

DELHI DEVELOPMENT AUTHORITY  
(DEV. CONTROL & PLG. WING)

No.F.1(32)/94-MP

Dated: 28.7.94

Minutes of the Technical Committee meeting held on 27.7.94 at 3.00 P.M. in the Conference Room of Vikas Sada-n, INA, New Delhi.

The following were present:

DELHI DEVELOPMENT AUTHORITY

1. Sh.S.P.Jakhanwal, Vice-Chairman (In Chair).
2. Sh.H.D.Sharma, Engineer Member.
3. Sh.K.J.Alphon<sup>7</sup>s, Commissioner(LM)
4. Sh.S.K.Roy, Commissisoner(LD).
5. Sh.S.C.Gupta, Addl.Commissioner(DC&P)
6. Sh.R.G.Gupta, Addl.Commissioner(TYA)
7. Sh.P.C.Jain, Addl.Commissioner(AP)
8. Sh.Santosh Auluck, Chief Architect.
9. Sh.R.K.Jhingan, Director(Land Scape).
10. Sh.Prakash Narayan, Director(PP).

T.C.P.O.

11. Sh.K.T.Gurumukhi, Addl.Chief Planner.

L & D.O.

Sh.T.S.Bassal, Asstt. Engineer.

DELHI POLICE

13. Sh.Lala Ram, ACP(T).

SPECIAL INVITEES:

14. Sh.Chander Ballabh, Director(AP) for item no.80/94, 83/94,89/94,90/94,92/94.
15. Sh.C.P.Rastogi, Director(SPG) for item no.91/94
16. Sh. Anil Barai, Jt.Director(Dwarka).
17. Sh. J.S.Sodhi, Jt.Director(AP)

In all 11 items were taken up.

1. Item No. 80/94

Sub: Formulation of Development Control Norms for Club Buildings in Delhi. F3(24)76-MP

2. Item No. 83/94

Sub: Allotment of land for Middle School consideration where HT Line is passing through the school for the purpose of allotment. F.18(71)89-IL

3. Item No. 84/94

Sub: NOC for construction of commercial complex on property no. 7361 (Pt.) Ram Nagar on Main Qutab Road to M/S Dewan & Sons Investment (P)Ltd. F.3(204)61-MP

4. Item No. 85/94

Sub: Objectionable retain outlets on G.T.Road Shahdara, Delhi. F.13(15)90/CRC/DDA

The aforesaid four items were deferred in view of more urgent items.

5. Item No. 88/94

Sub: Relaxation in MPD-2001 - Norms in case of Integrated School 'A' allotted to CCRT in Sector VII, Dwarka, Delhi F.20(1)94-MP

Technical committee, after detailed discussion, approved the adjustment for building envelope and for play area keeping in view the nature of the school. The Technical Committee agreed to allow the building coverage on the plot measuring 1.0 hect. which is earmarked for school building as well as for parking. However, FAR is to confine on 0.7 hect.

Technical Committee also approved to modify the layout plan so as to allow 0.6 hect. land earmarked for a 'park' between the two 'institutional plots' as part of the 'residential component' for this institute as full site is not available due to unauthorised construction.

6. Item No. 89/94

Sub: NOC for house no. 1/2376 Yusuf Sarai (Kh. No. 97/77/2/ and Kh. No. 326/116/93 Village Yusuf Sarai, New Delhi. F.2992/CRC

Technical committee observed that the land under reference is earmarked for 'institutional use' in the MPD-2001 and is part of the playfield area in the layout plan of the institutional area and, therefore, the land needs to be acquired under the Land Acquisition Act for the planned development of Delhi.



7. Item No. 90/94

Sub: Allotment of land for construction of Cremation Ground at Janakpuri, Delhi.  
PA/DD(Plg.)93/15

Technical committee observed that the site proposed for the cremation ground is in the 'recreational area' and, if the site is developed for this purpose, the recreational area could not be effectively utilised by the public. Therefore, it is in the public interest to develop this area as 'green' and it may be explored whether the existing cremation site in the vicinity of village Posangipur and A~~sa~~latpur could be properly developed by MCD by enlarging its size.

8. Item No. 91/94

Sub: Planning and development of the area in the West of JNU (Vasant Kunj) Phase II - Issue pertaining to change of land use.F20(7)89-MP

The Technical Committee discussed the proposed change of land use for Vasant Kunj Phase II scheme and approved the same with the following modifications:

- i. Hotel site at central core be relocated adjacent to the right side of the road and the land presently shown for the hotel be shown for residential and green.
- ii. a) The institutional area shown in the central core in three pockets be combined and the lower pocket be converted for residential use.  
b) The institutional area in the outer ring and in the western side be reduced by about 3 hect and be shown as residential.
- iii. a) In addition to the above, the Technical Committee also observed that the area in front of the hotel site mentioned in para (i), above be developed as a 'recreational area' mainly as a 'Golf Course'.  
b) Also, a suitable site within the 'residential pocket' be identified to develop for NRI's houses.

9. Item No. 92/94

Sub: Approval of layout plan for MOR pocket no. 105, Kalkaji, New Delhi.PA/Dir(AP)94/88

Technical committee observed that in case the proposal is for approval of the sub-division plan then it should be brought before the Screening Committee. However, as far as the approval of the layout plan in the pocket

which is not the 'development area' of the DDA, Technical Committee observed that the Authority in its Resolution of 1988 while deciding the procedure for handing over of the services specifically mentioned that the Authority will be competent to approve the lay out plan in the pockets and the Corporation will sanction the building plan of individual plots.

It was, therefore, decided that the matter be examined accordingly.

10. Item No. 93/94

Sub: Misuse of Janakpuri Road by the movement of Outer Ring Road, Traffic inside the colony.  
F5(8)91-MP

The Technical committee, after detailed discussion, decided as follows:

- i. to recommend speed breakers at suitable locations after the approval of the locations in the committee functioning under Addl. Commr. of Police (S&T) known as 'Speed Breakers Committee',
- ii. to recommend at prominent locations proper signboard indicating fluorescent colours about prohibition of HTV'S be displayed.

This issues with the approval of Vice Chairman, DDA.

  
(A.K. JAIN)  
OFFG. ADDL. COMM. (DC&P)

F1( 22)94-MP

Copy forwarded to:

1. OSD to VC for the information of the later.
2. Engineer Member, DDA
3. Principal Commissioner
4. Commissioner (Plg.)
5. Commissioner (Lands)
6. Chief Architect
7. Addl. Commr. (DC&P)
8. Addl. Commr. (TYA)
9. Addl. Commr. (AP&B)
10. Chief Town & Country Planner, TCPO
11. Chief Architect, NDMC
12. Town Planner, MCD
13. Secretary, DUAC
14. Land & Development Officer, L&DO



15. Sr. Architect (H&T)I
16. Dy. Commr. of Police (T)
17. Chief Engineer (Plg.)DESU
18. Sh. R.K. Jhingan, Sr. Land Scape Arch.
19. Commr. (LM)
20. Secy. to LG
21. Dir. (PPR)

  
( P.V. MAHASHABDEY )  
JOINT DIRECTOR (MP)  
25/8/94

DELHI DEVELOPMENT AUTHORITY  
MASTER PLAN SECTION

F.1(22)93/MP

Dated : 25.7.94

MEETING NOTICE

The 34th Technical Committee meeting of DDA will be held on 27.7.94 at 3.00 P.M. in the Conference Hall, 'B' Block, Vikas Sadan, INA, New Delhi.

Agenda for the meeting is enclosed herewith.

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

  
(S.C. GUPTA)  
ADDL. COMM. (DC&P)



In all 11 items were taken up.

1. Item No.80/94

Sub : Formulation of Development Control Norms for Club Buildings in Delhi.

F.3(24)/76-MP

~~Deferred~~

2. Item No.83/94

Sub : Allotment of land for Middle School consideration where HT Line is passing through the school for the purpose of allotment.

F.18(71)89-IL

~~Deferred~~

3. Item No.84/94

Sub : NOC for construction of commercial complex on property no.7361 (Pt.) Ram Nagar on Main Qutab Road to M/s Dewan & Sons Investment(P) Ltd.

F.3(204)/61-MP

~~Deferred~~

4. Item No.85/94

Sub : Objectionable retail outlets on G.T.Road Shahdara, Delhi.

F.13(15)/90/CRC/DDA

*The above said four items were deferred in view of more urgent items.*

~~Deferred~~

5. Item No.88/94

Sub : Relaxation in MPD-2001 - Norms in case of Integrated School 'A' allotted to CCRT in Sector VII, Dwarka, Delhi.

F.20(1)94-MP

Technical Committee, after detailed discussion, approved the adjustment for building envelope and for play area keeping in view the nature of the school. The Technical Committee agreed to allow the building coverage on the plot measuring 1.0 hect. which is earmarked for school building as well as for parking. However, FAR is to confine on 0.7 hect.

✓ Technical Committee also approved to modify the layout plan so as to allow 0.6 hect. land earmarked for a 'park' between the two 'institutional plots' as part of the 'residential component' for this institute as full site is not available due to unauthorised construction.

6. Item No.89/94

Sub : NOC for house no.1/2376 Yusuf Sarai (Kh.No. 97/77/2/2 and Kh.No.326/116/93 Village Yusuf Sarai, New Delhi.

F.2992/CRC

✓ Technical Committee observed that the land under reference is earmarked for 'institutional use' in the MPD-2001 and is part of the playfield area in the layout plan of the institutional area and, therefore, the land needs to be acquired under the Land Acquisition Act for the planned development of Delhi.

7. Item No.90/94

Sub : Allotment of land for construction of Cremation Ground at Janakpuri, Delhi.

PA/DD(Plg.)/93/15

✓ Technical Committee observed that the site proposed for the cremation ground is in the 'recreational area' and, if the site is developed for this purpose, the recreational area could not be effectively utilised by the public. ~~and,~~ <sup>if may be explored whether</sup> Therefore, it is in the public interest to develop this area as 'green' and <sup>the</sup> existing cremation site in the vicinity of Village Posangipur and Aaslatpur <sup>could</sup> be properly developed by MCD by enlarging its size.

8. Item No.91/94

Sub : Planning and development of the area in the West of JNU(Vasant Kunj Phase ~~II~~ <sup>III</sup>) - Issue pertaining to change of land use.

F.20(7)89-MP

The Technical Committee discussed the proposed change of land use for Vasant Kunj Phase II scheme and approved the same with the following modifications:

- i. Hotel site at central core be relocated adjacent to the right side of the road and the land presently shown for the hotel be shown for residential and green.



ii.a) The institutional area shown in the central core in three pockets be combined and the lower pocket be converted for residential use.

b) The institutional area in the outer <sup>ring</sup> road and in the western side be reduced <sup>to</sup> ~~to~~ about 3 hect. and be shown as residential.

✓ iii.a) In addition to the above, the Technical Committee also observed that the area in front of the hotel site mentioned in para i, above be developed as a 'recreational area' mainly as a 'Golf Course'.

b) Also, a suitable site within the 'residential pocket' be identified to develop for NRIs houses.

9. Item No.92/94

Sub : Approval of layout plan for MOR Pocket No. 105, Kalkaji, New Delhi.

PA/Dir.(AP)/94/88

✓ Technical Committee observed that in case the proposal is for approval of the sub-division plan then it should be brought before the Screening Committee. However, as far as the approval of the layout plan in the pocket which is not the 'development area' of the DDA, Technical Committee observed that the Authority in its resolution of 1988 while deciding the procedure for handing over of the services specifically mentioned that the Authority will be competent to approve the layout plan in the pockets and the Corporation will sanction the building plan of individual plots.

It was, therefore, decided that the matter be examined accordingly.

10. Item No.93/94

Sub : Misuse of Janakpuri Road by the movement of Outer Ring Road, Traffic inside the Colony.

F.5(8)/91-MP

✓ Technical Committee, after detailed discussion, decided as follows:

- i) to ~~provide~~ <sup>recommend</sup> speed breakers at suitable locations after the approval of the locations in the committee functioning under <sup>Add.</sup> Commissioner of Police <sup>(SPT)</sup> known as Speed Breakers Committee.
- ii) ~~at~~ <sup>to recommend</sup> prominent locations proper signboard indicating fluorescent colours about prohibition of HTV's, be displayed.

Additional Item

Sub : i. New Delhi Bungalow Area

ii. Amendment in MPD-2001 for location of motels.

(ii) Entry to Nizamuddin Railway station from Raydoot Hotel and

Objections/suggestions received in response to the Public Notice for the proposal of New Delhi Bungalow Zone and the objections/suggestions received on the proposed modification in MPD-2001 for the location of motels be discussed in the next meeting of the Technical Committee.

amendment to  
Nizamuddin Railway  
station from  
Raydoot Hotel

Re. .

*Signature*

28/7/94

Add. Com (DC) & L

D.D.R.



DELHI DEVELOPMENT AUTHORITY  
MASTER PLAN SECTION

F.1(22)93/MP

Dated : 25.7.94

MEETING NOTICE

The 34th Technical Committee meeting of DDA will be held on 27.7.94 at 3.00 P.M. in the Conference Hall, 'B' Block, Vikas Sadan, INA, New Delhi.

Agenda for the meeting is enclosed herewith.

