have been identified as commercial streets as per the survey of the MCD, are proposed for mixed land use. However, depending on the character of a colony the mixed land uses would be regulated in various residential areas as per proposals given below in various categories :

**9.1 Category-I :** The areas where only professional offices as per Master Plan-2001 stipulation are to be permitted. No retail shops and household industry are to be allowed in these areas. These are given as below :

(a) All Co-operative House Building Society like, West End, Anand Lok, Anand Niketan, Vasant Vihar, Panchsheel Park, Servepriya Vihar, Neeti Bagh, Friends & New Friends Colony, Chiragh Enclave, Swaminagar, Uday Park, Goulmahar Park, Shivalika, Sarvodaya Enclave and others.

(b) Plotted development schemes of the DDA like Safdarjung Enclave, Masjid Mohd, Saket, East of Kailash and others.

(c) Group having schemes including Govt. housing, DDA housing & cooperative housing.

**9.2 Category-II :** The following streets based on the surveys provided by MCD are identified for permission of retail business/professional activities on ground floor only. The extent/length of these roads/for mixed land use is indicated on the Zonal Development Plan. For rebuilding, the coverage and FAR of such properties will be the same as permissible on residential plot and only ground floor is to be used for retail business etc. Parking provision has to be made within the plot to the extent feasible and the set back area has to be surveyed

## 10.0 LAND USE PLAN

Within the framework of MPD-2001, the Zonal Development Plan proposals have been detailed out. These incorporate the requirements of Traffic & Transportation, Community Facilities, Green Areas and infrastructure, taking the cognisance of various proposals/approved lay out plans/schemes. The land use analysis at Zonal Plan level is given below :

### PROPOSED LAND USE ANALYSIS - ZONAL PLAN LEVEL

LAND USE	AREA IN HA.	PERCENTAGE
Residential	4887.00	40.87
Commercial	298.87	2.50
Manufacturing	502.40	4.20
Recreational	3485.28	29.14
Transportation	1230.00	10.29
Utilities	300.00	2.52
Governmental	52.00	0.43
Public & Semi public facilities	1202.45	10.05
TOTAL	11958.00	100.00

N.B. The villages/settlements located in any other land use would be treated as 'residential' and would be regulated as per norms prescribed for residential land use and policy follow for such villages/settlements.

## 10.1 TRANSPORTATION NETWORK

The circulation system inter-connect principal work centres with residential neighbourhoods and communities. a multi-mode transport system within the overall structure of the city is envisaged in MPD-2001. It consists of ring rail, road transport and Mass Rapid Transit System, together with cycle and pedestrian tracks. The proposed MRTS corridors which pass through this zone are as follows :



- i) Vasant Kunj to Safdarjung hospital and
- ii) Tuglakabad to Defence Colony.

This zone has got fairly wide roads, MRTS wherever possible may run on surface. However, in the areas adjacent to important conservation zones, monuments of urban heritage, the metro/transportation network should be underground. A details study need to be undertaken in respect of various traffic and transportation proposals, like the MRTS, Ring Rail and its spurs. This study would include restructuring of land uses, location of various stations terminals and their relationship with the road transport system. The railway corridors and spurs as shown on the Zonal Plan, barring essential operational facilities, shall be kept as green buffer with the surrounding development.

#### 10.2.1 HIERARCHY OF ROADS

The Zonal Plan primarily indicates road of 24 m and above right of way. In the circulation network of various land uses wherever necessary 18 mt. Wide road have also to be shown. A hierarchical system of arterial roads, as given below, has been adopted for smooth flow of traffic :

- i) 71.4 m R/W

National high way no. 2  
National high way no. 8

- ii) 60 to 64 m R/W

Ringh Road, Aurobindo marg, Mehrauli, Mahipalpur Road, Mehrauli-Badarpur Road.

