

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

No.F.1(20)94-MP

Minutes of the Technical Committee meeting held on 12.4.94 at 2.30 P.M. in the Conference Room of Vikas Sadan, Delhi Development Authority, INA, New Delhi.

The following members were present:

DELHI DEVELOPMENT AUTHORITY

1. Sh.S.P.Jakhanwal, Vice-Chairman (In Chair)
 2. Sh.H.D.Sharma, Engineer Member,
 3. Sh.S.Roy, Commissioner(LD)
 4. Sh.J.C.Gambhir, Commr.(Plg.)
 5. Sh.S.C.Gupta, Addl.Commr.(DC&P)
 6. Sh.R.G.Gupta, Addl. Commr.(TYA)
 7. Sh.P.C.Jain, Addl.Commr.(AP)
 8. Sh.Sntosh Auluck, Chief Architect
 9. Sh.R.K.Thingan, Sv. Landscape Architect.
- TOWN & COUNTRY PLANNING ORGANISATION

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

M.C.D.

11. Sunil Mehra, Jt. Town Planner.

DELHI POLICE

12. Sh.Lala Ram, ACP(Traffic)

N.D.M.C.

13. Sh.Rajeev Sood, Asstt. Architect

SPECIAL INVITEES:

14. Sh.Chander Ballabh, Director(AP)
15. Sh.A.K.Jain, Director(ZP)
16. Sh.D.P.S. Nagal, Director(LM)
17. Sh.Vijay Risbud, Director(Blg.)
18. Sh.K.K.Bandopadhyay, Director(Rohini)
19. Sh.Ashok Kumar, Director(Dwarka)
20. Sh.B.M.Batish, EX.En., Irrigation & Flood Control
21. Sh.Pawan Gupta, Directorate of Health Services
22. Dr.Chowdhary,
23. M. N.D.Bhtut, Executive Director

The following eleven items were considered.

1. Item No. 20/94

Sub: Draft Zonal Development Plan for zone (Planning) Division 'G' (West Delhi) PA/JD(AP)94

Draft Zonal Development Plan for Zone (Planning Division) 'G' was explained in detail by Director (AP). Various issues raised were discussed in detail and the following observations were made:

- i. In the proposals, 1981 population has been taken into consideration. Population figures of 1991 should be adopted.
- ii) DDA workshop in Mayapuri Industrial area should be shown as 'industrial land use' instead of showing it as 'recreational use (district park and open spaces)'. 'Existing villages' are shown on the plan and the list be provided.
- iii) The circulation pattern, both in the defence area, Airport area and outside should be shown.

With the above observations, the Technical committee recommended that the draft proposals be submitted before the Authority for its consideration and approval for inviting public objections and suggestions.

Arising out of the discussions, it was noted that part of the 'District Centre Site' is presently used by Delhi Admn. for housing Kashmiri migrants. It was desired that the site available should be fenced and the matter be taken up for shifting of Kashmiri migrants by Delhi Admn. from District Centre site.

2. Item No. 41/94

Sub: Construction of Varsha drain in Urban Extension of Rohini Project. PP/R/1006/Pt./93/983

S.E. (Design) I&F Deptt. was having reservations about the feasibility of Varsha drain as proposed. Therefore, the Technical committee desired that I&F Deptt. of Delhi Admn. should work out a revised proposal

and it's feasibility be examined by a group consisting of Engineer Member, Chief Engineer, I&F Deptt., Delhi Admn. Addl. Commr.(AP) & Project Planner (ROhini). Thereafter, the item should be brought before the Technical committee where Chief Engineer, I&F Deptt. should also be present.

3. Item No. 42/94

Sub: Removal of dustbins from inside of Block 'C' & 'D' sector 15 Rohini, Delhi.
JD/PP/UE/92-F-149

The Technical committee did not find feasible to locate 'dustbins' in the green areas.

4. Item No. 43/94

Sub: NOC for construction beyond 80' in R/W New Town CGHS at Rohini. F23(14)88/Bldg.

Item was withdrawn by Director (Bldg.)

5. Item No. 44/94

Sub: Change of land use of an area measuring 20.25 hect. (50 acres) from 'Recreational' to 'Residential use' at Timarpur, Delhi. F20(6)92-MP

The Technical committee recommended that land use for (five) 5 acres of land required for the construction of residential bungalows for the Ministers of Delhi State Govt. be recommended to the Authority for further processing. The proposal of change of land use of 50 (fifty) acres of land from 'recreational' to 'residential use' for the construction of residential flats for Delhi Govt. Servants Welfare Organisation would not be allowed as this will lead to loss of Master Plan green.

6. Item No. 45/94

Sub: Change of land use of an area measuring 50 ha. from 'rural use' to 'utility' at Bijapur, Budhpur and Khampur. F3(52)91-MP

The proposal for change of land use as part of Narela scheme project was recommended for the consideration of the Authority.

7. Item No. 46/94

Sub: Change of land use of an area measuring 2.47 acres from 'public and semi public facilities' to 'residential' at village Adhchini, New Delhi. F20(5)86-MP

The Technical Committee recommended for further processing the change of land use for 'residential use' and desired that the site for a community hall be also provided.

8. Item No. 47/94

Sub: Policy for Nursery school sites in Delhi.

F1(7)80-MP

The Technical committee recommended to approve the amendment in MPD-2001 for the use of 'nursery school sites' for other facilities. However, subject to that dispensary and OPD type health centre activity should be provided by the Govt. agency.

9. Item No. 23/94

Sub: Change of land use of 3576 sq.mt. from residential to facility cum service centre.

FR1(1)94-Dir.(TYA)

The Technical committee did not agree for the change of land use to a facility cum service centre.

10. Item No. 48/94

Sub: Change of land use of 205-C Babar Road Bengali Market, Delhi. F4(24)63-MP-Pt.

Deferred due to lack of time.


11. Item No. 49/94

Sub: Approval of lay out plan for Dr. Baba Saheb Ambedkar Hospital, Rohini (Delhi Admn.)

F.13(134)92-Bldg.

It was decided that the layout plan be put up to V.C. on file through Commr.(Plg.)

This issues with the approval of Vice Chairman, DDA.


(S.C. GUPTA)
ADDL.COMMR. (DC&P)
MEMBER SECRETARY

Contd..../-

Memo No. Fl(20)94-MP

Dated:

Copy forwarded to:-

1. OSD to VC for the information of the later.
2. Engineer Member
3. Principal Commissioner
4. Commissioner (Plg.)
5. Commissioner (LD)
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) Nirman Bhawan
16. Deputy Commissioner of Police (T), Delhi Police
17. Chief Engineer (Plg.) DESU
18. Commissioner (LM) DDA
19. Sh. R.K. Jhingan, Sr. Land Scape Arch., DDA
20. Secretary to L.G.

(P.V. MAHASHABDEY)
JOINT DIRECTOR (MP)

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

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PA/JD(AP)94/

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- ii) DDA workshop in Mayapuri Industrial area should be shown as 'industrial land use' instead of showing it as 'recreational use (district park and open spaces)'. 'Existing villages' ^{are} is shown on the plan and the list be provided.
- iii) The circulation pattern, both in the defence area, Airport area and outside, should be shown.

With the above observations, ~~the~~ Technical Committee recommended that the draft proposals be submitted before the Authority for its consideration and approval for inviting public objections and suggestions.

Arising out of the discussions, it was noted that part of the ~~D~~istrict Centre site is presently used by Delhi Admn. for housing ~~temporarily~~ Kashmire migrants. **I**t was desired that the site available should be fenced and the matter be taken up for shifting of Kashmire migrants by Delhi Admn. from ~~D~~istrict Centre site.

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Sub : Construction of Varsha drain in Urban Extension of Rohini Project..

PP/R/1006/Pt./93/983

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and its feasibility be examined by a group consisting of ^{Engineer Member,} ~~Chief Minister~~ Chief Engineer, I&F Deptt., Delhi Admn; Addl. Coomr (AP) & Project Planner (Rohini). Thereafter, the item should be brought before the Technical Committee where Chief Engineer, I&F deptt. should also be present.

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F.23(14)88/Bldg.

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✓ The Technical Committee recommended for further processing the change of land use for residential use and desired that the site for community hall be also provided.

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F1(7)80-MP

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10. Item No.48/94

Sub : Change of land use of 205-C Babar Road Bengali Market, Delhi.

F4(24)63-MP-Pt.

✓ Deferred due to lack of time.

11. Item No.49/94

Sub : Approval of layout plan for Dr.Baba Saheb Ambedkar Hospital, Rohini (Delhi Admn.)

F.13(134)92-Bldg.

✓ It was decided that the layout plan be put up to
Withdrawn by Director(Bldg.)
v.e. on file. High C.E. (Hq.)

v.e.

29/4

Signature 18/4/94
(S. e. Gupta)
member-dept

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION

No.F.1(22)93/MP


Dt. 7.4.94

MEETING NOTICE

The 28th Technical Committee meeting of DDA will be held on 12.4.94 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)

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Sub : Draft Zonal Plan for Zone-G (West Delhi)
F.No. PA/ID(AP)I/94/51

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MPD-2001 stipulates 15 zones (earlier divisions) for the Union Territory of Delhi, out of which Zonal Development Plans for 8 zones, falling in the urban area are to be prepared on 'Priority.'