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

  
(S.C. GUPTA)  
ADDL. COMM. (DC&P)

# I N D E X

S.NO.	ITEM NO.	PARTICULARS	Page
1.	80/94	Formulation of Development Control Norms for Club-Buildings in Delhi. F.3(24)/76-MP	1
2.	83/94	Allotment of land for Middle School consideration where HT Line is passing through the school for the purpose of allotment. F.18(71)/89/IL.	4
3.	84/94	NOC for construction of commercial complex on property no.7361 (Pt.) Ram Nagar on Main Qutab Road to M/S Deewan & Sons Investment Pvt. Ltd. F.3(204)/61-MP	5
4.	85/94	Objectionable retail outlets on G.T.Road Shahadara, Delhi. F.13(15)/90/CRC/DDA	10
5.	88/94	Relaxation in MPD-2001 - Norms in case of Integrated School 'A' allotted to CCRT in Sector VII, Dwarka, Delhi. F.20(1)/94-MP	17
6.	89/94	NOC for house no.1/2376 Yusuf Sarai (Kh.no. 97/77/2/2 and Kh.no.326/116/93 village Yusuf Sarai, New Delhi. F.2992/CRC	19
7.	90/94	Allotment of land for construction of Cremation Ground at JanakPuri, Delhi. PA/DD(PLG.) 93/15	21
8.	91/94	Planning and development of the Area in the West of JNU (Vasant Kunj Phase III) Issue pertaining to change of land use. F.20(7)/89-MP	24
9.	92/94	Approval of layout plan for MOR Pocket No. 105, Kalkaji, New Delhi. PA/Dir.(AP)/94/88	31
10.	93/94	Misuse of Janakpuri Road by the movement of Outer Ring Road, Traffic inside the Colony, F.5(8)/91-MP	33



Sub : Formulation of Development control norms for Club Buildings

( F.3(24) ) / ( P.P. RA )

Requests are being received requesting DDA for laying down the development controls for the club buildings allotted by D.D.A. The DDA has in recent past allotted land for construction of the Club in New Friends Colony, Naraina Vihar, Pitam Pura, Mandakini Enclave etc. Request is also pending for additions/alterations of Chemsford Club Building, Raisina Road, New Delhi.

2. M.P.D.-2001 has recommended land quantum for such recreational facilities i.e. Barat Ghar, Community room, Community hall-cum-library and Recreational Club as per the details given below :-

S.No.	Use	Area in Sq.Mtr.	Population (in person)
1.	Community Room	660	5,000
2.	Barat Ghar/ Dharmshala/Night Shelter	800	-
3.	Community hall-cum-library	2,000	15,000
4.	Recreational Club	10,000	1,00,000

The development controls for the use No.2 & 3 in the above table has been given in the Master Plan but no controls have been given for the use at S.N.1 & 4.

3. The norms for Club Building were discussed in the Internal Planning meeting held on 29.7.93, wherein a sub-committee was constituted to work out these norms. The report of Sub-Committee has been received and is annexed. After studying the different

.....2/-

Over

( D. A. )

negotiate the existing Club building for the purpose of being used as a temporary place for the proposed building of Club building 1-

a. Category I:

Area of plot	-	5,000 sq. mts.
Ground coverage	-	30%
F.A.R.	-	75%
Set backs	-	9 mts.
Front	-	3 mts.
Side I	-	6 mts.
Side II	-	6 mts.
Rear	-	6 mts.
Height	-	9 mts. (2 storeyed max.)
Basement	-	Equal to ground coverage.

b. Category II:

Area of plot	-	5,000 sq. mts.
	-	(50% of the area to be kept as green and 50% area to be considered for building)
Controls on building portion of the plot:		
Ground coverage	-	30%
FAR	-	75%
Set backs	-	Front - 9 mts.
	-	Sides - 6 mts.
	-	Rear - 6 mts.
Height	-	9 mts. (2 storeyed max.)
Basement	-	Equal to ground coverage.

c. Category III:

Plot area	-	10,000 sq. mts. (50% of the plot area to be kept as green and the building shall be allowed on 40% of the plot).
Controls on building portion of the plot:		
Ground coverage	-	30%
FAR	-	75%
Set backs	-	15 mts.
Front	-	6 mts.
Sides	-	6 mts.
Rear	-	6 mts.
Height	-	9 mts. (2 storeyed max.)
Basement	-	Equal to ground coverage.

(Note: The permissible maximum coverage on ground floor and FAR in no case be less than the permissible area and FAR for the largest size plot in the lower category.)

d. Other controls in all the three categories:

1) Residential component :

15% of the total floor area shall be allowed for residential purpose and for watch and ward staff, essential staff and guest house.

2) Basement :

It shall be below the ground floor and to the maximum extent of ground coverage. It will be counted in FAR excluding the area required for servicing.

3) Parking

Only surface parking will be allowed @1.33 car space per 100 sq.mts. of plot area.

e. The height of the club has been kept deliberately low to give a feeling of openness. Since the basement can also be used, it was felt that some of the indoor games can be provided at the basement level.

f. The residential component has been recommended in compliance with the Master Plan recommendations for public and semi-public premises (Page-164 of the notification of Master Plan).

5. The report of sub-committee is submitted for consideration of Technical Committee so that necessary change in the Master Plan can be proposed.

*CDP*  
*14/10/80*  
*- Dr. (M)*



Sub: Allotment of land for Middle School  
Consideration where HT line is passing through  
the school for the purpose of allotment.  
F.18(71)/89/IL

The case is regarding allotment of Primary School site No.8 Block A Paschim Vihar for middle school. While considering the allotment, it was pointed by the Vice Chairman, ODA that a high tension line is passing through the plot to be considered for allotment and suggested that the case be put up to the Tech. Committee.

2. The site was got surveyed and the location of 33 KV Line on the corner of the plot is indicated on the copy of the plan - laid on the table. This is the same high tension line which was passing through the Sr. Secondary School plot discussed earlier in the Tech. Committee meeting held on 19.4.1993 vide item No.31/93 and the following decisions were taken:

"The Tech. Committee observed that mandatory clearance due to the location of the high tension line within the plot be followed while sanctioning the building plan. Further, building envelope be readjusted within the plot area and proper set backs be indicated increasing further the distance of the building land from the H/T Line."

3. The total area of the plot is 6690 sq.mt. after leaving the 9mt. roads on both sides of the plot. The plot is to be divided into two parts; (a) for school building and (b) for playfield area. The playfield area will be free from high tension line and in the building area 6 mt. reservation on both the sides has been proposed as per the requirement of the building bye laws.

4. The site is fit for allotment and no reservation is required to be made for the high tension line except the safety distance as per building bye laws. The coverage and FAR will be available for 50% of the plot area and no deduction will be for set back of HT Line.

The proposal is submitted for consideration.

P. C. Jais  
Ad. cl.

Subject: Issue of NOC for construction of Commercial complex on property No. 7361(Pt.) Ram Nagar on Main Qutab Road to M/s. Deewan & Sons Investment Pvt. Ltd.  
F.3(204)61-MP

-----

1.0 There is a request from M/s. Deewan & Sons Investment Pvt. Ltd. to issue NOC for construction of Cinema Commercial complex. 300 FAR of plot of land measuring about 5000 sq.yds. fronting on Qutab Road adj. to the existing building/tourist hotel. The said NOC is requested to be issued to MCD for processing the building plans for a commercial complex on the said plot.

2.0 The matter was placed before the Technical Committee for its consideration vide Item No.11/92 dated 3.2.92 (ref. appendix A) wherein following was observed/decided:-

"The request of M/s. Deewan & Sons for issue of NOC for construction of commercial complex on property No.7391 (Pt.) Ram Nagar on the main Qutab Road was discussed in detail. At the outset, it was observed from the record that the Slum Deptt. had noted on the file that the plot did not fall within the notified slum area, but was located in the 'development area' of the Authority. It was also noted that the plot did not form part of the approved layout plan but had been earmarked as part of the local shopping centre in Zonal Plan earlier approved by Govt. of India, Ministry of Urban Development. Therefore, the Technical Committee, keeping in view the earlier resolution of the Authority cited in the agenda note, and the zonal Development plan for Zone A-6 decided that the layout plan of the area shown as local shopping centre, be prepared by the Area Planner as per the provision of MPD-2001 and placed before the Technical Committee for approval, in the first instance."

3.0 As a follow up of the decision taken of the Technical Committee the matter is examined <sup>fur-ther</sup> and following

8/8/92



are the observations:-

- i) A survey of the area under reference is conducted and it has been noted that the entire pocket identified <sup>for</sup> local shop in centre is heavily built upon with various types of structures. (predominantly residential).
- ii) As per the site inspection it is revealed that the part of the property is being utilised as a motor car workshop and part as a parking for adj. building of the Hotel Tourist.
- iii) From the perusal of the file it is also noted that while examining the issue of licence to Hotel Tourist on plot No. 7361 Ram Nagar Outab Road. Hotel Tourist is on the South side of the proposed plot. The building plans on the site of the Tourist Hotel Lux were sanctioned for office building whereas the premises was under the use of Hotel. The file on the subject bearing No. F10(14)86/MP shows an undertaking submitted by M/s. Goodwill India Ltd. (earlier owner of the property of 7361 part under ref.) regarding consent of using same land for property under reference for day to day parking.
- iv) As per the zonal plan approved by the Authority for Zone A (other than Colled City) the area under reference falls in Urban Renewal (residential) Densities 1000 PPH.
- iv) As per the provisions of MID-2001 the approved zonal plan (earlier master plan) plan in conformity with Master Plan 2001 is to be operative. In the absence of notification of any area the development shall be in accordance with the Master Plan. In the present case the zonal plan certificate of Zone A-6 is not in conformity with the MID-2001 and the same is required to be revised.

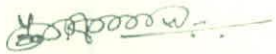
Approved



with the enforcement of MPD-2001 and approval of Zonal Plan of Zone-A (other than Walled City) by the Authority.

4.0 In view of the above observations it is placed for the consideration of the Technical Committee that preparation of layout plan showing local shopping centre at this stage may not be feasible/desirable. If the owner of the property wants to develop the land for residential purposes the same he can do on the basis of the recommendations of MPD-2001/draft zonal plan approved by the Authority.

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

  
(N.K. AGGARWAL)  
DIRECTOR (N&SA)

1- Resolution No. 172 of 30th August 1971, for construction of a commercial complex on property No. 7351 (para. 1) of the Delhi Development Authority Act, 1956, as amended, and on the land owned by M/s. Goodwill India Ltd. vide its Resolution No. 172 of 30th August 1971.

2- M/s. Law & Sons Pvt. Ltd. vide its letter dated 2.11.71, has requested to issue a plan for the property No. 7351 (para. 1) of the Delhi Development Authority Act, 1956, as amended, and on the land owned by M/s. Goodwill India Ltd. vide its Resolution No. 172 of 30th August 1971. It has been further informed in the said letter that the land belongs to M/s. Goodwill India Ltd. and on the Delhi High Court decision dt. 6th June, 1974. The said land now stands vacant and in the name of M/s. Law & Sons, Pvt. Ltd. vide its Resolution No. 172 of 30th August 1971. The land use of the said land is commercial and the Delhi Development Authority No. 172 of 30th August 1971.

2. BACK GROUND:

- i) The property under reference is located on Main South Road near Hotel Tourist in sub zone A-6 abutting an existing road of about 10 meter width.
- ii) M/s. Goodwill India Ltd. claimed to be the owner of the plot of land measuring about 5000 sq. yds. (referred in para 1(i) above) had submitted a proposal for the construction of a Cinema-commercial complex long back.
- iii) The Draft Zonal Plan A-6 (Qadam sharif area) in which jurisdiction of the lands falls was published for inviting public objections/suggestions. According to this the said property was shown with the adjacent plot as Neighbourhood Centre with a view to accommodate the shops affected in the R/W of Outab Road and for providing other facilities required in that area. While considering the individual objections/suggestions the Screening Board of the Authority recommended that the land use of the plot being adjacent to the built up property, be shown in accordance with the use of the adjacent plot as Commercial with 50 ft. R/W.
- iv) The recommendations of Screening Board were approved by the Authority vide its Resolution No. 172 dt: 30.8.71. Subject to the condition that no building plans be sanctioned pending disposal of the case in the Delhi High Court about the dispute of the ownership of the land.
- v) In the approved Zonal Development plan of Zone A-6, the R/W of Outab road is to be widened to 30 meter and the use of remaining land is shown as retail business and commercial upto 100 ft. depth or 50 ft. which ever is applicable.



3. OBSERVATIONS:

The case is examined and comments are as under:-

- i) It has been reported by the Lrads Section that DDA has lost the case in High Court and M/s. Good will India Ltd. is declared the owner of the land. It has further been notified that all appeal/revision and SLP filed in High Court and Supreme Court have been dismissed.
- ii) A site inspection has revealed that the part of the property is being utilised as Motor-car repair workshop and part as parking for the adjacent building of Hotel Tania.
- iii) The road R/W of Qutab road as per MPD-62, as per Zonal Development Plan(A-6), as per MPD-2001 is 30 meters. An alignment plan for the same has not yet been prepared/ID but certain portion of the premises will certainly be affected in the road widening, which could only be assessed after finalisation of the alignment plan.
- iv) As per MPD-62 the land use of the property is residential (density 200-250 P.P.A.), as per approved Zonal Plan(A-6) Retail and commercial, as per MPD-2001 Urban renewal tentative sugery with a density 800-1000 persons per Acre.
- v) The Urban renewal plan of the area is yet to be prepared/finalised.