- iii) 45 m R/W

Outer Ring Road, Mathura Road, Abdul Gamel Nasin marg, Panchsheel Marg, Chirag Delhi Road, Josip Broz Tito Marg, Lal Bahadur Shastri Marg, Lala Lajpat Rai Path, Africa Avenue, Nelson Mendala Marg, Rao Tula Ram Marg/

- iv) 30 -38 m R/W

Vivekanand Marg, Khel Gaon MARG, Road no. 11 & 12 opposite IIT & in front of JNU, Road No. 13 & 14 near Govind Puri, Kalkaji and Ambedkar Nagar, Road No. 4 near East of Kailash.



### 10.2.2 CYCLE TRACKS AND PEDESTRIAN MOVEMENT CORRIDORS :

For safety, channelisation of pedestrian traffic and segregation of cycle and pedestrian traffic, have been proposed in the MPD-2001. Three of cycle tracks, as indicated in the Master Plan for Delhi-2001, fall partly in this zone, (a) one of these cycle tracks links Chiragh Delhi, Defence Colony along the nallah and leads Inderaprastha Estate office complex, along Mathura Road, (b) the other cycle track coming from Trans Yamuna areas, along ITO bridge, connects Connaught Place and moves further down along Panchkuian Road, (c) another cycle track would connect Talkatora Stadium and Mathura Road via Kushak Nallah.

The pedestrain movement is primarily proposed through the green areas with special compatible treatment of surface and street furniture. To facilitat smooth and Comfortable movement of pedestrains, it is recommended that all inter-sections or other important places attracting and generating sizeable pedestrain traffic between All India Institute of Medical Sciences, Safdarjung Hospital, Nehru Place, R.K. Puram Office Complex and between important transport stands/terminals/roads/pedestrain corridors have been proposed in the Zonal Development Plan.

### 10.2.3 PARKING

Parking areas shall be provided for different types of development as per MPD-2001 norms. This apart general pool parking areas, are proposed to be developed in major work centres, freight complexes, terminals etc.

10.2.4 It is suggested to examine the feasibility of municipalising major parking areas located in planned commercial centres, including the District Centres. The parking areas in and around Metro stations and other important Transport modes in the zone, may also to be municipalised.

### 10.3 SYSTEM OF GREEN AREAS AND CONSERVATION PROPOSALS

The South Central ridge which includes (Mehrauli) covers an area of 363.7 ha. It is an area of urban heritage, which has landmarks and traces of the historical cities of Delhi. This besides Tughlakabad is another important green area in the zone. The other major green areas, viz., around important monuments, planned green areas and other natural green areas need be conserved. Conservation and restoration of the places of rich urban heritages and high tourist value should be taken up on periority. There is an urgent need to ingtensify afforestation of the ridge area.

The Archeological Survey of India has defined control zones around listed monuments. This is comprised of 100 m. distances from the protected units of a monuments as prohibited zone; where no building activity is permitted and further beyond it upto 200 m. distance as the regulated area; where building activity is to be regulated only after getting permission from the ASI. A list of such monuments is given in Appendix II.

No allotments are to be made in the ridge areas. The existing uses which are not compatible needs to be shifted/relocated/removed.

The major green spaces are complemented and supplemented by a system of neighbourhood open spaces, parks and playgrounds in the residential area. This would provide linkages for development of a continuous system of green areas. This has been indicated in the Zonal Plan, which should be detailed out at the stage of preparation of detailed schemes.

The District Parks cover an area of about 7546.4 ha. The Zonal Development Plan proposals have sports facilities covering an area about 292.0 ha. The existing drains, having about 135.0 ha. of land and Chiragh Nursery in an area of 11.0 ha. have been retained in the zonal development plan.

#### 10.3.1 CONSERVATION :

According to the information obtained from the Archeological Survey of India there are a total of 165 monuments in Delhi which have been notified as protected. Of these 43 protected monuments are situated in zone I (Appendix-II). These have been identified in the zonal development plan along with their control zones. It is envisaged that the extent of areas of heritage and declared protected monument under the Ancient Monument and Archeological Sites and Remains Act, 1958, be reserved for conservation for which conservation schemes may be prepared by the concerned organisation/local authority.