2. The Zone-G (West Delhi) covers ^{an} area of about 11,865 Hacs. and is planned for a projected population of 13.07 lacs persons (approx.) by 2001. The zone is surrounded by Delhi-Rohtak Railway line in the North, Delhi Riwari line & NH-8 in the South East, Pankha Road in the South West and Rural/agricultural wing Delhi in the West. M.P.D.-2001 categorises this zone under marginal potential with respect to the utilisation of available holding capacity of 2001 population.

3. The zone is subdivided into 18 sub-zones, out of which 17 are as per MPD-62 and one new zone added from the Rural area. Three zonal plans (earlier sub-zone) stand approved, five are located in the Cantonment area (land use undetermined) and one is covered by the Air-port.

4. The zone has a Mixed character with old and new developments, residential and industrial development and the green areas. Janakpuri was considered the largest residential colony in the Asia till the development of Rohini Scheme.

5. Within the framework of Master Plan, the zonal development plans, detailed out policies and guidelines, the following are the salient features of the draft zonal Plan :-

- (a) Land use proposals, including proposals for development of the Resd. Areas, housing and work centres.
- (b) Mixed Land use provisions
- (c) Transportation, including railways, ICD, roads, corridors/terminals, MRTS major pedestrian & Cycle tracks

Opw

DELHI DEVELOPMENT AUTHORITY
TRANS YAMUNA AREA UNIT

No:PS/DIR.(TYA)/94

Dated 16.2.94

Comments on Draft Zonal Development Plan of Zone 'G' (West Delhi) to be discussed in the meeting of the Technical Committee.

1. Quality of life in Mayapuri Industrial Area and Naraina Warehousing is degraded to a great extent and some measures should be highlighted to improve the quality of these two complexes.

2. When we are not showing any proposal for Sub Zone 5, 6, 11, 12, 15 & 18 then why these should be added.

3. Due to conversion of meter gauge to broad gauge from Ahmedabad to Delhi, railway stations falling in this zone would need more facilities, parking areas and feeder bus services. This point has not been taken care in the report.

4. Population projections of Sub Zones have been made based on 1981 census. This should have been based on 1991 census.

5/Para 4.3/P-6: Densities proposed in industrial area Maya Puri and Kirti Nagar is much less than actual one. This point should be considered and densities corrected. Details of airport area specially circulation system should be incorporated in the Zonal Plan.

6/Para 6.1.1/P-7A: Quantum of existing and proposed transportation landuse is the same i.e. 596.63 hect. There seems to be some mistakes.

Are we not proposing any new roads or increase in width of R/W or any new urban rail system etc. because proposing the same quantum of landuse is not correct.

7/Para 6.1.4/P-9: Noxious and hazardous industries will be regulated by the provisions made in the MPD-2001 and subsequent policy to be formulated.

This para should be elaborated and clarified.

8/Para 6.2.4/P-11: MRTS route system should be as per proposals formulated by RITEs.

9/Para 6.4, 6.4.1, 6.4.2 & 6.4.3/P-13 to 15: Physical Infrastructure.

Details of each subject is necessary in terms of tabular statements, maps etc.

10/Para 7.0/P16 to 22: Social Infrastructure.

The zone is deficit in terms of social infrastructure by 61 Sr. Secondary Schools, 17 Hospitals, 33 Local Shopping Centres etc.

This should be clarified that these deficiencies have been met with in the proposal. If not, then what is the net deficiency?

11/Para 8.0/P-24: Mixed Landuse.

For this, all the streets of 18 mtr. and above should be surveyed and then decision taken.

These comments may be placed in the meeting of the Technical Committee alongwith an item 'Zonal Development Plan of Zone-G'.



(R.G. GUPTA)
A. COMMISSIONER (PLG.) DDA
16.2.94

DD (MP) (20 Coins)

SUB:- CONSTRUCTION OF 'VARSHA DRAIN' IN URBAN
EXTENSIONS OF ROHINI PROJECT.

PP/R/1006/Pt./93/983

Irrigation & Flood Control Deptt., N.C.T.D. has framed a scheme of construction of 'Varsha Drain', another major drain in addition to Najafgarh Drain and suppoementary drain to take care of run off of the area in extreme north and west Delhi, which includes Rohini Extension and Dwarka. Chief Engineer(I&F) had placed this proposal before 14th meeting of Flood Control Board for Territory of Delhi held on 15-7-93 at Raj Niwas. In the said meeting, Hon'ble L.G. suggested that the scheme might be reviewed in coordination with DDA and MCD and submitted to the Board for re-consideration. In view of this, a meeting was held in the chamber of E.M., DDA on 1-10-93 where Commr.(Plg.), C.E.(Rohini), P.P.(Rohini), P.P.(Dwarka) and officers from I & F Deptt., N.C.T.D. were present. In the meeting, it was decided that the proposal may be brought before the Technical Committee.

2. The existing approved supplementary drain starts from Najafgarh Drain, which was earlier known as Nangloi drain on the periphery of Rohini Phase-I & II and touches Outer Ring Road near Badli Village. Further, it runs parallel to road No. 50 and meets river Yamuna near Wazirabad. The existing sewerage treatment plant at Rithala is part of Rohini Project Phase-I & II and the proposed sewerage treatment plant for Rohini Phase-^{III}IV & V had been approved along this supplementary drain in the respective schemes. These locations have been shown on the drawings placed at F/'A' & 'B'.

3. Sturcture plan for urban extension has been approved by the Authority in its meeting held on 30-6-1987 as part of agenda No. 79 Master Plan for Delhi Perspective-2001, a copy of plan is also placed at F/'A'. The proposal for 'Varsha Drain' prepared by Irrigation & Flood Deptt. has been marked on this plan. It is clear that this proposal is not feasible partly as it passes through Rohini Project Phase-III. In this regard, it is worthwhile to

mention here that this alignment was changed in view of Rohini Phase-III.

4. The draft scheme for Rohini Phase-IV & V to the north west of existing Rohini Project has been prepared on the basis of urban extension plan approved by Authority. This 'Varsha Drain' will also cater to this scheme covering an area of about 4300 hect. to accommodate population of 8.6 lacs. The draft scheme, along with the proposed supplementary drain, has been marked on plan placed at F/'B'. The alignment of 'Varsha Drain', as proposed by Irrigation & Flood Deptt., could be accepted in the portion between Najafgarh Drain, Rohtak Road and Village Rasulpur. From the Village Rasulpur, it is proposed that this will be taken parallel to the north west of existing 220KV high tension line. The proposed alignment of supplementary drain has been shown on the plan placed at F/'A'.

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

Sp. Plan
23/12/93
12
27/12/93

PROJECT PLANNER(ROHINI)
BDA.

Sub: Removal of dustbins from inside of Block C & D, Sector 15, Rohini,

JD/PP/UE/92/F-149

The Welfare and Recreation Association (Regd.) of C&D MIG Flats in Rohini Sector 15 had been representing for removal of existing dustbins from their blocks. Commr. (Plg.) had also visited this area on the request of the Association some time back along with PP(R) and Sr. Arch. (Rohini) The matter was further discussed at different times with the Association by the PP (Rohini) and the Association was firmly of the opinion that they do not want any dustbin in Block C & D and also suggested alternative locations of dustbins in place of already constructed dustbin within the blocks.

2. In Block C & D, Sector 15, there are six dustbins already constructed as per the plan proposal and the dimensions of such dustbins are 3.5 Mt X 3.5 MT. with the average height of the walls of the dustbin is 1.35 mt. from the ground level. The location of these dustbins are shown on the print of flag A,B,C & D and the design of this dustbin is at flag E & F (laid on the table), each dustbin having capacity of approx. one ton. As per the norms under MPD-2001, a dustbin of 1 to 1.5 ten capacity should have a dia of 2 to 2.5 mt. with the height of 1.5 to 2.5 mt. and shall serve a population of 1750 persons to be considered under MCD area.

3. The Block C & D, Sector 15 are having 1564 DUs out of which MIG DUs are 736 and the rest are LIG & EWS These 1564 DUs will generate a population of about 7820 persons. As per the norms mentioned at para 2 above, the requirement of dustbin for this such population will be $7820 \div 1750 = 4.5$ (say 5 nos.) whereas already constructed dustbin in these two blocks are six in number. Therefore, these dustbins are almost as per the norms, but considering the location of these dustbins at such distance from the flats. the Association was representing for removal of such dustbins. The nuisance factor of these dustbins is also due to non maintenance/removal of garbage regularly from these dustbins on the part of the Association as well as from the Engg. Branch who is maintaining these dustbins at present. The Welfare Association has suggested two larger size dustbins away from C & D Block as shown on the print at flag A (laid on the table) with a letter of undertaking that the Welfare Association would make their own arrangement of collection of rubbish / waste and further dispose it in these bigger size dustbins.

The matter was further discussed with Commr. (Plg.) and it was observed that on experimental basis, DDA may construct two larger size dustbins each with capacity of 4 to 5 tons at the location suggested by the Welfare Association and after construction of such dustbins the existing dustbin will be declared as 'NOT IN USE' and thereafter if the experiment is found successful the future use of the dustbin structures shall be decided.

4. The matter is placed before the Technical Committee for consideration of the suggestion at para 3 above.

Patil
24/1/74
24/1/74

PROJECT PLANNER (ROHINI)
DDA

No.F23 (14) 89/Bldg.

Sub: NOC for construction beyond
80' in r/o New Town CGHS at
Rohini.