4. PROPOSAL:-Keeping in view the background & observations contained in the para 2 & 3 above is the request of M/s. Dewan & Sons placed before the Technical Committee for its consideration.

11/92

The request of M/s. Dewan & Sons for issue of NOC for construction of commercial complex on property No.7391(pt.) Ram Nagar, on the main Qutab Road, was discussed in detail. At the outset, it was observed from the record that the Slum Deptt. had noted on the file that this plot did not fall within the notified slum area, but was located in the 'development area' of the Authority. It was also noted that the plot did not form part of the approved layout plan but had been earmarked as part of the local shopping centre in Zonal Plan earlier approved by Govt. of India, Ministry of Urban Development. Therefore, the Technical Committee, keeping in view the earlier resolution of the Authority cited in the agenda note, and the Zonal Development plan for Zone A-6, decided that the layout plan of the area shown as local Shopping centre, be prepared by the Area Planner as per the provision of MPD-2001 and placed before the Technical Committee for approval, in the first instance.



Subject: Objectional retail outlets on G.T.Shahdara Road.

- .....
1. Commissioner(LM) vide his note dated 28.4.94 has forwarded an agenda of resitement of M/s. Taneja Service Station, G.T.Shahdara Road (Annexure-I) for placing the case before the Technical Committee.
  2. Commissioner(Plg.) desired the following to be added to the agenda for the Technical Committee:
    - i) All cases of resitement/objectionable petrol pumps available in the Planning Deptt.
    - ii) The plot to be ~~added~~ allotted to be approved by the Technical Committee.
  3. As a follow up instructions of Commissioner(Plg.) a joint inspection was carried out on 13.6.94 by a team of officers of Planning Deptt. consisting of Addl. Commr. (AP), Addl. Commr. (TYA), Director(TT), Director(SA) and Jt. Director(TT) for the G.T.Road stretch from Old Rly. Bridge to U.P.Border.
  4. During the inspection following observations were made:
    - i) On the stretch of road under reference 14 number of Petrol Pumps are existing and the Taneja Petrol Pump is one of them.
    - ii) 4 lanes G.T.Shahdara road flyover with a central verge is fully operational while the <sup>work</sup> flyover <sup>is</sup> ~~are~~ on Shahdara - Saharanpur Rly line and Road No. 58 for the local traffic is yet to be completed.

Observations:-

The names of the existing petrol pumps on G.T. Shahdara Road (shown on the copy of the plan laid on the table) and the observations thereupon are given as under:-

S.No.	Name of Oil Co./Dealer	Observations
1.	HPC/Shyam Prakash & Co.	This will be at an undesirable distance from the road intersection of G.T.Shahdara Road and Road No.62 when the intersection is fully developed.
2.	IOC/Rama Service Station	Fully affected in the approved alignment of plan of Road No.62. PWD is insisting for resitement of the same.

3. IBP/Ajay Service Station located off. to Faich Chand Sharma Marg which shall become a local road after the construction of Road No. 10.
4. HPC/Victory Service Station The Petrol Pump operational after submission of C.I. Sharda Road.
5. HPC/Darnak Automobiles - Do -
6. ICC/Arival Service Station - Do -
7. IBP/Chity Automobiles New Site allotted by BDA. Petrol Pump is operational.
8. ICC/Taneja Service Station The site allotted for the petrol pump would get affected after the implementation of the flyover proposal approved by BDA. However, some vacant land is available on the road near the petrol pump. Due to non-implementation of the flyover proposal at present difficult to being faced for the vehicular traffic. Existing and operational but would be affected at the time of implementation of survey as per plan approved by the Authority.
9. HPC/Ashoka Service Station Part of pump is operational. New site is allotted to the South of C.I. Sharda Road but been allotted considering it objectionable due to the construction of proposed subway as per approved plan which is yet to come up on the recommendation of the implementing agency.
10. HPC/Kundan Lal Service Station New Site allotted by BDA as an alternate to site No. 10, operational site.
11. IBP/Gee Key Services New Site allotted by BDA as an alternate to site No. 10, operational site.
12. HPC/Kundan Lal Service Station New site allotted by BDA as an alternate to site No. 10, operational site.

- |     |                              |                           |
|-----|------------------------------|---------------------------|
| 13. | HPC/Ugarsain & Sons          | Existing and operational. |
| 14. | BPC/Rajdhani Service Station | -do-                      |

4 Further if any of the existing operational petrol pump is found to be affected in implementing the plan the same would be considered for resitement on the recommendation of the road/flyover implementing agency.

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

(12/12/2000)



आर० एन० सुद  
चीफ डिविजनल मैनेजर

R. N. Sud  
Chief Divisional Manager

-15-

120 135



इंडियन ऑयल कॉर्पोरेशन  
(मार्केटिंग डिविजन)

65A तल, सूर्य किशन भवन  
19 कस्तूरबा गांधी मार्ग, नई दिल्ली - 11002

दूरभाष : कार्या 3311634 निवास : 605455  
INDIAN OIL CORPORATION

(Marketing Division)  
65A Floor, Surya Kisan Building  
19, Kasturba Gandhi Marg, New Delhi  
Phone Off 3311614 Res 605455

No. DD/R/386

Dear Shri A/Alphons

22nd November 1993

Sub: RESITEMENT OF TANEJA S/STN  
G.T. Road, Shahdara

As you are aware that due to commissioning of an overhead bridge this outlet is likely to lose 80 to 90 % of its sale and therefore, needs immediate resitement. I understand you have been kind enough to consider allotment of an alternate site in front of A block, Jhilmil Industrial Area. In this connection I am attaching herewith a photo copy of your letter addressed to Shri J.C. Gambhir, Commissioner(Plg.), DDA Vikas Minar, New Delhi. I am also attaching herewith a sketch map of the area where the pump is situated and location where the dealer can be given an alternate site. Capt. Taneja is a war disabled officer and loss of sale will be a very great financial set back to him and his family. I, therefore, take this opportunity of making a personal appeal to you to consider his case sympathetically.

I understand that an alternate site marked on the sketch is available, which, unfortunately is of lesser depth of 60 ft. only. May I request you to allot him a larger frontage say about 150 sq.ft. so that we can design a retail outlet with more dispensing units in a row. This also refers to our telephonic conversation and meeting with you today.

With kind regards

Yours sincerely,

(R.N.SUD)

Shri K.J.Alphons, IAS  
Commissioner (Land & Projects)  
DDA, Vikas Sadan  
New Delhi

Encl: as above

7953-DUM  
23/11/93

4473 clm  
19/11

Dir(LM)

DD(XL)

42/11/93

21/11/93

30/11/93



-14-

Engineer-in-Chief  
Municipal Corporation of Delhi  
Town Hall, Delhi

473 E/CRC

24/12/73

D.O.No. 1439/EExxvii/73  
Dated: 20-12-73

Dear Shri Alphons,

A flyover-cum-grade separator is being constructed starting from Shyam Lal College and ending near Taneja Service Station on G.T. Road, Shahdara. It is noticed that smooth functioning of Taneja Service Station-cum-Petrol pump which is a retail outlet of Indian Oil Corporation Limited will be affected by the retaining wall of the flyover and as such it is very necessary to shift this petrol pump from the present site from traffic safety point of view as well as convenience of the public immediately.

I would, therefore, request you to allot a suitable alternate site for this service station urgently as the construction of flyover is now in the final stage of completion.

With regards,

Yours sincerely,

(G.R. Ambwani)

Shri K.J. Alphons,  
Commissioner(Land),  
Delhi Development Authority,  
Vikas Sadan, New Delhi.

file bearing No f 12(15)/AO/CRC  
has been sent to Com(LM) on 24-12-73

Supd  
DD/LM

(121)  
24/12/73

The file up has been sent to Com(TyA) on 27-12-73 through Com(LM) office, so we may keep the p.c. pending till file returned back.

30/12/73 mps mhr

4524 dms  
24/12

up in line  
file

24/12/73  
27-12-73

mps mhr  
27/12/73



इंडियन ऑयल कॉर्पोरेशन लिमिटेड

सूर्य किरण बिल्डिंग, १९, कस्तूरबा गांधी मार्ग नई दिल्ली-११० ००१

Indian Oil Corporation Limited

Surya Kiran Building, 19, Kasturba Gandhi Marg, New Delhi-110 001  
Phones : 353473, 352833, 320616, 353727 Telex : 031-3257 Grams : 'INDOILDIVN'



Vice Chairman,  
Delhi Development Authority,  
Vikas Sadan,  
NEW DELHI

005169

Dear Sir,

Subject: Allotment of a site for resitment of M/s Taneja  
Service Station, G.T. Road, Shahdra, Delhi.

M/s Taneja Service Station is our 'A' Site Retail Outlet located at G.T. Road, Shahdra, Delhi. This Retail Outlet is a sole proprietorship of Captain T.R. Taneja, a War Disabled Officer, appointed under DGR Scheme. The subject dealership is operative since 1975 at the above location.

But, of late, due to construction of a fly-over on G.T. Shahdra Road, the location of our RO is coming right under the bridge. The construction which is in the initial stages now when once gather momentum, the operation of the dealership will not only become uneconomical for the dealer, but for the IOC as well. A Letter from MCD confirming the above situation is enclosed for your kind perusal.

In view of the above, we would request you to kindly allot us an alternative site for resitment of M/s Taneja Service Station anywhere in UTD. An early action in the matter shall be highly appreciated.

Thanking you,

Yours faithfully,  
for INDIAN OIL CORPORATION LIMITED

(J.R. LUGGAL)  
FOR CHIEF DIVISIONAL MANAGER

रजिस्टर्ड ऑफिस : 254-सी, डॉ. ऐनी बेसन्ट रोड, प्रभादेवी, बम्बई 400 025 (भारत)  
Regd. Office : 254-C, Dr. Annie Besant Road, Prabhadevi, Bombay 400 025 (India)



b. Envelope suggested as in para 3 with the building coverage to be worked out on land including the parking space.

c. Notification as suggested by the Government is not required.

d. The proposed land additional for allotment in the layout is about 0.6 ha. and is meant for park lying between two institutional plots. The area is under tremendous pressure of encroachment. Allotment of this land for residential would require amendment in the layout plan.

  
(P. S. Mahajan)  
37/10/11

SUB: Relaxation in MPD-2001 norms in case of Integrated School 'A' allotted to CCRT in Sector VII, Dwarka.

F.20(1)94-MP

The Centre for Cultural Resources and Training was allotted 3.9 hac. of land for Integrated School 'A' in Sector VII, Dwarka Phase I. On the site the area available was only 2.44 hac. instead of 3.9 hac. (part of land encroached) and therefore the possession of land was given to that extent although the cost of land paid was for 3.9 hac. The building envelope was conveyed for the building area of 1.4 hac. vide letter dt. 3.2.94 (plan laid on table).

2. As the total land was not available, the CCRT approached Ministry of Urban Development who sought amendment in the MPD vide their letter no. J-13036/40/93-DDVA dt. 25.8.93. This has been examined and considering these within planning control, as such amendment is not required.

3. On the actual land allotted and the development controls communicated, the CCRT while designing the building has requested adjustment in building arrangement (plan laid on table). They have also requested to allow ground coverage on the building site and parking area. However, they will confine to the actual building site i.e. 0.70 ha. for coverage and also suggested side and rear set backs as 3.0 m and 6.0 m respectively. The matter has been examined and there is technically no objection to the proposed building in two parts on the condition that open area with full parking requirement be provided at site.

4. CCRT vide letter dt. 24.5.94 have also suggested that they may also be considered for allotting land adjacent to the plot for fully realising the building concepts of Ideal Integrated school and other related activities of the centre, partly is required for residential.

5. The matter is placed before the Techn. committee for decision on:

a. The site measuring 2.44 hac. for the Integrated school may be allowed to be developed on the basis of the Development Control norms for Integrated school and the total play area will be provided at the second phase when the land is taken over.



DELHI ADMINISTRATION DEPT  
LAND & BUILDING DEPARTMENT  
VIKAS BHAWAN : NEW DELHI-2

No.F.9(42)/91-L&B/LA/

113/6 Dated:- 7/4/92

To

Sh. Gaganjit Singh  
Sh. Rajmeet Singh  
Sh. Upkar Kaur  
Sh. R.S. Anand;  
2376, Yusuf Sarai,  
New Delhi.

Sub:- Derogation/release of land bearing Khasara No.  
77/1. (92/77) of village Yusuf Sarai, Delhi.

D/Sir,

I am directed to refer to your application dated 11th  
Sept. 1991 addressed to Lt. Governor the subject of the above  
and to say that the matter has been looked into in detail.  
The records reveal that Khasara No. 92/77 of Yusuf Sarai  
measuring 3 Bighas. Out of 3 Bighas of land, 2 Bighas  
was acquired vide award 1259 announced on 2.3.62 of  
given below:-

<u>Khasara No.</u>	<u>Areas.</u>
1. 92/77/1	4 Bighas.
2. 92/77/2/1	1 Bigha 1 Biswa.
3. 92/77/2/3	14 Biswas.
4. 92/77/2/4	1 Biswa.
	<u>2 Bighas 0 Biswa</u>

The possession of 2 Bighas of land was taken and handed  
over to DDA and as such it cannot be released from acquisition.