The area around Qutab Minar has been declared a 'heritage zone'. For 'Integrated Conservation of Mehrauli' a committee comprising of the representatives of the DDA/INTACH, Delhi Conservation Society, ASI and Delhi Tourism has been set up. The area around Qutab Minar is proposed to be developed as an 'Archaeological Park'. It would cover two main zones, one of Zafar Mahal and the other of Chaumachi tomb. The proposed archaeological park in its sprawling area has about 70



monuments. The recommendations in respect of its identification, conservation, design and management of the Archaeological park have been made. The proposed park would also have a museum for the visitors for providing information in various forms.

In case of major monuments falling in zone 'F' the area around them has been identified in the zonal/divisional plan for which building control in relation to height, material and spread of the monuments should be framed. The areas around major monuments are proposed to be suitably landscaped.

The MPD-2001 has identified the following controlled conservation areas covering the concentration of historical building in zone 'F'.

- i) The area near Qutab
- ii) Area near Vijay Mandal

Special development plans for the conservation and improvement of controlled areas shall be formulated. Any alteration or demolition of any building is prohibited without the consent of the Authority.

### 10.3.2 ANALYSIS OF GREEN AREAS

S.NO.	DESCRIPTION	AREA PROPOSED AS PER ZDP IN HECT.
1.	Regional Park	363.70
2.	-District park -Major children park -City Forest -Historical Monuments -Nurseries	2546.40
3.	Play Ground, Stadium, Sports Complex, Divisional Sports Centre	292.00
4.	Neighbourhood park	283.18
	TOTAL	3485.28



#### 10.4 PHYSICAL INFRASTRUCTURE

A detailed study of various community facilities/utilities in respect of the zone as per standards of Master Plan has been carried out. This study reveals that there is no deficiency of any category of facilities in this zone and as mentioned earlier some of the facilities cater at the city and regional levels. A study for 19 sub-zones besides an overall study of the zone, is given in Chapter 8. In terms of physical infrastructure, most of the utilities and services are existing and have been accordingly indicated on the Zonal Plan.

##### 10.4.1 WATER SUPPLY :

The requirement of water supply for zone-F @ 363 litres per capita/per day (80 gpd) works out to about 96 million gpd of this, it is estimated that about 36 million gpd, would be required for residential areas. The water supply would have to be augmented accordingly.

##### 10.4.2 DRAINAGE/SANITATION/GARBAGE DISPOSAL

The zone is almost fully served by underground sewerage. However, it is suggested to augment the sewerage network in the old areas identified for urban renewal. The zone has several major storm water drains, which flush out the storm water into the river.

In this zone as per population garbage generated (estimated) as about 720 tons daily. The zone has large sanitary landfill sites in the vicinity; along ring road.

10.4.3 As per the Master Plan norms there is a need for 24 Nos. 60 KV and 2 Nos. 220 KV ESS in this zone. Most of these are already existing. It is suggested that no overhead cables be provided in this zone due to the urban design aspects.

#### 11.0 REDEVELOPMENT AND URBAN RENEWAL AREAS :

(a) The following areas are identified for redevelopment with comprehensive urban design schemes :

- i) B.K. Puram
- ii) Part of Moti Bagh.
- iii) Andrews Ganj.

iv) Nanak Pura.

The following area have been identified for renewal in the Zonal Development plan.

- i) Kalkaji-Govindpuri Complex.
- ii) Yusuf Sarai.
- iii) Arjun Nagar-Krishan Nagar Complex.

11.1 The redevelopment and urban Renewal plans are to be prepared within the framework of density stipulation of the MPD-2001 and Zonal Development Plan. These plans may incorporate the following :

- i) Land Use.
- ii) Physical condition of structures.
- iii) Facilities and services.
- iv) Circulation pattern.
- v) Open spaces, park and playgrounds.
- vi) Special features (if any)

11.2 Special characteristics and features of the area would be kept in view, while preparing the redevelopment urban renewal plan. As far as possible, the urban renewal project should be self financing.