1. The building plans and the layout plan for New Town CGHS was approved by Commr. (Plg./VC,DDA on 6.2.90. The development regulations considered at the time of sanctioning the plans are given at page 31/n. As per this the height has been indicated as 34.45 m, i.e. 11 storeyes. The NOC from NAA has also been obtained for the height 129.5'.
2. At the time of approval of the scheme it has been mentioned on page 32/n, that the scheme will be released only upto 80' subject to the condition that no construction beyond 80' will be undertaken without clearance from the DDA. However at the time of release of the sanction plans the plans beyond 80' has not been deleted. The Building Section on 22.10.90 (P-136/c) conveyed the society that the earlier issued sanction will have to be modified within the sanctioned FAR and maximum height of 26 mts. and ground coverage 33.33%. However the Architect represented that the foundations have been designed on the basis of 11 storeyed tall buildings. All the six foundations have been laid at the site of work. The construction has reached to 7th floor in one of the buildings and the remaining buildings are in progress. It is therefore not possible to revise the scheme at this stage. The society asked for the permission for construction beyond 80' height.


ABRAHMS

...2

3. The society went ahead with the construction beyond 80' and the show cause notice was issued to the society on 16.9.91. The number of hearings was taken by Dy.Dir. (Bldg.) and ultimately the final order was passed by Dir. (Bldg.) on 1.3.93 alongwith the detailed note (P-59 to 62/n), Dir. (Bldg.) had levied the penalty of Rs.4,12,740/- for the area constructed without obtaining the NOC from the Building Section as per the sanction.

With the above background of the case and present position i.e. all the building blocks as per layout plan have been constructed by the society of more than 80' in height. Dir. (Bldg.) after charging the penalty has allowed the construction beyond 80' in one of the blocks.
The decision is required on

Whether this is to be considered as the NOC for construction beyond 80'.


Vijay Risbud
Dir. (Bldg.)

SUB: Chnage of land of an area measuring 20.25 Hect. (50 Acres) from 'Recreational' to 'Residential' use at Timarpur, Delhi.

(File No.F.20(6)/92-MP)

Under Secretary, Ministry of Urban Development vide his letter dated 1.7.92 addressed to DD(MP) requested to process the change of land use from 'Green' to 'Residential' for 2.0 Ha. (5.0 acres) of land in Timarpur for construction of Type VII quarters for accomodation of Ministers/Speakers etc. for N.C.T., Delhi. Under Secretary vide his letter dated nil August, 92 addressed to JD(MP) gave approval to DDA for issuing public notice and other concerned action Under Section 11(A) of Delhi Development Act, 1957 for processing the change of land use of 20.55 Ha. (50 acres) of land instead of 2.0 Ha. (5.0 acres) as intimated earlier vide letter dated 1st July, 1992.

2. A public notice was issued in the local Newspapers and Gazette of 24th April, 93 without making a reference to the Technical Committee as well as to the Authority, for inviting public objections/suggestions for change of land use.

3. In response to the public notice the following objections/suggestions have been received from the public:-

- i) Mr. Jerry Anthony (Architect-Town Planner)
John Kuruvilla (Architect-Town Planner)
Surjeet Kumar Singineer (Engineer-Town Planner)
of A.S.K.A. Anthony Singh Kuruvilla & Associates.
- ii) Mrs. Maneka Gandhi.
- iii) Mr. M. T. Meshram, Secretary, Delhi Urban Art Commission.

4. Since the change of land use was being processed at the instance of the LSDO/MUL, all the objections/suggestions were forwarded to the Ministry for their comments. The Under Secretary, Ministry of Urban Development vide his letter dated 15th Dec., 93 addressed to Joint Director(MP) has enclosed a copy of the comments received from LSDO for further necessary action.

(Ch)

Deo(AM)

5. According to the comments received L&DO has justified the proposed change of land use and has stated that the land is required for allotment to Delhi Admn. & Central Government Employees Welfare Housing Organisation. It has further been stated that 2.0 Ha. (5.0 acres) of land has already been allotted to Delhi Admn. for the construction of Type VII quarters for the New Council of Ministers and Opposition Leaders in the new set up of Delhi. In their letter it has further mentioned that there seems to be no justification to keep the area as green as a lot of land around this area is already lying green in addition to the green spaces provided in the approved layout plan of Timarpur. It is further stated that in the new area under reference green spaces will be provided as per the Master Plan requirements. Joint Secretary, Ministry of Urban Development vide his note dated 12th Dec., 93 that all the objections should be over-ruled and final notification for change of land use be issued by Delhi Division with the approval of the Competent Authority.

6. The matter is placed before the Technical Committee for its consideration for change of land use of 20.15 Ha. (50.0 acres) from 'District Parks Recreational Use' to 'Residential Use' in sub-zone C-14 (Timarpur Area).

CHANDER BALLAEEH
DIRECTOR (AP)

Subject: Change of land use of an area measuring 50 hac. (10 hac. in village Khampur and 40 hac. near Budhpur/Bijapur) from 'rural use zone' to 'utility' (Sewage Treatment plant) in Narela Scheme, Delhi.
F.3(52)91-MP.

....

Reference is invited to the Authority res. no. 107/93 dated 27.7.93 approving the change of land use of an area measuring 50ha. (10 hac. in village Khampur and 40 ha. near Bughpur/Bijapur) from 'rural use zone' to 'utility'.

2. The Govt. of India, Ministry of Urban Development was requested to convey the approval of the Central Govt. under section 11-A of Delhi Development Act 1957 to issue a public notice for inviting objection/suggestion from the public. The Govt. of India, Ministry of Urban Development had conveyed approval of the Central Govt. vide their letter no K-13011/20/93-DDIB dated 13.9.93. Accordingly, a public notice was issued dt. 6.11.93.


3 Only one objection/suggestion have been received from DUAC. The Commission has desired clarification as under:

- i) Whether it will be open sewerage treatment plant or machanized.
- ii) In case it is open type, whether the environmental study have been carried out.
- iii) In case the plant is machanized then the requirement of the land would be far less than what is projected.

The observations of the planning department are as under:-

4. The Sewerage treatment plant will be mechanized and not open type. The requirement for land for mini sewage treatment plant is 12 hect. (6x200mt.), but efforts will be made to plan sewerage treatment plant in 10 hect.

5. The proposal is placed before the Tech. committee for its consideration.


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


28/8

SUB: Chnage of land use of an area measuring 0.937 Ha. (2.5 Acs) from Public & Semi Public facilities to 'Residential' of village Adchini.
(F.20(5)86-MP).

DDA had prepared a scheme for developing this area partly for green and partly for construction of 120 jantaflats in an area of 0.937 Ha. in village Adhchini. The scheme, involving change of land use, was considered by the Technical Committee in its meeting held on 22.8.86, 29.3.90 and 4.2.91 and it was recommended to the Authority for approval of change of land use of an area measuring 0.937 Ha. from 'Public and Semi-public facilities' to 'Residential' bounded by NCERT boundary in the North and West, Mehrauli Road and Adhchini village in the East and Aurobindo Ashram in the South.

2. The case was considered by the Authority on 13.10.92 vide Item No.140/92 wherein it was resolved that the proposed change of land use from 'Public and Semi-public facilities' to 'Residential' be referred to the Government for their approval for calling objections/suggestions as per Section 11 (A) of Delhi Development Act 1957.

3. Accordingly after receiving the permission from the Ministry a public notice was issued in the Gazzette of India Part-II Section 3(ii) on 7.8.93 and also in the leading News papers.

4. In response to this notification of 7.8.93 an objection suggestion from a resident of the village Adchini has been received with a suggestion that the land under reference be utilized for village facilities like Community Centre, a tube-well and a park for the villagers.

OR
22/12/97
Contd.....2

5. In this regard the case was referred to HUPW for their comments since the land under reference has already been utilized for construction of 120 Janta flats. Chief Engineer(SW2) and HUPW have observed that a part of the land has already been earmarked for a park. Also the facilities requested, if required, could be considered only within the Lal core of the village.

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

CMP
22.1.75
Del AD

Sub :Amendment in the MPD-2001, Nursery School sites be utilised for nursery school as well as other facilities.

F.1(7)80-MP

Reference is invited to the Authority Resolution No.105/93 dt.27.7.93, wherein the policy regarding the use of nursery school sites for other than nursery schools was reviewed and it was resolved that these sites can be utilised for nursery schools as well as other facilities for the neighbourhood as decided by the Authority in resolution no.140 dated 29.10.81.

2. The Govt. of India, Ministry of Urban Development was requested to convey the approval of Central Govt. under section 11A of Delhi Development Act 1957 to issue a public notice for inviting objections/suggestions from the public. The Govt. of India, Ministry of Urban Development had conveyed approval of the Central Govt. vide their letter no.K-13011/21/93-DDIB dt.8.10.93. Accordingly, the public notice was issued on 12.2.94 (Appendix. **I**.....)

3. In response to the public notice, two objections/suggestions have been received which are as follows:
(Appendix. **II & III**...)

- i. DUAC: The commission has objected for the proposed uses of such sites other than for 'day care centre' and 'cretch'. They have further observed that DDA should take action to curb the necessary schools, which are illegally run in the private houses.
- ii. M/s. V.K.Saluja & Associates : They have suggested that the use of the nursery school sites should also be for banks and school of architecture as use for a bank is similar to that of the post office and to that extent the utility of such sites is for public facility and is of equal importance and of similar nature. Similarly the nature of activity as that of Fine Arts School and School of Architecture is of similar nature.