As regards the remaining land measuring 1 Bigha 1 Biswa  
of Khasara No. 92/77/2/2 of Yusuf Sarai, it is mentioned that  
same has neither been notified for acquisition nor acquired hence  
the question of denotification release of Khasara No. 92/77  
measuring 1 Bighas does not arise.

Yours faithfully,

(J.D. JAIN)  
Under Secretary (LA)



Sub: Request for NOC for House No.1/2376 Yusuf Sarai  
(Kh.No.97/77/2/2 and Kh.No.326/116/93 Village  
Yusuf Sarai).

File No. F.2992/CRC

Shri P wan Meet Singh and others vide their letter dated 10/1/94 have requested for permission and NOC for construction/addition/alteration in House No.1/2376 (Kh.No.97/77/2/2 and Kh.No.326/116/93) Village Yusuf Sarai Delhi. This property is in two parts one measuring 1500 sq yds. in Kh.No.97/77/2/2 and 1000 sq. yds in Kh.No.326/116/93 i.e. total area is about 2500 sq. yds. The applicant has informed that initially they have constructed the house in the year 1938 on the land which was purchased in the year 1937. It has also been informed that the property is not acquired not notified for acquisition.

2. The matter has been examined in the planning department and the land is located in Zone F-3 and in the approved layout plan of the Institutional Area Hauz Khas forms part of the playfield (plan laid on the table).

3. Under Secretary (LA) Delhi Adm., vide their letter No.F.9(42)/91/L&B/LA/11316 dated 7.9.92/stated that out of of the 3bighas (3026.88 sq.yds) of land 2 bighas (2017.92 sq. yds) land already stands acquired and handed over to G.D. and the same cannot be released from acquisition. In the said letter it has further been stated that only 1 bigha i.e. 1008.96 sq. yds of land comprising of Kh.No.92/77/2/2 has neither been notified for acquisition nor acquired.

4. The matter has also been examined by the lands department (Lands Management Br.) wherein Commr. (LM) has opined as under:

"This was left out from final award as it was built up. Apparently the built up house was in existence from 1937 onwards. If we have to acquire it now, we will have to pay current market rate, which will be a huge amount. We will end up looking a huge amount, if we acquire and then allot it for institutional purposes. VC may kindly decide whether we may initiate steps to acquire or to issue NOC."

5. The detailed survey of this area has been conducted and the plan showing the location of the property is laid on the table.

6. The case is submitted for the consideration of the Tech. Committee.

/Appendix

*R. Singh*

3. In view of the joint site inspection, the detailed survey for the area was conducted and it was found that there was lot of existing trees in the area which are mostly of Eucalyptus and Kikar. 0.4 Hact (one acre) land was identified at the corner in District Park, out of which about 1000 Sq.Mtr. was proposed for Cremation activities and remaining 3000 Sq.Mtr. for parking and landscaping by creating heavy green buffer between the Cremation ground site and the roads. The entry was recommended from 32.00 Mtr. wide road.

4. The proposal was discussed in the Technical Committee held on 8.2.94 under item No.13/94 in which it was decided to defer the item for the inspection by Commissioner (Plng.) for identifying other alternative locations and accordingly the matter may be brought in the Technical Committee. The joint site inspection was carried out by Addl. Commissioner (AP) and Director (AP) and after going round the area one more alternative was proposed besides the one placed for consideration in the earlier meeting of the Technical Committee. The details are given below :-

ALTERNATIVE-I :

As explained above

ALTERNATIVE-2 :

This site is also located in Master Plan green about 300-400 Mtr. towards south of Alternative-1. In the green nitch where earlier disputed Cremation ground was located by shifting it towards North. This proposed site will be far away from the residential area and will be accessible from the 24 Mtr. wide road opposite College area. 2000 Sq.Mtr. will be for Cremation activities and 1000 Sq.Mtr. will be earmarked for parking which is abutting the road linking these two areas by 6 Mtr. wide pedestrian road.

5. The two alternatives are placed before the Technical meeting for the following consideration :-

- (i) to agree one of the proposal referred to in para-above



SUB : Allotment of land for construction of  
Cremation Ground at Janakpuri  
(File No. F.PA/DD(PLG)93/15)

General Secretary, Federation of Janakpuri Residents' Welfare Association vide his letter dt.: 6th Sept., 92 requested for locating an alternative site for Cremation ground in Janakpuri. The issue was also discussed in the Chamber of Vice-Chairman, DDA on 27.8.92, in the presence of Sh. M. L. Khurana the then M. P. and Sh. Jagdish Chandra Mukhi. In the meeting it was decided that a joint site inspection by J. D. (AP) and Sh. Mukhi be carried out for identifying the alternative location. During the meeting it was also mentioned that earlier a site measuring 2000 Sq. Mtr. was allotted to M. C. D. in the green nitch adjacent to Jail Staff quarters, the site is existing and is not being used due to resistance from the neighbouring residents, who have reportedly brought a stay order for allotment.

2. Accordingly the site was jointly inspected by the representatives of Area Planning and Sh. J. C. Mukhi and identified a site at the crossing of 30.20 Mtr. R.O.W. (leading to Mayapuri) and 24 Mtr. ROW road connecting Penkha Road) and was comparatively found suitable due to its location, away from the residential area. As per MPD-2001, two sites of Cremation ground have been shown in Zone-G, one near Village Tihar in G-8 area and the other on Ring Road near Punjabi Bagh. The request was earlier considered by the Technical Committee which recommended that a suitable location be provided in Dwarka Project comprising of modern facilities like Electric Crematorium etc. Considering the norms of Master Plan for location of Cremation ground sites within the three miles radius of the residential area, it was found suitable including the existing and proposed locations. The site in Dwarka Project was approved by the Technical Committee.

....2/-

*[Handwritten signature]*  
6/10/94  
Dy. Commr.



- (ii) change of land use for an area covered in the approved proposal from "District Park to Public & semi public facilities (Cremation-ground)".
- (iii) the site will be handed over to MCD with the condition that minimum trees should be affected ~~for~~ in the Project.

.....

CPD  
2/1/54  
JW(AD)

again be requested to convey the approval for processing the change of land use. Accordingly, a reference was made to the Ministry of Urban Development vide DDA letter dt.22.9.89. However, no reply/concurrence was received.

4. The Chief Architect of DDA vide his letter no.HUPW/Sr.Architect/89/4140 dt.15.6.89 submitted the proposal for development of the area west of JNU to the DUAC for approval at the preliminary/conceptual stage. It was examined by the Commission in its meeting held on 16.6.89 and the Commission constituted a committee consisting of two members of the Commission and the Commr.(Plg.)/DDA to finalise the disposition of the hotel site, keeping in view the observations of the Commission vide their letter dt.17.7.89 and also to work out an urban form exemption for the pocket.

5. Later on, the Commission vide its letter dated 31.10.90 considered the proposal for development of the area West of JNU and the approval was conveyed subject to certain conditions. On the basis of DUAC approval, detailed proposals were considered in the 76th and 98th meetings of the Screening Committee held on 8.4.91 and 28.1.92 respectively. The proposal for change of land use was also placed before the Technical Committee in its meeting held on 18.12.92 wherein the Technical Committee observed as follows:

"The proposal submitted by the Chief Architect for change of land use in respect of various sectors was not in the format prescribed under MPD-2001. As such, Technical Committee decided that the matter be examined by the 'Development Control & Planning Wing' and be placed before it in the proper format".

6. The matter has been examined and a development scheme for the area under reference has been formulated with the following details:

a) Constraints:

i) The site has a number of existing drains, ditches and tunnels which impose great difficulty in utilising this area for urban development apart from the restriction of height on buildings, this area being in the Air Funnel.

Sub : Planning & Development of the area in the West of JNU (Vasant Kunj Phase-II) - Issues pertaining to change of land use.

File No. F.20(7)89-MP

INTRODUCTION

Site measures about 315.28 hecsts and surrounded by JNU on the East, Vasant Vihar and outer ring road on the North, Delhi Cantonment Area and the Airport on the West and Vasant Kunj scheme on the south, in MPD-2001 has been shown for various land uses viz residential, commercial, recreational, public and semi-public facilities etc.

2. In the Draft Zonal Development Plan (divisional plan) for zone F (south Delhi) approved by the Authority vide resolution no.130/98 dt.21.9.93 and published for inviting public objections/suggestions on 15.1.94, this area has been proposed for various land uses. Also the draft proposal indicates an efficient circulation pattern to connect this area towards north, south and west with a system of 45mt. r/w connecting Nelson Mandella Road to NH-8 and to outer ring road with the recommendation that change of land use have to be processed separately.

3. Earlier, the authority vide its resolution no.36 dt.16.5.89 while considering the proposal for planning and development of about 100 hect. of land in the west of JNU for provisions of various facilities like Hotel, shopping-mall, cultural complexes and other community facilities approved the proposal for change/adjustment in the land uses (appendix.1). Accordingly, vide letter dt.20.6.89, the Ministry of Urban Development, Govt. of India, was requested to convey the Govt.'s approval under section 11(A) of D.D.Act 1957, for issue of a public notice for inviting objections/suggestions. Later on, the Ministry asked some additional information/documents to examine the change of land use and the same were supplied to Ministry of Urban Development on 25.7.89. To sort out the matter, a meeting was held in the room of V.C. on 5.9.89 which was attended by the representatives of Ministry of Urban Development TCPO and the officers of the ODA and it was decided that as per the earlier proposal, the Ministry may



and also to get stay orders varied for 5.24 ha. of area.

8. Technical Committee in its meeting held on 26.4.94 desired that a Committee consisting of Chief Architect, Addl. Commr. (AP) Project Planner (V & Kunj), Director (Land Scap) and S.E. (SWZ) to examine the proposal in detail keeping in view of the large size ditches and the quantum of the recreational land uses should also confirm to the standards fixed by DUAC.

9. The Committee met on 27.5.94 under the Chairmanship of Commr. (Plg.) and decided as under:-

- i) 45 mtr. r/w of inner road to be reduced to 30 mtr. r/w as this road is for narrow and limited area.
- ii) Proposed road side, emergency abans. P. side of road could also be reduced from 30 mtr. to 15 mtrs. and this green may be considered as part of gross residential area.
- iii) MPD-2001 has proposed about 171 hectares of land as major green which may not be reduced considerably. Therefore, it was decided to keep it around 162 hectares.
- iv) The lowest level of the ground is about 257 AMS and the highest is 268 AMS. Apart from this there are existing storm water drains and there is no difficulty in the drainage of project area.
- v) There are few land pockets on which B. & C. uses remain. It was decided to retain MPD 2001 land uses on these pockets.
- vi) Project boundary may be as per the plan approved by DUAC i.e. 315.28 hectares.

10. Accordingly, a revised land use plan (shown on Table) of the project has been prepared and sequential changes in land use from residential to commercial has been reduced from 100 ha. to 20 ha. and the area of green is increased from 210 ha. to 262 ha. and new public area is increased from 10 ha. to 20 ha. from 10 ha. to 15 ha. (road r/w is reduced from 45 mtr. to 30 mtr.) and recreational is retained as 111 ha. and are made & given in the table as below:

ii) The site is approachable from the existing road on the west of JNU (Nelson Mandella Road). This road is also providing a link to Vasant Kunj Housing Scheme of the DDA on such a limited excess.

iii) The area had been exploited for mining 'China Clay' and Mica' due to which the entire area is degraded with ravines, tunnels and deep ditches (more than 20 mt.)

b) Proposals:

i) Proposed land use plan has been prepared based on the above constraints and also keeping in view the conceptual plan approved by DUAC. One of the salient features of the scheme is a shopping mall, (Community Centre) having an area of about 19.2 hect. It will be a first project of its kind as part of Delhi Master Plan for which a consultant has been appointed. About 22 hect. of land is earmarked for institutional use, including sites for School of Planning and Architecture, National Book Trust etc.

ii) Three hotel sites are also earmarked with one of the sites having a convention centre. About 147 hect. of land is earmarked for major 'recreational use' keeping the natural features such as hillocks, valleys in the form of water bodies/land scape areas, etc. The main philosophy of planning is 'low rise development' in consonance with surrounding developments, restriction imposed by existence of air tunnel and land scape elements. Residential development would be mainly in the form of plotted development/group housing. Due importance has been given to urban form in consonance with the site.

7. It is observed that earlier, when the plan was submitted to the DUAC, the scheme covered an area of 315.28 hect. However, the Lands Deptt. of DDA had indicated that the area would be 283.4 hect. Now the discrepancy in the area has been sorted out by the Lands Branch in a meeting held on 30.5.94 in the chamber of Commr.(Lands) and the area of project remains 315.28 hect. The land branch has to expedite the acquisition of 1.08 hect. of land

No. 36  
A-16.5.89 : Sub: Planning and Development of 100 Hec.  
of land near JNU (Vasant Vihar) for  
Hotel, Shopping Malls, Cultural Complexes  
and other community facilities.

.....

From the information received from the Deptt. of Urban  
about 100 Hectares of land near West of JNU is available with  
the D.D.A. for development purposes. As per the draft Master  
Plan for Delhi Perspective-2001 submitted to the Govt. of India  
for their consideration after approval from the D.D.A., the  
land use break up of this area is as under:-

Total Area	<b>For office use only</b>	: 100 Hec. (approx.)
1. District Park & Circulation (Recreational)		: 48 Hec.
2. Community Centre (Commercial)		: 8 Hec.
3. Institutional (Public & Semi-Public facilities)		: 27 Hec.
4. Residential		: 17 Hec.