11.3. In the urban Renewal areas building only for residential use are to be allowed unless redevelopment/urban renewal schemes are prepared and approved, which may identify specific areas for facilities etc. on the basis of which building permission can be given for any non-residential premises in these areas.

## 12.0 PROPOSED MODIFICATION IN THE MASTER PLAN

Under the provision of MPD-2001, simultaneously to processing of Zonal Development Plan, the modifications of land uses shall be processed under section 11-A of Delhi Development Act, 1957.

The change of land uses need to be processed for scheme for West of J.N.U. and I.C.D. at Tughlakabad.

## APPENDIX-I

## CONDI TIONS FOR PERMITTING MIXED LAND USE

(Non-Residential Activity on Residential premises)

The permission of mixed land use in a Street/Area would be subject to the following conditions :-

i) The Commercial activity allowed shall be only on the ground floor to the extent of 25% or 50 sqm whichever is less.

ii) The establishment should be run only by the resident of the dwelling unit.

iii) The following activities shall not be allowed :

a) Retail shops

- building materials (timber, timber products, marble, iron and steel and sand).

- Firewood, coal.

b) Repair shops

- Automobiles repair and workshops

- Cycle rickshaw and retreading

- battery charging

c) Service shops

- flour mills (more than 3 kw power load)

- Fabrication and welding

d) Nurshing home

e) Guest house, Boarding House and Lodging House.

f) Storage, godown and warehousing.

g) Manufacturing units (excluding house-hold industry).

h) Junk Shop



## APPENDIX-II

LIST OF PROTECTED MONUMENTS IN ZONE-F DECLARED FOR CONSERVATION/PROTECTION OF AREAS UPTO 100 MTS FROM THE PROTECTED LIMITS AND FURTHER BEYOND IT UPTO 200 MTS. NEAR OR ADJOINING PROTECTED MONUMENTS TO BE PROHIBITED AND REGULATED AREAS RESPECTIVELY FOR PURPOSE OF BOTH MINING OPERATION AND CONSTRUCTION ; VIDE ASI NOTIFICATION NO. F.8/2/90-M DT. 16.6.92 (ASI LETTER NO. DLH(GEN)92.M 1062 DT. 10.3.93.

SL.NO.	NAME OF MONUMENTS	LOCALITY	SUB-ZONE
1.	Teen Burji	Mohd.pur village	F-5
2.	Moth-ki-Masjid	South exten. P-II	F-3
3.	Ashokan Rock Edict	Garhi	F-2
4.	Unknown Tomb & Baoli	R.K. Puram Sec.V	F-5
5.	Munda Gumbad	R.K. Puram Sec.IV	F-5
6.	Hauz Khas complex	Hauz Khas village	F-4
7.	Kali Gumti	Hauz Khas	F-4
8.	Tofewali Mosque	Hauz Khas	F-4
9.	Tomb of Bagh-e-Alam	Hauz Khas	F-4
10.	Sakri Gumti.	Green Park	F-4
11.	Chotti Gumti.	Green Park	F-4
12.	Bara Khamba	Green Park	F-4
13.	Tombs of Dadi & Poti	Green Park	F-4
14.	Nili Mosque	Hauz Khas	F-3
15.	Mohammadi Mosque	Ananad lok	F-3
16.	Siri Fort	Siri	F-3
17.	Lal Gumbad	Panch Sheel Enclave	F-3
18.	Idgah	Hauz Khas Enclave	F-3

## LIST OF HAZARDOUS/NOXIOUS INDUSTRIAL UNITS

NAME OF THE INDUSTRY	ITEM OF MANUFACTURING
1. CCI, clinker grinding unit, Okhla, New Delhi	Ordinary port land cement by using flyash
2. M/s KUMAR SONS/KUMAR ENGG. B-24, Okhla Industrial area, New Delhi.	Forged steel manufacturing.