To be published in the Gazette of India, Part II
Section 3 Sub Section (ii) on 12.2.94

No.F.1(7)/80-MP

Dated 4/2/94

PUBLIC NOTICE

The following modifications, the Central Govt. proposes to make in the Master Plan for Delhi 2001. Any person having any objection/suggestion with respect to the proposed modification may send the objection/suggestion in writing to the Commissioner-cum Secretary, Delhi Development Authority, Vikas Sadan, 'B' Block, I.N.A., New Delhi, within a period of 30 days from the date of this notice. The person making objection/suggestion should also give his name and address.

MODIFICATION:-

At page 157 of the Gazette of India Part II Section 3 sub section II dated 1.8.90 under heading NURSERY SCHOOL AND KINDER GARDEN SCHOOL (080) following is proposed to be added as under:

"Nursery school sites be utilised for 'Nursery Schools' as well as for other facilities required for neighbourhood such as post office, library cum community hall, dispensary, OPD type health centre, day care centre, crech, ESS upto 11 KV, Residents cooperative store, milk booth, Fine Art School, only where no other site is available in the vicinity".

2. A copy of the MPD-2001 incorporating the proposed modification will be available for inspection in the office of the Deputy Director, Master Plan Section, 6th floor, Vikas Minar, I.P.Estate, New Delhi, on all working days during the period referred above.


(V.M.BANSAL)
COMMR. CUM SECRETARY
DELHI DEVELOPMENT AUTHORITY

VIKAS SADAN
B BLOCK I.N.A.
NEW DELHI.



समय दोषपूर्ण प्रमाणित
मायरी नं. 722 VC
Date 22-3-94

दिल्ली नगर कला आयोग
DELHI URBAN ART COMMISSION
लोक नायक भवन (द्वितीय तल)
LOK NAYAK BHAWAN (2nd FLOOR)
पृथ्वी राज लेन, नई दिल्ली-110003
PRITHVIRAJ LANE, NEW DELHI-110003
दूरभाष PHONES : 611948, 619593, 618607 & 690821
March 16, 1994

No. 11(1)/92-DUAC

The Vice Chairman,
DDA, Vikas Sadan,
INA Market,
New Delhi.

Sub:- Notification of DDA in respect of the amendments in the Master Plan about the utilisation of sites of nursery schools other than the specified uses.

Sir,

The following public notice forwarded by DDA was considered by the Commission in its meeting of February 25, 1994:-

"Nursery school sites be utilised for 'Nursery Schools' as well as for other facilities required for neighbourhood such as post office, library-community hall, dispensary, OPD type health centre, day care centre, creche, ESS upto 11 KV Residents co-operative store, milk booth, Fine Art School only where no other site is available in the vicinity."

The Commission while examining the above notice has strongly objected to the uses proposed other than for day care centre and creche.

The Commission has further observed that the DDA should take action to curb the nursery schools which are illegally run in the private houses.

Yours faithfully,

(M. T. MESHRAM)
Secretary

Copy to :-

Director (Master Plan), DDA Vikas Minar, I.P. Estate, New Delhi for information.

(M. T. MESHRAM)
Secretary

4-158
18/3/94
AT

22/3/94
12/3/94
12/3/94

V. K. SALUJA & ASSOCIATES

ARCHITECTS, TOWN PLANNERS CONSULTING ENGINEERS & APPROVED VALUERS
(Wealth Tax, Estate Duty, from Min. of Fin., Govt. of India)

B-2/90, SAFDARJUNG ENCLAVE
NEW DELHI-110 029
PHONES : 603397, 609334

REF. NO.

VKS/15

DATE

2-3-94

सुझ्य योजना मनुष्य
बायरी सं... 4.2.94
दिनांक... 11-3-94

Mr. V.M. Bansal,
Commissioner- Cum-Secretary,
Delhi Development Authority,
Vikas Sadan,
B Block, I.N.A.,
New Delhi.

Subject: Public Notice No. F-1(7)/80-MP dated 4.2. 1994 for
modifications regarding utilisation of sites of Nursery School
Suggestions.

Dear Sir,

Further to your above public Notice, my suggestions is that
apart from various facilities suggested in the modification regarding
utilisation of site of Nursery School viz post office, library-cum-
community hall, dispensary, OPD type health centre, day care centre,
crotch, ESS upto 11 KV Residents cooperative store, milk booth,
Fine Art School, the use of Nursery School site for Banks, and
School of Architecture be also added as the use of Banks is similar to
those of Post Office and the extent of utility of this public
facility is of equal importance and of similar nature. Similarly
the nature of activities in the Fine Art School and School of
Architecture are of similar nature and the land use involved is same.

I hope you will agree with the suggestions as these are
useful for the public and are as per your planning standards. If
agreed this may please be added in the modifications published by
you.

Thanking you,

Yours faithfully,

(V.K. Saluja)
Architect- Town Planner

per V.K. Saluja

3/3/94

Comm (Hq.)

20/3/94
V.K.

11/3/94

Adm. Comm (Hq.)

11/3

Subject:-

1. Layout Plan of 2 hect. of unused area lying in the south of Nand Nagri Resettlement Colony for facility-cum-service centre.

2. Change of landuse of 3576 sq.mt. from "Residential to Facility-Cum-Service Centre.

FR(1)94-Dir.(TYA)

Location

This is an unused area lying in the complex bounded by 30 mtr. wide road (linking Wazirabad Road to Leprosy Hospital Road) and a zig-zag boundary between district park, playground, open spaces and Nand Nagri Resettlement Colony.

2. Layout as prepared by Slum Wing, DDA.

Layout plan of the complex of 20.47 hect. was prepared in 1981 in Slum & JJ Department by carving out 2188 plots each of 21 sqm., 4 plots of nursery schools, 2 plots of primary schools, one hect. for commercial and about 4.7 hect. for circulation. In the total area of 20.47 hect., 8.12 hect. was kept for master plan green between leprosy home and resettlement colony. Layout plan was approved by the screening committee of DDA held on 2.3.81 in office file of Slum Department No.1059.

3. Status of implementation of the Plan prepared by Slum Wing, DDA.

Out of six blocks, plots have been carved out and layout plan implemented in Block-I, J, K, L & part of H. Plots of facilities are lying vacant and a substantial part has already been encroached upon by jhuggies. To avoid encroachment in the

vacant facilities plots, a layout plan of Facility Centre-Cum-Service Centre is being proposed in this area.

The landuse is Residential and Recreational of the adjoining area as per MPD-2001 and Draft Zonal Development Plan.

4. Why a Facility-Cum-Service Centre is required ?

In MPD-2001 for Trans Yamuna Area, 9 service centres are given. Out of these, 5 are fully encroached upon; one at Karkar Duma has been converted into community shopping centre and one at Tahir Pur is partly encroached upon. This proposed facility-cum-service centre is near Tahirpur. In this centre, facilities have been provided as shown in the layout plan of the complex prepared by Slum Department.

For a population of 27 lakhs for Trans Yamuna Area, 67 gas godowns are required against existence of 33 and approval of 19 in the last 2 years.

5. Proposal of Facility-Cum-Service Centre

A layout plan of facility-cum-service centre in the area of 2.065 hect. has been prepared showing the social infrastructure facilities and local shopping centre and service centre. In social infrastructure, it is proposed to have one community hall, one CGHS dispensary, one post office, one religious site and one primary and one nursery school. In the service centre, 3 gas godowns, one petrol pump and 3 car garages have been proposed and shown in the plan.

6. Proposed landuse break up of the Facility-Cum-Service Centre

Area Statement	in sq.mt.	%age
Total Area of the Scheme	20647	
1. Area under facilities	7160	34.70
i) Primary school	3900	
ii) Nursery school	800	
iii) Dispensary	860	
iv) Post Office	400	
v) Religious	400	
vi) Community hall	700	
2. Area Under Commercial (Local shopping)	2746	12.20
3. Area under Service Centre	3576	18.40
i) Gas Godown	1560	
ii) Car Garrages	936	3576
iii) Petrol pump	1080	
4. Area under green	1940	9.40
5. Area under Circulation	5225	25.30

7. The item is placed before the Technical Committee for

i) Approval of the scheme of Facility-Cum-Service Centre.

ii) Change of landuse of 3576 sq.mt. from "Residential to service centre".



(R.G. GUPTA)
DIRECTOR (TYA) D.D.A.
19.1.94

D:GAS-SITE

Sub : Change of land use of 205-C, Babar Road, Bengali Market, New Delhi.

File No. 4(24)63-MP-Pt.

The New Delhi Coal Co., 205-C, Babar Road, Bengali Market, New Delhi has represented to the Hon'ble Minister for Urban Development, Govt. of India indicating that they are running a Coal Depot at the above mentioned premises since 1947 as per the lease terms allotted by L&DO vide their letter dt.6.11.47. It is further indicated that in the Zonal Development Plan of the 1971 of this area, the property as well as the existing old mosque have been shown as 'playground' where they are doing their business and running the activity prior to the enforcement of Master Plan of Delhi.

Further they have mentioned that they cannot meet their day to day expenses due to low margin in the coal business and requested to convert the premises into a commercial use.