2. Because of large requirement of Hotel Rooms, there  
is a proposal to develop five Star Hotel alongwith other  
activities like Shopping Mall, Convention Centre, and a multi-  
complex in this area. For this an outline plan has been pre-  
pared and the break up of land as per the plan is given  
under (Plan is laid on the table);

Total Area	: 100 Hec. (approx.)
1. District Park & circulation (Recreational)	: 45.00 Hec.
2A. Shopping Mall	: 14.00 Hec.
2B. Hotels 4 sites each 4.00 Hec.	: 16.00 Hec.
3. Institutional (Public & semi-public facilities)	: 17.00 Hec.
4. Residential (Missions)	: 8.00 Hec.

3. In the land use plan 1962, the land was shown as  
rocky land (recreational).



TABLE

LAND USE DISTRIBUTION

LAND USE CATEGORIES	MPD-2001 (AREA IN HA)	DUAC (AREA IN HA)	PROPOSED (AREA IN HA)
RESIDENTIAL	100.00	105.28	95.00
COMMERCIAL	8.00	31.30	33.13
PUBLIC & SEMI-PUBLIC	41.78	19.40	25.00
RECREATIONAL	147.00	140.70	147.15
TRANSPORTATION	18.50	18.60	15.00
	315.28	315.28	315.28

11. The proposed changes in the land uses are placed before the Technical Committee for its consideration.

*esro Montoya*

4. The out line plan indication the land use may be approved by the Authority for, further process and the case for the change of land use.

RESOLUTION

FOR ORDER RESOLUTION

The Authority resolved that the proposal contained in the agenda item for planning and development of 100 hac. of land near J.N.U. (Vasant Vihar) for provisions of various facilities like Hotel, Shopping Malls, Cultural Complexes and other community facilities be approved.

*attested*  
*R. S. S.*  
3.8.82  
Asstt. Secy.  
Delhi Development Authority

SUB: APPROVAL OF LAYOUT PLAN FOR MOR  
POCKET NO. 105, KALKAJI.  
( FILE NO. PA/Dir.(AP)/94/88 )

MOR Pokcet No. 105 measuring around 5400 sq.mtr. is located at one of the prestigious location on the main Outer Ring Road opposite Nehru Place District Centre. The land was transferred to DDA by L&DO under the Package Deal. The land use of the pocket as per MPD-2001 as well as Zonal Development Plan of F-19 & 17 is 'Gross Residential' & Petrol Pump is existing in the middle on Outer Ring Road, which has been encroached from the scheme.

2. The case was referred to Survey Unit and as per the survey report the land measures about 5415 sq.mtrs.

PROPOSAL: The area left after road widening measuring about 5415 sq.mtr. is proposed to be used for carving out Residential plots, 16 Nos. of size between 300 sq.mt. to 400 sq.mt. as per the details below:-

<u>S.No.</u>	<u>Plot No.</u>	<u>Nos.</u>	<u>Area in sq.mt.</u>
1.	41/2 & 41/3	2	345 sq.mt.each
2.	41/3	1	390 sq.mt.(corner plot)
3.	41/4 & 41/5	2	300 sq.mt.each
4.	41/6	1	375 sq.mt.(corner plot)
5.	41/7	1	400 sq.mt.( -do- )
6.	41/8 to 41/15	8	370 sq.mt.each
7.	41/16	1	400 sq.mt.(corner plot)

NOTE: The development controls for these plots as per MPD-2001. These residential plots are recommended to be put in open public auction.

3. The pocket falls in Kalkaji Extension and is in the jurisdiction of MCD. The layout plan and building plan will be sanctioned by them, who have been raising the issue of payment of Development Charges in similar cases, whether to be paid by DDA or by the owners of the plots.

*Opd*  
21/10/94

*Don't forget*



(4) Fresh representatives continue to be received from General Secretary, Janakpuri B-1 Block Residents Welfare Association (Regd.)

In their representation it is being emphasised to :-

- i) Fly the Outer Ring Road traffic onto Najafgarh Road to which it is linked for its onward journey and the local street be closed near B1/622, Janakpuri.
- ii) Access to District Centre from inside Janakpuri from the 30 Mtr. R/W road be closed and the Entry/Exit be used from Najafgarh Road.
- iii) Isolate the District Centre by constructing a 20-25 Ft. high boundary wall facing House No. B-1/622, Janakpuri

A traffic management plan has also been enclosed with the letter (Representation & Traffic Management Plan are placed as Annexure-II).

(5) The representations & suggestions were again examined in DDA and Comments were obtained from Chief Architect, DDA. It has been pointed out that while planning the District Centre, due care was taken up to keep the traffic volume on this road minimum by providing entry to the District Centre from Najafgarh Road but it will be not be possible to stop the traffic of the Distt. Centre from entering on this 100' wide road as desired by residents. To change the circulation pattern of the Distt. Centre at this stage will not be possible when almost 90% development has taken place & buildings have been constructed. Besides, any change in the circulation, or entry/exit system will also invite litigation from Distt. Centre property Owners.

DCD

Sub : Misuse of Janakpuri Roads by the movement of  
Outer Ring Road traffic inside the colony  
File No. F.5(8)/91-M.P.

(1) The above said case was discussed in the Technical Committee Meeting held on 27.8.91 in which the following decision was taken (Annexure-I).

"The representative of the Police Department informed the Committee that they have already taken action not to allow the heavy transport vehicles (HTV) on this road between 7.00 A.M. to 9.00 P.M. After detailed discussion, T.C suggested that as no alternative route is available for the movement of the heavy transport vehicles, Police Department may examine the possibility of banning the movement of heavy vehicles (HTV) on this road altogether. Technical Committee also desired that while designing the grade separator at the intersection of Outer Ring Road & Najafgarh Road, suitable provision for a right turning movement be made".

(2) In pursuance of the decision of the Technical Committee, AUP(T) vide letter No.4352/TTP/III-MW, dated 30.9.92 has conveyed that Speed Breakers on Janakpuri Road have not been found feasible from traffic point of view. There are already restrictions on HTV's and concerned Police Staff is ensuring the implementation of the restriction.

Engineer-in-Chief, MCD and Chief Engineer PWD have been informed about the recommendation of Technical Committee to be incorporated in the Grade Separator Design.

(3) The case was discussed in a Meeting held under Hon'ble Finance Minister, Govt. of NCTD on 25.1.94 in which it was decided that HTV's on this road be prohibited and flashing signals be put up at the junction of Outer Ring Road and Najafgarh Road.

DCI

Com No. 147/91

Subj: Traffic Problems on the approach road of B-1 Block Janakpuri in continuity of Outer Ring Road.

File No: F5(8)/91-MP.

FACTS

Several representations have been received from Sh. B. R. Shingari, Advocate, Delhi High Court, resident of this area regarding traffic problems on the approach road of B-1 Block Janakpuri in the alignment of outer ring road. The representations have been forwarded by the Ministry of Urban Development, Addl. Chief Planner TEPO and the DUAC. Representations have also been received from local association of Janakpuri mentioning the following issues/traffic problems on the said approach road.

- 1) The main approach road of B-1 Block Janakpuri which is between Janakpuri Dist. Centre and the residential area is in the straight alignment of outer ring road. With this, the heavy traffic destined to Delhi Centre & South Delhi enters this colony to reach Delhi Centre. As such this approach road of Janakpuri attracts the through traffic causing problems to the residential environment.
- II) In the representation residents have also alleged that the approach road in the extension of outer ring road has damaged the houses of residents and several cracks have developed due to day and night vibrations. It is stated that the noise of vehicles due to vibrations and pollution is very much affecting the health of the residents.
- III) Occupants of houses of B-1 Block live under constant risks as even the slightest negligence on the part of the heavy vehicles driver can cause danger to the life and property.

SITE INSPECTION

2. A joint site inspection by the officers of DDA, MPD, PWD(DA) & Delhi Traffic Police was held on 6.6.90. During site inspection, it was noticed that Traffic Police has already banned the movement of heavy vehicles on this road. A.C.P. (Traffic Police) informed during inspection that most of the traffic movement on the main approach road of B-1 Block Janakpuri is destined mainly to Janakpuri, for either residential located across Pankha Road. Officers at this site were of the opinion that there is no much problem as represented by the residents.

3. Sh. Shingari Advocate & the residents of this area met Vice Chairman on 6.9.90 and discussed this problem. Vice Chairman vide his note dt. 6.9.90 in para 6/20 has desired the following actions:-

- a) 80' wide approach road of B-1 Block Janakpuri in the layout plan the R/W of this road is shown as 100'. It be widened to take the heavy traffic from outer ring road while providing the service road on the Janakpuri side.
- b) Implement the layout plan as per the approved 80' wide road as an internal road and provide thorough fare and advise the Police accordingly.

1/10/90



(6) Based on the representations & Observations, a meeting was conveyed in the room of Comr.(Planning) on 22.4.1994 where Mr.Sanjay Shangari, Advocate and resident of the area, Delhi Traffic Police <sup>Diact and Chief A.L.H. PWA</sup> were present to discuss the issue. The following decisions were taken in the meeting :-

Short term management measures suggested were as follows:

- (i) Construction of speed breakers on 100 Ft. wide road at suitable locations. Shri Ishender Singh of Delhi Police shall contact the Secretary of the B-1 Block Association and Shri Sahangari, Advocate and decide the locations of Speed Breakers. These locations be discussed in the Speed Breakers Committee Meeting under Additional Commissioner of Police(S&T).
- (ii) Signboard using fluorescent colours about prohibition of H.V.'s on the 100 Ft. wide Janakpuri Road be displayed at prominent location at the junction of Outer Ring Road and Najafgarh Road. DCP(Traffic) has been requested to take action on the ab.
- (7) The case is placed before the Technical Committee for information.

DIR(T)

iii) Speed Breakers be put up in the area to check the high speed of highway traffic coming inside the area.

iv) The area be declared a 'No HOD Road' and the defaulters be punished heavily according to the provisions of MV Act, 1988.

v) Any other relevant measures which it is beneficial in the interest of the residents be also taken.

A circulation plan of the area was also sent which cannot be implemented as per the observations of Chief Architect since it affects the District Centre circulation.

#### 7. DDA's Observations:

i) Jankpur is an integrated residential area where the residential, work centres, facility and utilities have been integrated keeping in view the requirements of the area.

ii) The 100' R/W Road (which is actually 120' at site) provides approach to Jankpur Residential Blt. Centre from Hajsigrah Road & Outer Ring Road.

#### Short Term Improvement Measures:

i) As informed during site inspection the Delhi Traffic Police has enforced restrictions on movement of heavy traffic on this road. However, Traffic Police could be requested to enforcement the restrictions strictly. Traffic Police may examine the following.

ii) Prohibition of H.V.'s & H.V.'s (except Buses & other essential services) on this road for 24 hours.

iii) Maximum speed limit of 30km/hour for all types of vehicles could be notified by Traffic Police.

iv) Speed breaker & height barriers could be constructed.

v) The area be declared a 'No HOD Road' & defaulters be punished under M.V.A. Act by Traffic Police.

#### Long Term Improvement Measures:

i) As part of long term measures, provision of 30/40m. R/W. road to be constructed along Hajsigrah Drain and further to be connected Outer Ring Road (on the periphery of Delhi Housing Scheme) and further along. The 120' R/W in draft stage.

// 34-28 mtrs. R/W is about //

4. The case was also discussed in the Delhi Urban Arts Commission Meeting held on 16th Nov., 90 in which the following observations were made:

- I. The problem of the residents of Block-B, Janakpuri was very much genuine since in absence of a proper destination point the traffic coming from Vikas Puri side, on Outer Ring Road passes through the residential streets seriously affecting the environment and posing danger to the life of the residents particularly the children.
- II. With the development of the district centre which, it was noticed, was only partly developed at this stage, the problem would further increase until and unless effective measures are taken.
- III. The problem needs to be tackled in the phases, firstly as short term reliefs and the long term measures. As short term reliefs, the possible restrictions in terms of putting up speed breakers, limiting speed etc. need to be done immediately.
- IV. The matter be taken up by Delhi Development Authority and other concerned authorities for resolving it technically. For the purpose, a time bound programme should be made.
- V. The left out stretch of the outer ring road which at present terminates at the Najafgarh Road forming a 'T' junction and on the other hand at the crossing of Rao Tula Ram Marg should be completed.

5. The case was referred to Chief Architect for an entry/exit to the Janakpuri Distt. Centre has been provided from the approach road of B-1 Block Janakpuri. The observations of Chief Architect are as follows:

"The entry and exits of the Distt. Centre have been indicated in the Layout Plan of the complex. The entry to the Distt. Centre are a must from this road".

6. (a) Suggestions of Association:

- i) Implementation of traffic management plan by effectively making use of Panthe Road or Jail Road thereby avoiding approach road of Janakpuri Residential colony to be used by heavy traffic from Outer Ring Road.
- ii) Only right turn movement from B-1 approach road on to Najafgarh Road be allowed.
- iii) Complete restriction of direct straight traffic from Outer Ring Road on to B-1 approach road. Traffic from Outer Ring Road to B-1 Marg shall negotiate the Jail Road 'T' Junction by taking a 'U' turn.