2. The matter was examined and the Ministry vide letter dt.20.8.93 was informed that in the approved Zonal Development Plan for Zone D-3 (dt.22.7.71) has been earmarked for the expansion of the existing primary school. The factual position was also informed to the Ministry that the plot forms part of the Bungalow Zone Area. The development norms are being finalized and the draft Zonal Development Plan for Zone D (New Delhi Area) is also approved by the Authority for inviting objections/suggestions.

3. the Ministry in response to our letter, made the following observations:

- a) L&DO executed the lease in favour of the owner of the coal depot in 1947 in perpetuity.
- b) Have DDA framed any rule except for non-conforming use.
- c) How can MPD-2001 show this as meant for expansion of primary school.
- d) Where is the primary school located.

The above observations have been examined and it is observed that in the Zonal Development Plan of 1971, it was shown as expansion of the school. The party did not make any observation/objections/suggestions when the Zonal Development Plan of 1971 was finalised. The draft Zonal Development Plan incorporating the provisions of the approved Zonal Development Plan of Zone D-3 has been finalised and approved by the Authority. The same will be published for inviting objections/suggestions and the representation made by the party may also be considered as an objection/suggestion against the approved Zonal Plan and the Draft zonal Development Plan for Zone 'D'. The Ministry will be informed accordingly giving factual position.

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

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

Sub:- Approval of layout plan for Dr. Baba
Saheb Ambedkar Hospital, Rohini(Delhi
Administration).
F13.(134)2-Bldg.

29.4 acres(11.9 Hec.) land was allotted to Directorate of Health Services, Delhi Administration at Rohini. This land is located in public and semi public facility area in Sector-6.

The proposal was submitted by the Delhi Administration for construction of hospital building and residential quarters on this land. It was proposed to utilise 67% land component for hospital purpose and 33% component for residential purpose as per MPD-2001. The ground coverage applicable to hospital component is 25% and FAR 100 and for residential component ground coverage applicable is 33.33% and 133 FAR. The hospital building comprises of clinical facilities, diagnostic facilities and therapeutic facilities alongwith the residential quarters for Doctors and other staff and Nurses Hostels. The overall proposal is low rise. The details of the Project are given in the Project Brief which is placed at page 221/Cr.

The proposal was scrutinised by the Building Section, DDA and it was observed that the utilisation of the FAR and the ground coverage was lower side. In case of hospital building it is proposed to utilise 14.08 % coverage and 53.51 FAR as against permissible 25% coverage and 100 FAR. In case of residential portion they are proposing to utilise 23.75% coverage and 75.16 FAR as against permissible 33% coverage and 133 FAR. Looking into the fact that this is a medical facility being provided by the Government, the proposal was forwarded to the DUAC and it was also approved by the DUAC on 1.10.93.

The Consultants for the Hospital in their letter dt.18.3.94 have explained that as per their Project brief in a longer run they will be providing super specialities with additional buildings in the premises. The tentative expansion of the hospital building was also indicated(refer Annexure II page 218/Cr). With this future expansion it is stated that they will utilising the full coverage and FAR permissible for hospital building.

[Signature] contd..
24-3-94

In case of Residential component they have stated that the areas of the Dwelling Units are as per the Government Standards and more than 35% of the Dwelling Units are of low category housing with an area ranging from 46 sq.mtrs. to 70 sq.mtrs. Therefore they feel that it is difficult for them to achieve the permissible FAR of 133. However, some expansion will take place in Nurses Hostel thereby they will be able to achieve 100 FAR in case of Residential component.

The proposal was submitted to Commr.(Plg)/ VC for approval and it was opined by the Commr. (Plg) that due to less utilisation of FAR the proposal be brought to the Technical Committee. Accordingly the proposal is placed before the Technical Committee for according their approval for clearing the layout plan and building plans as proposed by the Directorate of Health Services and accepting their plea that with the future expansion of the hospital they will use the total permissible FAR.

143211 R/S
24.3.74

DIRECTOR (BLDG.)

Date & time : 12.4.94 at 2.30 PM

Venue : VC's chamber

Sub : Tech. Committee mtg.

~~ADP~~

~~OSD~~

~~Tree~~

Subst be comd

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION

No.F.1(22)93/MP

Dt. 7.4.94

MEETING NOTICE

The 28th Technical Committee meeting of DDA will be held on 12.4.94 at ^{2.30} 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.

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

[Signature]

Dr. Yashraj Sharma

file attached
21.4.94

[Signature]
18/4

I N D E X

S.NO.	ITEM NO.	SUBJECT	PAGE NO.
✓ 1.	20/94	Draft Zonal Development Plan for Zone G. PA/JD/AP/94/51.	1
2. ✓	41/92	Construction of Varsha Drain in Urban Extension of Rohini Project. PP/R/1006/Pt./93/983	5
3. ✓	42/94	Removal of dustbins from inside of Block 'C' and 'D' sector 15 Rohini Delhi. JD/PP/UE/92/F-149.	7
4. ✓	43/94	NOC for construction beyond 80'in R/W New Town CGHS at Rohini F23(14)88/Bldg.	9
5. ✓	44/94	Change of land use of an area measuring 20.25 hect. (50 acres) from 'Recreational' to Residential use at Timarpur, Delhi. F20(6)92-MP	11
6. ✓	45/94	Change of land use of an area of 50 ha. from 'rural' use to 'Utility' at Bijapur, Budhpur and Khampur. F3(52)91-MP	13
7. ✓	46/94	Change of land use of an area measuring 2.47 acres from 'public and semi public facilities' to 'residential' at village Adhchini, New Delhi. F20(5)86-MP	14
8. ✓	47/94	Policy for Nursery school sites in Delhi. F1(7)80-MP	16
9. ✓	25/94	Change of land use of 3576 sq.mt. from Residential to Facility cum service centre FRI(1)94-Dir.(TYA)	21
10. ✓	48/94	Change of land use of 205-C Babar Road Bengali Market Delhi. F4(24)63-MP-Pt.	24
11. ✓ To be checked JLB	49/94	Approval of layout plan for Dr. Baba Saheb Ambedkar Hospital, Rohini (Delhi Administration) F13(134)92/Bldg.	26

Sub : Draft Zonal Plan for Zone-G (West Delhi)
F.No. PA/JD(AP)I/94/51

.....

MPD-2001 stipulates 15 zones (earlier divisions) for the Union Territory of Delhi, out of which Zonal Development Plans for 8 zones, falling in the urban area are to be prepared on 'Priority.'

2. The Zone-G (West Delhi) covers ^{an} area of about 11,865 Hacs. and is planned for a projected population of 13.07 lac^s persons (approx.) by 2001. The zone is surrounded by Delhi-Rohtak Railway line in the North, Delhi Riwarli line & NH-8 in the South East, Pankha Road in the South West and Rural/agricultural wing Delhi in the West. M.P.D.-2001 categorises this zone under marginal potential with respect to the utilisation of available holding capacity of 2001 population.

3. The zone is subdivided into 18 sub-zones, out of which 17 are as per MPD-62 and one new zone added from the Rural area. Three zonal plans (earlier sub-zone) stand approved, five are located in the Cantonment area (land use undetermined) and one is covered by the Air-port.

4. The zone has a Mixed character with old and new developments, residential and industrial development and the green areas. Janakpuri was considered the largest residential colony in the Asia till the development of Rohini Scheme.

5. Within the framework of Master Plan, the zonal development plans, detailed out policies and guidelines, the following are the salient features of the draft zonal Plan :-

- (a) Land use proposals, including proposals for development of the Resol. Areas, housing and work centres.
- (b) Mixed Land use provisions
- (c) Transportation, including railways, ICD, roads, corridors/terminals, MRTS major pedestrian & Cycle tracks

Q. No.

This para should be elaborated and clarified.

8/Para 6.2.4/P-11: MRTS route system should be as per proposals formulated by RITES.

9/Para 6.4, 6.4.1, 6.4.2 & 6.4.3/P-13 to 15: Physical Infrastructure.

Details of each subject is necessary in terms of tabular statements, maps etc.

10/Para 7.0/P16 to 22: Social Infrastructure.

The zone is deficit in terms of social infrastructure by 61 Sr. Secondary Schools, 17 Hospitals, 33 Local Shopping Centres etc.

This should be clarified that these deficiencies have been met with in the proposal. If not, then what is the net deficiency?

11/Para 8.0/P-24: Mixed Landuse.

For this, all the streets of 18 mtr. and above should be surveyed and then decision taken.

These comments may be placed in the meeting of the Technical Committee alongwith an item 'Zonal Development Plan of Zone-G'.


(R.G. GUPTA)
A. COMMISSIONER (PLG.) DDA
16.2.94

DD (MP) (with 20 Copies)

DELHI DEVELOPMENT AUTHORITY
TRANS YAMUNA AREA UNIT

No:PS/DIR.(TYA)/94

Dated 16.2.94

Comments on Draft Zonal Development Plan of Zone 'G' (West Delhi) to be discussed in the meeting of the Technical Committee.

1. Quality of life in Mayapuri Industrial Area and Naraina Warehousing is degraded to a great extent and some measures should be highlighted to improve the quality of these two complexes.

2. When we are not showing any proposal for Sub Zone 5, 6, 11, 12, 15 & 18 then why these should be added.

3. Due to conversion of meter gauge to broad gauge from Ahmedabad to Delhi, railway stations falling in this zone would need more facilities, parking areas and feeder bus services. This point has not been taken care in the report.

4. Population projections of Sub Zones have been made based on 1981 census. This should have been based on 1991 census.

5/Para 4.3/P-6: Densities proposed in industrial area Maya Puri and Kirti Nagar is much less than actual one. This point should be considered and densities corrected. Details of airport area specially circulation system should be incorporated in the Zonal Plan.

6/Para 6.1.1/P-7A: Quantum of existing and proposed transportation landuse is the same i.e. 596.63 hect. There seems to be some mistakes.

Are we not proposing any new roads or increase in width of R/W or any new urban rail system etc. because proposing the same quantum of landuse is not correct.

7/Para 6.1.4/P-9: Noxious and hazardous industries will be regulated by the provisions made in the MPD-2001 and subsequent policy to be formulated.

: 6 :

mention here that this alignment was changed in view of Rohini Phase-III.

4. The draft scheme for Rohini Phase-IV & V to the north west of existing Rohini Project has been prepared on the basis of urban extension plan approved by Authority. This 'Varsha Drain' will also cater to this scheme covering an area of about 4300 hect. to accommodate population of 8.6 lacs. The draft scheme, along with the proposed supplementary drain, has been marked on plan placed at F/'B'. The alignment of 'Varsha Drain', as proposed by Irrigation & Flood Deptt., could be accepted in the portion between Najaagarh Drain, Rohtak Road and Village Rasulpur. From the Village Rasulpur, it is proposed that this will be taken parallel to the north west of existing 220KV high tension line. The proposed alignment of supplementary drain has been shown on the plan placed at F/'A'.

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

Pathal 23/12/53
24/12/53

PROJECT PLANNER (ROHINI)
BDA.

SUB:- CONSTRUCTION OF 'VARSHA DRAIN' IN URBAN
EXTENSIONS OF ROHINI PROJECT.

PP/R/1006/PL./93/903

Irrigation & Flood Control Deptt., N.C.T.D. has framed a scheme of construction of 'Varsha Drain', another major drain in addition to Najafgarh Drain and supplementary drain to take care of run off of the area in extreme north and west Delhi, which includes Rohini Extension and Dwarka. Chief Engineer(I&F) had placed this proposal before 14th meeting of Flood Control Board for Territory of Delhi held on 15-7-93 at Raj Niwas. In the said meeting, Hon'ble L.G. suggested that the scheme might be reviewed in coordination with DDA and MCD and submitted to the Board for re-consideration. In view of this, a meeting was held in the chamber of E.M., DDA on 1-10-93 where Commr.(Plg.), C.E.(Rohini), P.P.(Rohini), P.P.(Dwarka) and officers from I & F Deptt., N.C.T.D. were present. In the meeting, it was decided that the proposal may be brought before the Technical Committee.

2. The existing approved supplementary drain starts from Najafgarh Drain, which was earlier known as Nangloi drain on the periphery of Rohini Phase-I & II and touches Outer Ring Road near Badli Village. Further, it runs parallel to road No. 50 and meets river Yamuna near Wazirabad. The existing sewerage treatment plant at Rithala is part of Rohini Project Phase-I & II and the proposed sewerage treatment plant for Rohini Phase^{III} IV & V had been approved along this supplementary drain in the respective schemes. These locations have been shown on the drawings placed at F/'A' & 'B'.

3. Structure plan for urban extension has been approved by the Authority in its meeting held on 30-6-1987 as part of agenda No. 79 Master Plan for Delhi Perspective-2001, a copy of plan is also placed at F/'A'. The proposal for 'Varsha Drain' prepared by Irrigation & Flood Deptt. has been marked on this plan. It is clear that this proposal is not feasible partly as it passes through Rohini Project Phase-III. In this regard, it is worthwhile to

The matter was further discussed with Commr. (Plg.) and it was observed that on experimental basis, DDA may construct two larger size dustbins each with capacity of 4 to 5 tons at the location suggested by the Welfare Association and after construction of such dustbins the existing dustbin will be declared as 'NOT IN USE' and there after if the experiment is found successful the future use of the dustbin structures shall be decided.

4. The matter is placed before the Technical Committee for consideration of the suggestion at para 3 above.

Patel
29/1/79
24/1/79

PROJECT PLANNER (ROHINI)
DDA

Sub: Removal of dustbins from inside of Block C & D, Sector 15, Rohini,

JD/PP/UE/92/F-149

The Welfare and Recreation Association (Regd.) of C&D MIG Flats in Rohini Sector 15 had been representing for removal of existing dustbins from their blocks. Commr. (Plg.) had also visited this area on the request of the Association some time back along with PP(R) and Sr. Arch. (Rohini) The matter was further discussed at different times with the Association by the PP (Rohini) and the Association was firmly of the opinion that they do not want any dustbin in Block C & D and also suggested alternative locations of dustbins in place of already constructed dustbin within the blocks.

2. In Block C & D, Sector 15, there are six dustbins already constructed as per the plan proposal and the dimensions of such dustbins are 3.5 Mt X 3.5 MT. with the average height of the walls of the dustbin is 1.35 mt. from the ground level. The location of these dustbins are shown on the print of flag A,B,C & D and the design of this dustbin is at flag E & F (laid on the table), each dustbin having capacity of approx. one ton. As per the norms under MPD-2001, a dustbin of 1 to 1.5 ten capacity should have a dia of 2 to 2.5 mt. with the height of 1.5 to 2.5 mt. and shall serve a population of 1750 persons to be considered under MCD area.

3. The Block C & D, Sector 15 are having 1564 DUs out of which MIG DUs are 736 and the rest are LIG & EWS These 1564 DUs will generate a population of about 7820 persons. As per the norms mentioned at para 2 above, the requirement of dustbin for this such population will be $7820 \div 1750 = 4.5$ (say 5 nos.) whereas already constructed dustbin in these two blocks are six in number. Therefore, these dustbins are almost as per the norms, but considering the location of these dustbins at such distance from the flats. the Association was representing for removal of such dustbins. The nuisance factor of these dustbins is also due to non maintenance/removal of garbage regularly from these dustbins on the part of the Association as well as from the Engg. Branch who is maintaining these dustbins at present. The Welfare Association has suggested two larger size dustbins away from C & D Block as shown on the print at flag A (laid on the table) with a letter of undertaking that the Welfare Association would make their own arrangement of collection of rubbish / waste and further dispose it in these bigger size dustbins.

File
 The society went ahead with the construction beyond 80' and the show cause notice was issued to the society on 16.9.91. The number of hearings was taken by Dy.Dir. (Bldg.) and ultimately the final order was passed by Dir. (Bldg.) on 1.3.93 alongwith the detailed note (P-59 to 62/n). Dir. (Bldg.) had levied the penalty of Rs.4,12,740/- for the area constructed without obtaining the NOC from the Building Section as per the sanction.

Cc
 4. With the above background of the case and the present position i.e. all the building blocks as per the layout plan have been constructed by the society beyond 80' in height. Dir. (Bldg.) after charging the penalty has allowed the construction beyond 80' in one of the blocks.

The decision is required on

Whether this is to be considered as the NOC for construction beyond 80'.

[Signature]
 Vijay Risbud
 Dir. (Bldg.)

80'

80' ↑

No. F23 (14) 88/Blcq.

✓
6.2.90.
17.10.88
88

Sub: NOC for construction beyond
80' in r/o New Town CGHS at
Rohini.

1. The building plans and the layout plan for New Town CGHS was approved by Commr. (Plg./VC, DDA on 6.2.90. The development regulations considered at the time of sanctioning the plans are given at page 31/n. As per this the height has been indicated as 34.45 m, i.e. 11 storeyes. The NOC from NAA has also been obtained for the height 129.5'.
2. At the time of approval of the scheme it has been mentioned on page 32/n, that the scheme will be released only upto 80' subject to the condition that no construction beyond 80' will be undertaken without clearance from the DDA. However at the time of release of the sanction plans the plans beyond 80' has not been deleted. The Building Section on 22.10.90 (P-136/c) conveyed the society that the earlier issued sanction will have to be modified within the sanctioned FAR and maximum height of 26 mts. and ground coverage 33.33%. However the Architect represented that the foundations have been designed on the basis of 11 storeyed tall buildings. All the six foundations have been laid at the site of work. The construction has reached to 7th floor in one of the buildings and the remaining buildings are in progress. It is therefore not possible to revise the scheme at this stage. The society asked for the permission for construction beyond 80' height.

[Signature]

5. According to the comments received L&DO has justified the proposed change of land use and has stated that the land is required for allotment to Delhi Admn. & Central Government Employees Welfare Housing Organisation. It has further been stated that 2.0 Ha. (5.0 acres) of land has already been allotted to Delhi Admn. for the construction of Type VII quarters for the New Council of Ministers and Opposition Leaders in the new set up of Delhi. In their letter it has further mentioned that there seems to be no justification to keep the area as green as a lot of land around this area is already lying green in addition to the green spaces provided in the approved layout plan of Timarpur. It is further stated that in the new area under reference green spaces will be provided as per the Master Plan requirements. Joint Secretary, Ministry of Urban Development has recorded on the comments received from L&DO vide his note dated 10th Dec., 23 that all the objections raised be over-ruled and final notification for change of land use be issued by Delhi Division with the approval of the Competent Authority.