(b) Suggestions of Shri Shantiraj Singh, dated 19.12.90

- i) 24 hours prohibition on the movement of H.V's and PM be imposed:
- ii) Maximum speed limit of 30Kms/hr. be imposed for all other types of vehicles which is also mandatory as per rules in the built up residential areas and that too on the local access roads of any area.

3/-



- 40 -

# JANAKPURI B-1 BLOCK RESIDENTS (P.H.) WELFARE ASSOCIATION (R)

JANAKPURI B-1 BLOCK RESIDENTS (P.H.) WELFARE ASSOCIATION

प.स. ३१-३-९४  
दिनांक ३१-३-९४  
300

11/44  
11/44  
11/44

1. The Director (Tpt.),  
Delhi Development Authority,  
Vikas Minar, New Delhi.
2. Sh. G. Aulak,  
Chief Architect, Delhi Development Authority,  
Vikas Minar, New Delhi.
3. Sh. J.C. Gambhir,  
Commissioner (Planning),  
Delhi Development Authority,  
Vikas Minar, New Delhi.
4. Sh. P.K. Behra,  
Assistant Director (Tpt.),  
Delhi Development Authority,  
Vikas Minar, New Delhi.
5. The Joint Director (Tpt.),  
Delhi Development Authority,  
Vikas Minar, New Delhi.

Subject : Illegal use of Janakpuri B-1 Block  
-tial area for the movement of  
Outer Ring Road & District  
Centre traffic into the  
residential streets.

Dear Sir(s),

This is with reference to letter No. E.5(P)91-80 dated, 28.3.94 on the above subject. In response to the letter of addressee No. 4, our Advocates, S/Sh. E.R. Shangari Sanjay Shangari attended the meeting on 22.4.94 and informed about the illegalities and serious contraventions done by them in Janakpuri and it is a matter of deep regret that 3 years

- ii) A grade separator is also envisaged on Outer Ring Road, Najafgarh Road intersection. While planning the grade separator, PWD may be advised to take the observations made by the Association in view. May be destined to South Delhi from Outer Road is not encouraged to use the approach road of B-1 Block Janakpuri.

[ B-1 Road  
be treated  
as Residential road.

8. The case was discussed in the Internal Planning Committee Meeting in which the following decision was taken:

"It was noted that management measures have already been taken by the Delhi Police & now they are not allowed. In addition byepass is also planned as part of Dwarka Scheme.

9. The case is put up to the Technical Committee for consideration of the Short & Long Term measures suggested under para 7/for communicating to DUAC & the representationists  
(and recommendations of IPC of D.D.A. under para 8.

The representation of the police Department informed committee that they had already taken action not to allow heavy transport vehicles (HTV) on this road between 7.30 AM to 9.00 AM. After detailed discussion, TC so advised that alternative route is available for the movement of the heavy transport vehicles, police Department may examine the possibility of banning the movement of heavy vehicles (HTV) on this road altogether. Technical committee also decided that while waiting the grade separator at the intersection of Outer Ring Road & Najafgarh Road, suitable provision for a right turning movement be made.

JANAKPURI B-1 BLOCK RESIDENTS (P.H.) WELFARE ASSOCIATION (Regd.)

JANAK PURI NEW DELHI 110054

Annexure - 2  
B-1/487  
21/4/84  
21/4/84  
21/4/84

is charged by the speeding vehicles thereby endangering their life and affecting the health of the residents. It also causes lead concentration and thick dust envelope the residential area thereby causing respiratory and eye related diseases. People even take morning or evening stroll even the residential area for the fear of being knocked down by the thundering traffic moving inside the residential area. It is also leading to congestion in the residential area.

The Central Pollution Control Board while monitoring the area has declared it the most polluted residential area of Delhi. According to CPCB, the SPM readings of the area is between 100-200. And the levels of Sulphur Dioxide, Nitrous Oxide, etc. micrograms per cubic metre of air are in the 400-500 range. The readings are more than the body can stand.

The only solution to the whole problem is to ply the GATEWAY ROAD traffic onto Nazafgarh Road to which it is linked for the onward journey and the one end of the local street be closed near B-1/622, Janakpuri and similarly the access provided to District Centre from inside Janakpuri residential area in front B-1/506 to B-1/508, Janakpuri be closed and the entry and exit to be used from Nazafgarh Road and isolate the District Centre by constructing a 20-25 feet high rise boundary wall facing the No. B-1/487 to B-1/622, Janakpuri, New Delhi. THIS IS THE ONLY SOLUTION TO THE PROBLEM. If the IIA cannot implement this, then the same be informed to the AA Association or to our Advocate.

A TRAFFIC MANAGEMENT PLAN IS ENCLOSED HERewith FOR VERY EARLY IMPLEMENTATION AND WHICH IS THE ONLY SOLUTION.

encls. : a/a.

CC To :

1. The Delhi Urban Arts Commission
2. The Secretary, Ministry of Urban Development

Yours faithfully,

(S.B. RAJPAL)

GENERAL SECRETARY

(S.B. RAJPAL)



## JANAKPURI B-1 BLOCK RESIDENTS (P.H.) WELFARE ASSOCIATION (Regd.)

JANAKPURI B-1 BLOCK NEW DELHI 110058

-2-

B-1, JANAKPURI B-1  
JANAKPURI B-1

26 MAY 1994

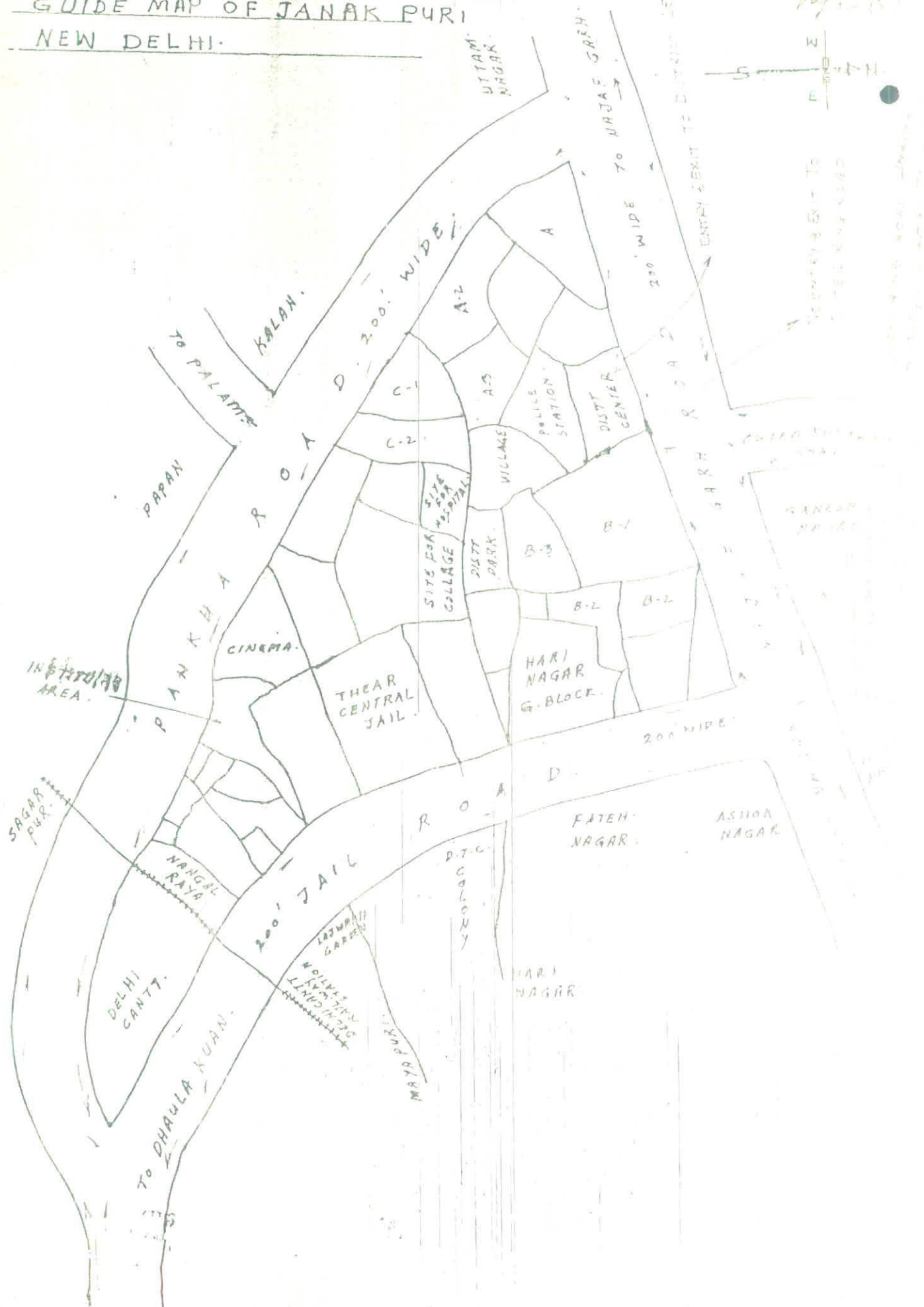
passed and nothing has been done by the DDA or any other agency to bar the movement of Outer Ring Road & District Centre traffic inside Janakpuri residential area onto its local residential streets. Even the statutory orders passed by the DDA, Vice-Chairman, DDA has been flouted by the officials of DDA, Delhi Traffic Police etc.

It is once again brought to your kind attention that OUTER RING ROAD IS NOTIFIED AS A MAJOR ARTERIAL ROAD LINKING NAZAFGARH ROAD WITH G.T. ROAD and hence its traffic is to move onto Nazafgarh Road and not to be pried inside Janakpuri residential area.

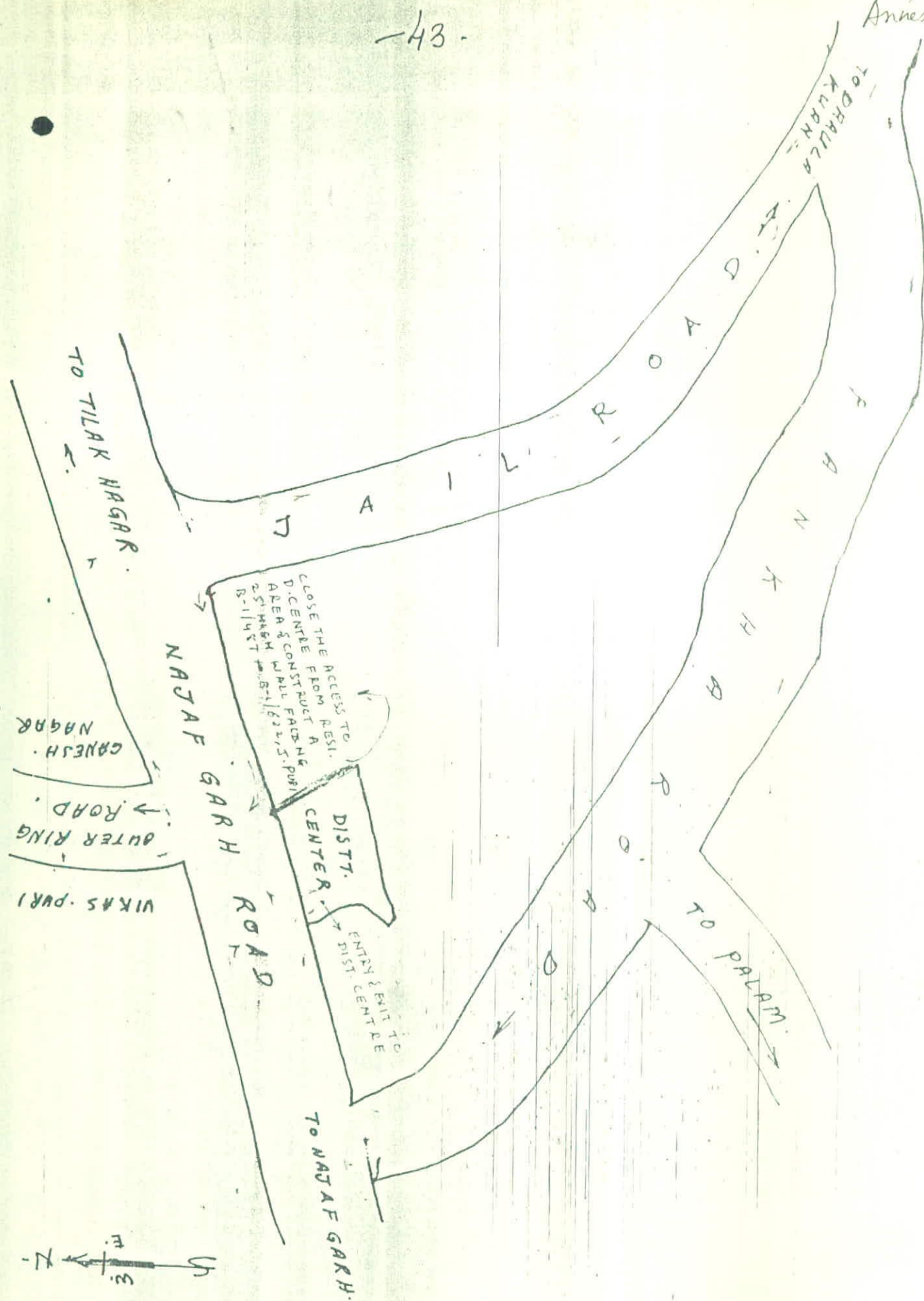
The District Centre has been constructed by the DDA flouting all rules and regulations and also violating the building bye-laws, violating DDA Act, MCP Act and the same has been constructed by the DDA in flagrant violation of rules in a residential zone and has also got its plan sanctioned from the Central Govt. by playing a fraud.