6. The matter is placed before the Technical Committee for its consideration for change of land use of 20.55 Ha. (50.0 acres) from 'District parks Recreational Use' to 'Residential Use' in sub-zone C-14 (Timarpur Area).

CHANDER BALLABH
DIRECTOR (AP)

SUB: Change of land of an area measuring 20.25 Hect. (50 Acres) from 'Recreational' to 'Residential' use at Timarpur, Delhi.

(File No.F.20(6)/92-MP)

Under Secretary, Ministry of Urban Development vide his letter dated 1.7.92 addressed to DD(MP), requested to process the change of land use from 'Green' to 'Residential' for 2.0 Ha. (5.0 acres) of land in Timarpur for construction of Type VII quarters for accommodation of Ministers/Speakers etc. for N.C.T., Delhi. Under Secretary vide his letter dated 11 August, 92 addressed to JD(MP) gave approval to DDA for issuing public notice and other concerned action Under Section 11(A) of Delhi Development Act, 1957 for processing the change of land use of 20.55 Ha. (50 acres) of land instead of 2.0 Ha. (5.0 acres) as intimated earlier vide letter dated 1st July, 1992.

2. A public notice was issued in the local Newspapers and Gazette of 24th April, 93 without making a reference to the Technical Committee as well as to the Authority, for inviting public objections/suggestions for change of land use.

3. In response to the public notice the following objections/suggestions have been received from the public:-

- i) Mr. Jerry Anthony (Architect-Town Planner)
John Kuruvilla. (Architect-Town Planner)
Surjeet Kumar Singineer (Engineer-Town Planner)
of A.S.K.A. Anthony Singh Kuruvilla & Associates.
- ii) Mrs. Maneka Gandhi.
- iii) Mr. M.T. Meshram, Secretary, Delhi Urban Art Commission.

4. Since the change of land use was being processed at the instance of the L&DO/MUD, all the objections/suggestions were forwarded to the Ministry for their comments. The Under Secretary, Ministry of Urban Development vide his letter dated 15th Dec., 93 addressed to Joint Director(MP) has enclosed a copy of the comments received from L&DO for further necessary action.

CSO
Dir (MP)

Subject: Change of land use of an area measuring 50 hac. (10 hac. in village Khampur and 40 hac. near Budhpur/Bijapur) from 'rural use zone' to 'utility' (Sewage Treatment plant) in Narela Scheme, Delhi.
F.3(52)91-MP.

....

Reference is invited to the Authority res. no. 107/93 dated 27.7.93 approving the change of land use of an area measuring 50ha. (10 hac. in village Khampur and 40 ha. near Bughpur/Bijapur) from 'rural use zone' to 'utility'.

2. The Govt. of India, Ministry of Urban Development was requested to convey the approval of the Central Govt. under section 11-A of Delhi Development Act 1957 to issue a public notice for inviting objection/suggestion from the public. The Govt. of India, Ministry of Urban Development had conveyed approval of the Central Govt. vide their letter no K-13011/20/93-DDIB dated 13.9.93. Accordingly, a public notice was issued dt. 6.11.93.


3 Only one objection/suggestion have been received from DUAC. The Commission has desired clarification as under:

- i) Whether it will be open sewerage treatment plant or machanized.
- ii) In case it is open type, whether the environmental study have been carried out.
- iii) In case the plant is machanized then the requirement of the land would be far less than what is projected.

The observations of the planning department are as under:-

4. The Sewerage treatment plant will be mechanized and not open type. The requirement for land for mini sewage treatment plant is 12 hect. (6x200mt.), but efforts will be made to plan sewerage treatment plant in 10 hect.

5. The proposal is placed before the Tech. committee for its consideration.


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


24/8

SUB: Chnage of land use of an area measuring 0.937 Ha. (2.5 Acs) from Public & Semi Public facilities to 'Residential' of village Adchini.
(F.20(5)86-MP).

DDA had prepared a scheme for developing this area partly for green and partly for construction of 120 jantaflats in an area of 0.937 Ha. in village Adhchini. The scheme, involving change of land use, was considered by the Technical Committee in its meeting held on 22.3.86, 29.3.90 and 4.2.91 and it was recommended to the Authority for approval of change of land use of an area measuring 0.937 Ha. from 'Public and Semi-public facilities' to 'Residential' bounded by NCERT boundary in the North and West, Mehrauli Road and Adhchini village in the East and Aurobindo Ashram in the South.

2. The case was considered by the Authority on 13.10.92 vide Item No.140/92 wherein it was resolved that the proposed change of land use from 'Public and Semi-public facilities' to 'Residential' be referred to the Government for their approval for calling objections/suggestions as per Section 11 (A) of Delhi Development Act 1957.

3. Accordingly after receiving the permission from the Ministry a public notice was issued in the Gazzette of India Part-II Section 3(ii) on 7.8.93 and also in the leading News papers.

4. In response to this notification of 7.8.93 an objection suggestion from a resident of the village Adchini has been received with a suggestion that the land under reference be utilized for village facilities like Community Centre, a tube-well and a park for the villagers.

ORH
22/12/97
Contd.....2

Sub :Amendment in the MPD-2001, Nursery School sites be utilised for nursery school as well as other facilities.

✓ F.1(7)80-MP

- - - - -

Reference is invited to the Authority Resolution No.105/93 dt.27.7.93, wherein the policy regarding the use of nursery school sites for other than nursery schools was reviewed and it was resolved that these sites can be utilised for nursery schools as well as other facilities for the neighbourhood as decided by the Authority in resolution no.140 dated 29.10.81.

2. The Govt. of India, Ministry of Urban Development was requested to convey the approval of Central Govt. under section 11A of Delhi Development Act 1957 to issue a public notice for inviting objections/suggestions from the public. The Govt. of India, Ministry of Urban Development had conveyed approval of the Central Govt. vide their letter no.K-13011/21/93-DDIB dt.8.10.93. Accordingly, the public notice was issued on 12.2.94 (Appendix..I.....)

3. In response to the public notice, two objections/suggestions have been received which are as follows:
(Appendix..II & III...)

- i. DUAC: The commission has objected for the proposed uses of such sites other than for 'day care centre' and 'crotch'. They have further observed that DDA should take action to curb the necessary schools, which are illegally run in the private houses.
- ii. M/s. V.K.Saluja & Associates : They have suggested that the use of the nursery school sites should also be for banks and school of architecture as use for a bank is similar to that of the post office and to that extent the utility of such sites is for public facility and is of equal importance and of similar nature. Similarly the nature of activity as that of Fine Arts School and School of Architecture is of similar nature.



दिल्ली नगर कला आयोग
 DELHI URBAN ART COMMISSION
 लोक नायक भवन (द्वितीय तल)
 LOK NAYAK BHAWAN (2nd FLOOR)
 पृथ्वी राज लेन, नई दिल्ली-110003
 PRITHVIRAJ LANE, NEW DELHI-110003
 दूरभाष PHONES : 611948, 619593, 618607 & 690821
 March 16, 1994

So. 11(1)/12-DUAC

The Vice Chairman,
 DDA, Vikas Sarda,
 INA Market,
 New Delhi.

Sub:- Notification of DDA in respect of the amendments in the Master Plan about the utilisation of sites of nursery schools other than the specified uses.

Sir,

The following public notice forwarded by DDA was considered by the Commission in its meeting of February 25, 1994:-

"Nursery school sites be utilised for 'Nursery Schools' as well as for other facilities required for neighbourhood such as post office, library-cum-community hall, dispensary, OPD type health centre, day care centre, crèche, ESS upto 11 KV Residents co-operative store, milk booth, Fine Art School only where no other site is available in the vicinity."

The Commission while examining the above notice has strongly objected to the uses proposed other than for day care centre and crèche.

The Commission has further observed that the DDA should take action to curb the nursery schools which are illegally run in the private houses.

Yours faithfully,

(B. T. MEHRANI)
 Secretary

Copy to :-

Director (Master Plan), DDA Vikas Minar, I.P. Estate, New Delhi for information.

(B. T. MEHRANI)
 Secretary

To be published in the Gazette of India, Part II
Section 3 Sub Section (ii) on 12.2.94

No.F.1(7)/80-MP

Dated 4/2/94

PUBLIC NOTICE

The following modifications, the Central Govt. proposes to make in the Master Plan for Delhi 2001. Any person having any objection/suggestion with respect to the proposed modification may send the objection/suggestion in writing to the Commissioner-cum Secretary, Delhi Development Authority, Vikas Sadan, 'B' Block, I.N.A., New Delhi, within a period of 30 days from the date of this notice. The person making objection/suggestion should also give his name and address.

MODIFICATION:

At page 157 of the Gazette of India Part II Section 3 sub section II dated 1.8.90 under heading NURSERY SCHOOL AND KINDER GARDEN SCHOOL (080) following is proposed to be added as under:

"Nursery school sites be utilised for 'Nursery Schools' as well as for other facilities required for neighbourhood such as post office, library cum community hall, dispensary, OPD type health centre, day care centre, crech, ESS upto 11 KV, Residents cooperative store, milk booth, Fine Art School, only where no other site is available in the vicinity".

2. A copy of the MPD-2001 incorporating the proposed modification will be available for inspection in the office of the Deputy Director, Master Plan Section, 6th floor, Vikas Minar, I.P.Estate, New Delhi, on all working days during the period referred above.


(V.M.BANSAL)
COMMR. CUM SECRETARY
DELHI DEVELOPMENT AUTHORITY

VIKAS SADAN
B BLOCK I.N.A.
NEW DELHI.

V. K. SALUJA & ASSOCIATES

ARCHITECTS, TOWN PLANNERS CONSULTING ENGINEERS & APPROVED VALUERS
(Wealth Tax, Estate Duty, from Min. of Fin., Govt. of India)

B-2/90, SAFDARJUNG ENCLAVE
NEW DELHI-110 029
PHONES : 603397, 609334

REF. NO.

VKS/18

DATE

2-3-94

सुसज्जित योजना पत्रिका
वायरी सं. 4.2.8MP
दिनांक 11-3-94

Mr. V.M. Bansal,
Commissioner- Cum-Secretary,
Delhi Development Authority,
Vikas Sadan,
E Block, I.N.A.,
New Delhi.

Subject: Public Notice No. P-1(7)/80-MP dated 4.2. 1994 for
modifications regarding utilisation of sites of Nursery School
Suggestions.

Dear Sir,

Further to your above public Notice, my suggestions is that
apart from various facilities suggested in the modification regarding
utilisation of site of Nursery School viz post office, library-cum-
community hall, dispensary, OPD type health centre, day care centre,
crotch, ESS upto 11 KV Residents cooperative store, milk booth,
Fine Art School, the use of Nursery School site for Banks, and
School of Architecture be also added as the use of Banks is similar to
those of Post Office and the extent of utility of this public
facility is of equal importance and of similar nature. Similarly
the nature of activities in the Fine Art School and School of
Architecture are of similar nature and the land use involved is same.

I hope you will agree with the suggestions as these are
useful for the public and are as per your planning standards. If
agreed this may please be added in the modifications published by
you.

Thanking you,

Yours faithfully,

(V.K. Saluja)
Architect- Town Planner

Dear Sir, Please

3/3/94

Comm (Hq.)

22/3/94
V.K.

11/3/94
18/3/94

Adm. Comm (Hq. + D)

2/4/94

vacant facilities plots, a layout plan of Facility Centre-Cum-Service Centre is being proposed in this area.

The landuse is Residential and Recreational of the adjoining area as per MPD-2001 and Draft Zonal Development Plan.

4. Why a Facility-Cum-Service Centre is required ?

In MPD-2001 for Trans Yamuna Area, 9 service centres are given. Out of these, 5 are fully encroached upon; one at Karkar Duma has been converted into community shopping centre and one at Tahir Pur is partly encroached upon. This proposed facility-cum-service centre is near Tahirpur. In this centre, facilities have been provided as shown in the layout plan of the complex prepared by Slum Department.

For a population of 27 lakhs for Trans Yamuna Area, 67 gas godowns are required against existence of 33 and approval of 19 in the last 2 years.

5. Proposal of Facility-Cum-Service Centre

A layout plan of facility-cum-service centre in the area of 2.065 hect. has been prepared showing the social infrastructure facilities and local shopping centre and service centre. In social infrastructure, it is proposed to have one community hall, one CGHS dispensary, one post office, one religious site and one primary and one nursery school. In the service centre, 3 gas godowns, one petrol pump and 3 car garages have been proposed and shown in the plan.

6. Proposed landuse break up of the Facility-Cum-Service Centre

Area Statement	in sq.mt.	%age
Total Area of the Scheme	20647	
1. Area under facilities	7160	34.70
i) Primary school	3900	
ii) Nursery school	800	
iii) Dispensary	960	
iv) Post Office	400	
v) Religious	400	
vi) Community hall	700	
2. Area Under Commercial (Local shopping)	2746	12.20
3. Area under Service Centre	3576	18.40
i) Gas Godown	1560	
ii) Car Garrages	936	3576
iii) Petrol pump	1080	
4. Area under green	1940	9.40
5. Area under Circulation	5225	25.30

Subject:-

1. Layout Plan of 2 hect. of unused area lying in the south of Nand Nagri Resettlement Colony for facility-cum-service centre.

2. Change of landuse of 3576 sq.mt. from "Residential to Facility-Cum-Service Centre."

FR(1)94-Dir.(TYA)

Location

This is an unused area lying in the complex bounded by 30 mtr. wide road (linking Wazirabad Road to Leprosy Hospital Road) and a zig-zag boundary between district park, playground, open spaces and Nand Nagri Resettlement Colony.

2. Layout as prepared by Slum Wing, DDA.

Layout plan of the complex of 20.47 hect. was prepared in 1981 in Slum & JJ Department by carving out 2188 plots each of 21 sqm., 4 plots of nursery schools, 2 plots of primary schools, one hect. for commercial and about 4.7 hect. for circulation. In the total area of 20.47 hect., 8.12 hect. was kept for master plan green between leprosy home and resettlement colony. Layout plan was approved by the screening committee of DDA held on 2.3.81 in office file of Slum Department No.1059.

3. Status of implementation of the Plan prepared by Slum Wing, DDA.

Out of six blocks, plots have been carved out and layout plan implemented in Block-I, J, K, L & part of H. Plots of facilities are lying vacant and a substantial part has already been encroached upon by jhuggies. To avoid encroachment in the

7. The item is placed before the Technical Committee for

i) Approval of the scheme of Facility-Cum-Service Centre.

ii) Change of landuse of 3576 sq.mt. from "Residential to service centre".



(R.G. GUPTA)
DIRECTOR (TYA) D.D.A.
19.1.94

D:GAS-SITE

Sub : Change of land use of 205-C, Babar Road,
Bengali Market, New Delhi.

File No. 4(24)63-MP-Pt.

The New Delhi Coal Co., 205-C, Babar Road, Bengali Market, New Delhi has represented to the Hon'ble Minister for Urban Development, Govt. of India indicating that they are running a Coal Depot at the above mentioned premises since 1947 as per the lease terms allotted by L&DO vide their letter dt.6.11.47. It is further indicated that in the Zonal Development Plan of the 1971 of this area, the property as well as the existing old mosque have been shown as 'playground' where they are doing their business and running the activity prior to the enforcement of Master Plan of Delhi.

Further they have mentioned that they cannot meet their day to day expenses due to low margin in the coal business and requested to convert the premises into a commercial use.

2. The matter was examined and the Ministry vide letter dt.20.8.93 was informed that in the approved Zonal Development Plan for Zone D-3 (dt.22.7.71) has been earmarked for the expansion of the existing primary school. The factual position was also informed to the Ministry that the plot forms part of the Bungalow Zone Area. The development norms are being finalized and the draft Zonal Development Plan for Zone D (New Delhi Area) is also approved by the Authority for inviting objections/suggestions.

3. the Ministry in response to our letter, made the following observations:

- a) L&DO executed the lease in favour of the owner of the coal depot in 1947 in perpetuity.
- b) Have DDA framed any rule except for non-conforming use.
- c) How can MPD-2001 show this as meant for expansion of primary school.
- d) Where is the primary school located.

The above observations have been examined and it is observed that in the Zonal Development Plan of 1971, (plot) it was shown as expansion of the school. The party did not make any observation/objections/suggestions when the Zonal Development Plan of 1971 was finalised. The draft Zonal Development Plan incorporating the provisions of the approved Zonal Development Plan of Zone D-3 has been finalised and approved by the Authority. The same will be published for inviting objections/suggestions and the representation made by the party may also be considered as an objection/suggestion against the approved Zonal Plan and the Draft zonal Development Plan for Zone 'D'. The Ministry will be informed accordingly giving factual position.

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

S.C. Gupta
(S.C. GUPTA)
ADDL. COMMR. (DC&P)

Sub:- Approval of layout plan for Dr. Baba
Saheb Ambedkar Hospital, Rohini(Delhi
Administration)
F13.(134)2-Bldg.

29.4 acres(11.9 Hec.) land was allotted to
Directorate of Health Services, Delhi Administration
at Rohini. This land is located in public and semi
public facility area in Sector-6.

The proposal was submitted by the Delhi Admini-
stration for construction of hospital building and
residential quarters on this land. It was proposed
to utilise 67% land component for hospital purpose
and 33% component for residential purpose as per
MFD-2001. The ground coverage applicable to hospital
component is 25% and FAR 100 and for residential com-
ponent ground coverage applicable is 33.33% and 133
FAR. The hospital building comprises of clinical
facilities, diagnostic facilities and therapeutic
facilities alongwith the residential quarters for
Doctors and other staff and Nurses Hostels. The
overall proposal is low rise. The details of the
Project are given in the Project Brief which is placed
at page 221/Cr.

The proposal was scrutinised by the Building
Section, DPA and it was observed that the utilisation
of the FAR and the ground coverage was lower side.
In case of hospital building it is proposed to utilise
14.08 % coverage and 53.51 FAR as against permissible
25% coverage and 100 FAR. In case of residential
portion they are proposing to utilise 23.75% coverage
and 75.16 FAR as against permissible 33% coverage and
133 FAR. Looking into the fact that this is a medical
facility being provided by the Government, the proposal
was forwarded to the DUAC and it was also approved by
the DUAC on 1.10.93.

The Consultants for the Hospital in their
letter dt. 18.3.94 have explained that as per their
Project brief in a longer run they will be providing
super specialities with additional buildings in the
premises. The tentative expansion of the hospital
building was also indicated(refer Annexure II page
213/Cr). With this future expansion it is stated that
they will utilising the full coverage and FAR per-
missible for hospital building.

17/2/94 contd..
24-3-94