Our Advocates have apprised you of all the situation and had also apprised you of the problems and the illegalities committed by DDA. The unabated movement of high speed, heavy density, inter-city, inter-state traffic of Outer Ring Road and also of District Centre inside Janakpuri residential area onto its local residential street has seriously affected the environment of residential area in terms of deafening NOISE, AIR & DUST POLLUTION. The residents live under constant threat to their life and property. The peace and tranquillity of the residential area has totally been shattered by the movement of this traffic. A PUBLIC NUISANCE has been created in the residential area. Anti-social elements, Land grabbers, encroachers are having a field day in the residential area. Honking of horns add to the noise raising it to crescendo. The movement of high speed traffic inside Janakpuri residential area is causing loss of sleep of residents, distraction from work and leisure activities of the residents, annoyance, nervous tension and failure of communication of residents. The residents are directly inhaling the fumes

- 44 -









SUB: Change of land use for an area measuring 18 acres at Bijwasan from Rural Use Zone to Warehousing (Petroleum Products).

F.14(6)92/CRC/DDA.

**BACKGROUND**

1. The case was considered by the Technical Committee in its meeting held on 14.06.1994 (agenda note enclosed) and it was decided that the matter be submitted to VC,DDA through Commissioner(Plg.).
2. VC,DDA has made the following observations:  
There are two issues;
  - I. (i) Whether Delhi Administration would acquire land directly and handover to HPC or through DDA.  
(ii) Whether Master Plan provisions are being violated.
  - II. Come up to Tech. Committee for (ii) above. For (i) land should be acquired through DDA because DDA will be called upon to give residential plots to the evictees.
  - III. Commissioner(Plg.) may come up with a coordinated agenda note in which Lands Management Branch and Master Plan Section inputs are available.
3. Commissioner(LM) has observed that land will be acquired by DDA, funds being made available by HPC.
4. The position regarding the Master Plan provisions are as under;
  - (A) The provisions given in the Master Plan 2001 are as under;
    - (a) "Bijwasan which is an existing oil terminal near Delhi Airport should be contained within the area already allotted for this purpose. At most, it may be allowed to expand by about 6 ha. by adding a land lying between the existing terminal and the Delhi Airport Boundary. Bijwasan shall be major storage depot for white oil."
  - (B) In view of the MPD 2001 provisions, further additions to the Oil storage should not be made at this location.

contd.....

5. All the objections/suggestions received have been duly analysed and grouped subjectwise so that repetition of the same point is avoided whereas all precautions have been taken not a single point be missed by grouping the objections/suggestions. Detailed observations on the objections/suggestions in the form of analyses, are enclosed (annexure-III). However, summary of these objections/suggestions is given under:-

I. Boundary: Some of the objectors desired that bungalow zone boundary should be only on the south of Rajpath, a few desired that Hailey Road area should be excluded from Bungalow zone Boundary, others desired that Bhagwan Dass Road, Sikandara Road etc. should be exempted from the boundary. However, DUAC agrees with the inclusion of Hailey Road Area.

#### II Development Controls:-

a) Bungalow: Group housing & public housing. Most of the objectors who own bungalows do not want to retain the bungalow in the existing form.

b) Other issues: Mixed land use to be permitted in the Hailey Road area, no private land should be utilised for providing public facilities; Development Code should apply to both private and Govt. Properties uniformly; proposed deletion of word 'south of Rajpath' under the heading 'tall building' is not necessary. Most people wanted that amendments to await finalisation report of redensification on residential areas committee constituted by NCT of Delhi Govt., some people feel that on a vacant plot neither Central Govt. nor DDA is competent to impose restrictions on the proposed built up area, height of buildings. In the end, most of the objectors requested for personal hearing.

c) TCPO observed that no development norms are indicated for specific properties like Patada House, Kotah House etc., recommendation of committee on trees too is not included.

-1-

LAI D ON TABLE

Sr.12/Item No.95/94

Sub : New Delhi Bungalow area - Delineation/Development Control Norms.

-.....-

The Authority vide resolution no.58/93 dt.16.4.93 considered and decided the following issues pertaining to Lutyen's Bungalow Area:-

- i) Delineation of Bungalow area boundary.
- ii) Development Control Norms for various land uses.

2. Accordingly, a public notice was issued on 25.12.93 after receiving due approval of the Ministry vide their letter no.13011/17/86-DDIA dt.8.10.93 for inviting public objections/suggestions. Initially, a time of 30 days was allowed and the same was extended by another 60 days vide public notification no.F.20(5)92-MP/Pt.I dt.18.3.94. Thus, total time allowed was 90 days and the date expired on 24.3.94 (Annexure.I)

3. In response to the public notice, in all about 71 objections/suggestions from individuals/associations (63 nos.), Govt. Deptt. (8 nos.) have been received. Out of these, only one was received after the date expired on 24.3.94. All the objections/suggestions received have been tabulated (in the form of a chart) subject wise (Laid one table).

4. The matter was placed for the consideration of the Technical Committee meeting held on 10.5.94 and the Committee decided as under:-

"The Technical Committee observed that in all 70 objections/suggestions have been received in response to the public notice pertaining to 'Delineation and Development Control Norms' of the proposed 'New Delhi Bungalow Zone Area' and desired that these be studied in depth and the comments/observations of the Planning Deptt. on the objections/suggestions be brought on record. The Technical Committee decided that the matter be brought up before the Technical Committee which may meet especially to decide on this item. Planning Deptt. wanted one month time to exercise all the 70 objections. Hence, Technical Committee could meet in the last week of June '94".





d) Ministry of Forest & Environment feels that the proposal would result in shifting of commercial units from Central Business District to bungalow area, it would also increase congestion/pollution in the area and there should be no increase in FAR in bungalow area; basement should not be permitted, if allowed, this should be included in FAR.

e) Director, Air Force(Racecourse) wanted that multi-storeyed construction is to be permitted on their plot instead of 7 mt. height to accommodate the floor space required by them.

6. The matter is placed for the consideration of the Technical Committee with regard to delineation of bungalow area boundary and development control norms for amending MPD-2001 (Annexure-II)





proposed to be added:

Residential-Bungalow plot (part division B, falling in Bungalow zone of New Delhi)-plots having bungalow type of construction the following development control norms are proposed:

- a) Addition/alteration or reconstruction to be limited within the existing building envelope, to the maximum extent of existing ground covered, FSI and height etc.
- b) Where the plot is fall in vacant, any construction is to be limited to the maximum extent of the earlier construction within the plot & FSI and height. In case plot is vacant then existing or earlier building, FSI, height etc. on adjoining, neighbouring plots, whichever is lower, to be followed.
- c) Residential-Bungalow, Housing: Any addition/alteration or reconstruction to be as per Housing scheme already approved by the competent authority. Development control norms to be as per prescribed scheme or as per prescribed development code of MDD-2001, whichever is lower.
- d) Residential-Public Housing: For development/redevelopment of residential plots in areas other than bungalow zone, the public housing, development control norms to be as per prescribed development code of MDD-2001 or as per approved study and approval of DDC with a view to have a low intensity development to maintain the existing character of the area.
- e) Non-Residential-Bungalow: Non-Residential use in Bungalow plots shown for non-residential use in MDD-2001, additional regulations shall be as per the parameters prescribed above for residential bungalow plots.
- f) Government land (use undetermined): Race Course area (part): Low rise building construction with maximum 7 mtrs. height, ground coverage not to exceed the existing with urban form approval from D.U., N.C.

- 3. On page 162, left side column, provision of Commercial Centre of Copernicus Nagar, which reads as follows:

Maximum ground coverage.	25%
Maximum floor area ratio	50
Maximum height	11m

contd....3/-



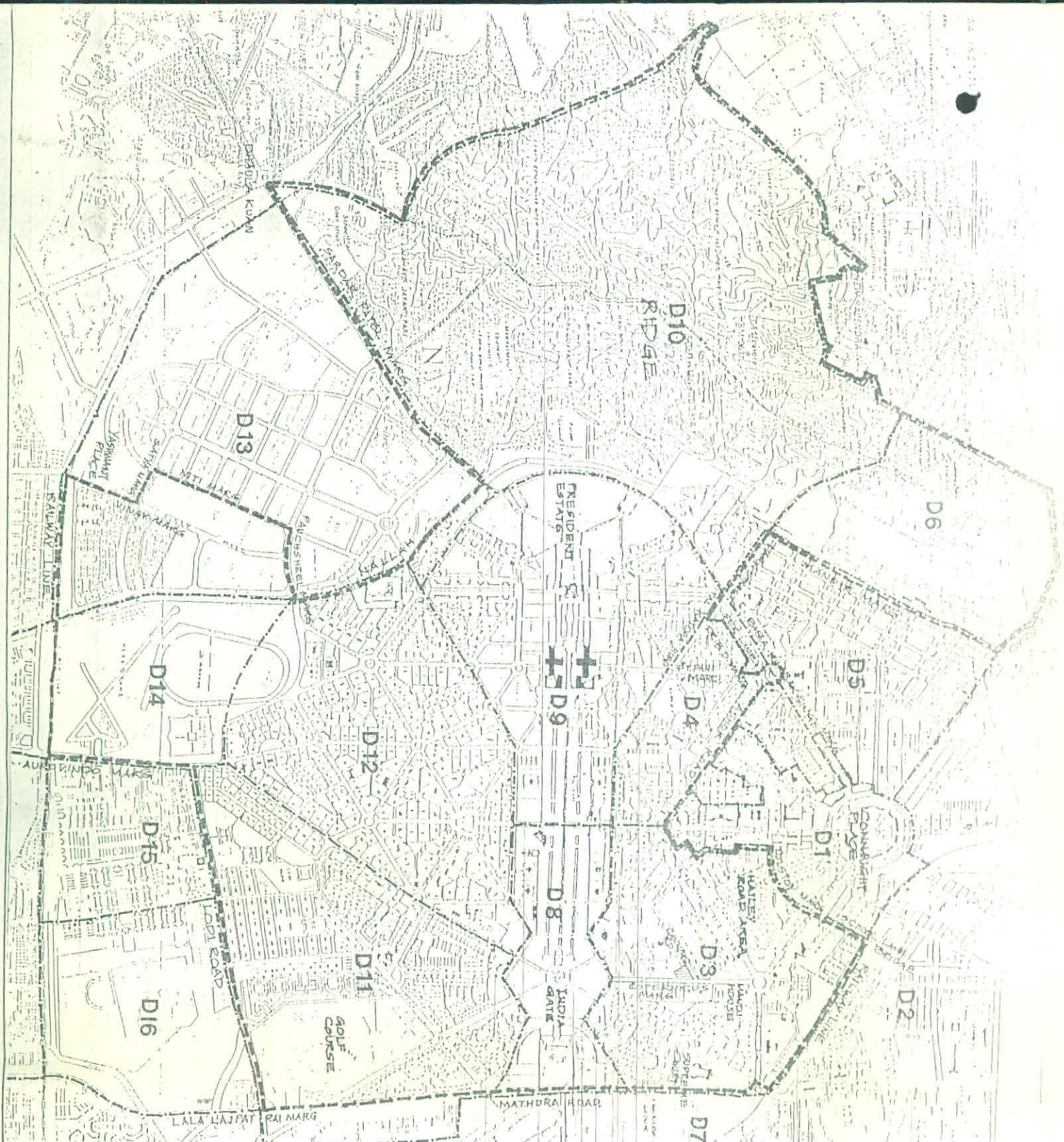
# BUNGALOW ZONE OF NEW DELHI

--- BUNGALOW ZONE BOUNDARY  
DECIDED IN AUTHORITY  
MEETING ON 16.4.93  
(RESO. NO. 58/93)

PLUS ONE PLOT DEPTH ON  
THE OUTER SIDE OF THE  
BOUNDARY IN SUB ZONES  
D-4, D-5, D-13, D-15 AND D-16

--- SUB ZONE BOUNDARY

CHANGE OF LANDUSE  
KAPURTHALA HOUSE  
(ABOUT 1.6 ha.) ON COPENH-  
CUS MARG IS PROPOSED TO  
BE CHANGED FROM 'COMME-  
RCIAL' TO 'RESIDENTIAL'



SCALE 1:30000  
SPECIAL PROJECTS GROUP  
DELHI DEVELOPMENT AUTHORITY  
MAY, 1993







Annexure-II

1. Analysis of objections/suggestions received in response to a public notice (S.O.No.2880, P.No.4163 to 4167) dt.25.12.93.
2. Last date was over on 24.3.94 vide Notification no.F.20(5)92-MP/Pt.I dt.18.3.94.
3. Total objections/suggestions received - 71  
(including one received after 24.3.94.)

3. Redensification/redevelopment - different development controls are to be followed for the North & South of Rajpath by NDRAC.

Bungalow plots have more or less the same character in the South as well as in the North of Rajpath and therefore, same development norms are proposed, whereas NDRAC tried up to follow the densities as prescribed in MPD-62 for south & north of Rajpath. It has also studied the present constraints of environment due to unparallel explosion in the population/business activities governmental activities in Delhi. It is, therefore, imperative to preserve the existing loco-studied character environment of certain prized areas of Delhi, besides preserving one of the best examples of Town Planning in the World.

4. Building controls should be expressed in precise town planning terms as in MPD-2001 in order to avoid ambiguity. How the area under the servant quarters is to be treated? Whether basement is to be permitted.

4 & 5 : Existing building envelope is not an architectural development control since the building is existing in records are available with L&DO, CPWD & NDMC. In the draft zonal plan, it has been clarified that the building envelope of servants quarters can be added to the main building envelope without altering the height of building and siting of trees etc. The idea is not to disturb substantially the existing building plinth area with a large set-back. No basement is to be permitted as it might cut the root system of existing fully grown adjoining trees).

5. Bungalow, building envelope and the bungalow plot should be adequately defined.

6. Green field and garden character could be achieved through other means, viz. building bye-laws, ULCR and L&DO authorities.

It is very difficult to maintain existing urban form garden character through building bye-laws, ULCR or L&DO. It is only possible to maintain the tree-studied character through a special exercise, as envisaged in MPD-2001.

7. The existing character of servants quarters along the main road is to be preserved. The area is to be treated as a garden character area. The area is to be treated as a garden character area. The area is to be treated as a garden character area.

8. The area is to be treated as a garden character area. The area is to be treated as a garden character area. The area is to be treated as a garden character area. The area is to be treated as a garden character area.

9. The area is to be treated as a garden character area. The area is to be treated as a garden character area. The area is to be treated as a garden character area. The area is to be treated as a garden character area.

10. The area is to be treated as a garden character area. The area is to be treated as a garden character area. The area is to be treated as a garden character area. The area is to be treated as a garden character area.

Government Departments:

1) TCPD pointed out that boundary recommended by the Committee under C.P. does not tally with the published boundary.

2) DUC: Commission observed that in case the majority of plots in Hailey Road scheme are yet to be developed there may not be any objection to include this area, however, the same may be verified from NDMC.

iii) M&F: Proposed modifications would add to congestion increased vehicular traffic/pollution. Secondly, they have forwarded the representation of Sh. Sanyam Chandra of BEAG I.C. both sides of the main road should be included as part of the bungalow zone boundary.

BUNGALOWS:

1. Bungalow character is mostly lost due to existing multistorey developments in the Hailey road scheme and hence, remaining bungalow plots be also developed with the Group Housing Scheme as well as to avoid discrimination.

2. Majority of bungalow will soon be dilapidated if incentive for additional construction is not provided for. It is also uneconomical if the present building envelope is retained as it fails to satisfy the need of a growing family.

Hailey road scheme, upper ridge, Mandi House & Supreme Court have been included as decided by the Authority vide Resolution no. 58 dt. 16.4.93.

DUC agrees with the inclusion of Hailey road scheme.

As a matter of fact proposed modifications would not add to congestion or increase in traffic pollution because existing building envelope is retained for bungalow plots irrespective of land use. Secondly, suggestion of Sh. Sanyam Chandra is already covered under the notification of one plot depth of properties on (6-4, 5, 13, 15 & 16) outer side.

Hailey Road Scheme: 2/3rd plots still have bungalow character and hence remaining bungalow plots are proposed to be covered under residential bungalow development norms without any discrimination.

Additions/alterations are proposed to be permitted freely within the existing building envelope and desirous persons can take advantage of it.

Note: In the draft zonal plan of 'D' it has been proposed to allow more than one DUs but within the existing building envelope in order to maintain the existing tree-studied character/environment. Therefore, the aspect of growing family is covered upto some extent at a time when small family is the norm.



PUBLIC HOUSING:

1. TCPO recommended for maximum height as 14 mts. whereas notice has not indicated the same.

Authority vide res.no.58 dt.16.4.93 considered it and decided to follow MPD-2001 norms subject to urban form approval of DUAC and low intensity development. Therefore, TCPO recommendation is covered.

2. DUAC
3. MOP&E

Generally approve.  
Nil.

Non-residential bungalow plots

1. TCPO recommendation regarding basement be included in FAR, use for parking and services has not been indicated in the notice.

Authority vide res.no.58 dt.16.4.93 decided to only allow redevelopment for non-residential bungalow plots as per residential bungalow plot policy and hence not covered in the notification.

2. DUAC

Nil.

3. MOP&E

Other issues

1. Plot land area specified in the Hailu Road area.

Beyond notification and may be rejected.

2. Private land should be utilised for providing public facilities as per DUA res.no.94 dt.24.10.82 not to be counted in FAR.

Beyond notification and may be rejected.

3. Building shall apply to both private and government property uniformly with respect to clause 2(D) 2(F).

1. This principle has been followed. E.g. residential pockets like Kaka Nagar, Bapa Nagar etc. can not be compared with private bungalow plots. In the redevelopment scheme for private and government bungalow plots are same for both 2(D) 2(F).

10. PHD charter of commerce & Others suggested for limited redevelopment; redevelopment norms for areas North & South of Rajpath be different as per NDRAC etc.

11. Bharat Petroleum w.r.t. Aurangzeb Road and Magr. Alaya House w.r.t. 9 Aurangzeb Road.

Requested for more liberal norms for redevelopment in view of the requirements of VIPs and officials visiting Delhi on their plot.

#### GROUP HOUSING

1. 2 to 3 level basement within the set-back lines be permitted and should not be counted in FAR.

2. Permission for Group Housing be allowed either as per MPD-2001 Zonal Plan or NDRAC recommendations for Hailey road area/Tilak Marg/Sikandara Road & Bhagwan Dass Road.

3. There is a line whichever is lower. This is to be deleted in 2(c) of the notification.

4. On Prithvi Raj Road, at least 3 to 4 floors (including ground floor) be permitted on the existing plinth area with 33% ground coverage, with 125 FAR.

5. Government departments

- i) TCPO
- ii) DUAC
- iii) MOF&E.

Limited redevelopment is permitted as per the one DU is allowed in draft zonal plan of 'U' zone as given in para 3 above for redevelopment norms.

Norms of development may have to be applied uniformly for Government bungalow plots and private bungalow plots to maintain the tree-studded character etc.

Suggestion is beyond notification.

No Group Housing is permitted on bungalow plots in order to maintain the tree-studded character/environment of the area except schemes already constructed upon or sanctioned.

There is an attempt to restrict the height of buildings in the bungalow area. In case scheme is already constructed then the lower height is recommended as per existing building or as provided in MPD-2001 when the building is likely to be reconstructed.

The proposal of the party would change the urban form. Notification envisages existing height of bungalows to be maintained vis-a-vis tree-studded character.

Nil  
Generally approves.  
Nil.

- 11) Such restriction and regulation of Article 14 and 19 of the Constitution of India.
12. On Vacant plot notified Central Government near DDA have any jurisdiction or authority to impose restriction on the proposed building area/height of building.
13. SDA suggested that architecture style to be specified rather than restricting the existing ground coverage for bungalows.
14. Tree-studded character could be maintained by implementing the same (area/height) contained in MPP-2001 for plots of an area and area as trees are more than 20 mts. high.

Environment Requirements.

15. MPP-2001 -  
No environmental norms are indicated for specific properties like variation in level, soil depth etc.

11) In the best of our knowledge, the notification does not violate the article 14 & 15 of the Constitution because the exercise has been done under DD Act 1957 passed by parliament. The matter could be referred to legal cell, if necessary.

Sections 7 & 8 of the DD Act provide for restricting development according to Master Plan/Zonal Plan norms including imposition of restriction of built up areas/height etc.

The existing unique urban form/environment of this area is to be preserved through this exercise besides controlling congestion, pollution etc. Therefore, it would be appropriate if the ground coverage, height as well as architectural style are controlled.

As explained earlier this is a special area as per MPP-2001. It is felt necessary to preserve its tree-studded character, existing building envelope in order to check congestion/pollution and deterioration of over all environment. Therefore group housing norms including 26 mt. height can't be permitted.

Beyond the notification as specific properties are not covered. However, Authority considered it vide P&A-58 G-16.4.93 and individual cases are to be handled separately.

There is a matter of detail and can be taken care by DDA in its sanctioning plans.



4. Proposed amendments to await the finalisation report of redensification on residential areas committee constituted by NCT of Delhi Government.
5. Proposed notification is opposed to the building controls in the report of October 1982/May 1988 constituted by MOUN in February, 1982.
6. This area should also be developed parallel to other areas of the city.
7. Words Bungalow and residential bungalow plot should be clearly defined.
8. Proposals are against the holding capacity as indicated in MPD-2001.
9. Building parameters of existing residential bungalow plots should be precisely measured before enforcement to avoid ambiguity.
- 10.(1) Some objected the procedure followed under sub-section 2 of section 11-A of the DD Act and

ii) Rec-course Part) is earmarked for Government Land (used un-determined). The height is suggested as 10 m. In order to preserve the tree-studded character/amenity within the existing ground coverage. This area cannot be compared with a private residential bungalow plot.

This is a special area and cannot be compared with rest of the city and hence notification may not await the finalisation report of the committee as majority of the area belong to Government of India.

Redevelopment exercise started under MOUN in 1990 and all relevant material was considered while finalising the draft policy. The matter was considered and approved by the Authority vide Res.No.58 dated 16.4.93.

This is a special/prestigious tree-studded area for which MPD-2001 recommended separate redevelopment exercise and hence cannot be allowed to be developed parallel to other areas of the city.

These words are of common usage and have been adopted as such for their simplicity.

MPD-2001 indicates that adjustment in population, if necessary, be made while formulating re-development plan for Lutyens, New Delhi.

L&DO, CPWD and DUAC have all the necessary details of existing bungalow plots and the same could be easily updated by them.

1) in fact, the exercise is in accordance to sub-section 2 of section 11-A of the DD Act and according to the provision of MPD-2001.

Respect notification as no change in land use for this plot is proposed.

It is clarified that industrial shipping colony at Vignaravalli Mary (MPD-2001) is proposed to be deleted entirely from MPD-2001 alongwith its zoning note including its basepoints, etc.

It is clarified that tree-studded character not only exists in South of Rajpath and it also exists in North of Rajpath. Therefore, with the proposed deletion of South of Rajpath, restriction on tall buildings will uniformly apply for both the North and South of Rajpath.

This is a special area as per MPD-2001 having a legacy of unique urban form and thus exercise strict provision the tree-studded character/environment as well as to contain the congestion/pollution in this area. Hence, it is not against the public interest at large.

Delicious and abundance of existing residential buildings are also spread in the entire area of the Vignaravalli Mary. The area is not altered or modified any alteration, the vacant of vacant land in the plot in which the building is situated is not afforded and if the plinth area of such building is limited in the appropriate policy.

Respect notification as no change in land use for this plot is proposed.

It is clarified that industrial shipping colony at Vignaravalli Mary (MPD-2001) is proposed to be deleted entirely from MPD-2001 alongwith its zoning note including its basepoints, etc.

It is clarified that tree-studded character not only exists in South of Rajpath and it also exists in North of Rajpath. Therefore, with the proposed deletion of South of Rajpath, restriction on tall buildings will uniformly apply for both the North and South of Rajpath.

This is a special area as per MPD-2001 having a legacy of unique urban form and thus exercise strict provision the tree-studded character/environment as well as to contain the congestion/pollution in this area. Hence, it is not against the public interest at large.

Delicious and abundance of existing residential buildings are also spread in the entire area of the Vignaravalli Mary. The area is not altered or modified any alteration, the vacant of vacant land in the plot in which the building is situated is not afforded and if the plinth area of such building is limited in the appropriate policy.

Delicious and abundance of existing residential buildings are also spread in the entire area of the Vignaravalli Mary. The area is not altered or modified any alteration, the vacant of vacant land in the plot in which the building is situated is not afforded and if the plinth area of such building is limited in the appropriate policy.

15. Ministry of Forest & Environment

- i) Proposals would result in shifting of commercial units from the central business districts to the bungalow area, resulting in congestion.
- ii) Proposals would result in increase in population of bungalow area without corresponding infrastructural facilities.
- iii) the open green cover should be maintained and no construction/development should be permitted on that.
- iv) there should be no increase in FAR/FSI in the bungalow area.
- v) Basements should not be permitted and if at all ~~are~~ allowed, their area should be included in the FAR/FSI calculations.

16. Director Airforce Works

Racecourse - an area of 72 acres would be inadequate for airforce officers, if height is limited to 7 mts, and hence requested for multi-storey construction.

Since existing building envelope is proposed to be retained then there is hardly any scope of shifting of commercial activities to bungalow area.

Since the existing building envelope is proposed to be maintained in the bungalow plots then population is likely to be increased marginally. However, this area is generally adequate in its infrastructural facilities.

Agreed, It is proposed to maintain the existing building envelope and remaining vacant area is to be properly landscaped.

Agreed

Beyond notification but the same is covered under the proposed Draft Zonal Plan of 'D' Division where no basement is permitted

The norms for Racecourse area (government land use under mined) are based on recommendation of Meshram Committee and approved by the Authority on 16.4.93. Proposed multi-storeyed building in this tree-studded vast area may not be appropriate and the same has been strongly opposed at number of times by MOF&E and others due to environment green consideration.