

DELHI DEVELOPMENT AUTHORITY
(DEV. CONTROL & BUILDING)

No.F.1(32)95-MP

Dated : 11.8.95

Minutes of the 48th meeting of Technical Committee held on 8.8.95 at 10.00 A.M. in the Conference Room of Vikas Minar, 5th floor, Vikas Minar, DDA.

The following were present:

DELHI DEVELOPMENT AUTHORITY

1. Shri Anil Kumar, Vice-Chairman (In chair)
2. Sh.R.L.Hans, Engineer Member.
3. Sh.J.C.Gambhir, Commr.(Plg.)
4. Sh.Santosh Auluck, Chief Architect.
5. Sh.P.C.Jain, Addl.Commr.(AP).
6. Sh.K.K.Bandyopadhyay, Addl.Commr.(DC&B)
7. Sh.P.N.Dongre, Addl.Commr.(TYA)
8. Sh.Prakash Narayan, Director(PPR)
9. Sh.R.K.Jhingan, Director(Landscape).

D.E.S.U.

10. Sh.D.K.Suri, S.E.(Plg.)-I

SPECIAL INVITEES

11. Sh.Surinder Kumar, Dy.C.F.O. for item no.61/95
12. Sh.Pradeep Bihar, A.C.A.-I
13. Sh.M.N.Khullar, ACA-II
14. Sh.A.K.Jain, Director(AP) for item no.48/95 &
58/95.
15. Sh.N.K.Aggarwal, Director(SA) for item no.52/95
16. Sh.C.P.Rastogi, Director(SPG) for item no.62/95
17. Sh.S.P.Bansal, Director(NCR&UE) for item no.59/95.
18. Sh.S.Srivastava, Director(Dwarka) for item no.60/95
& 61/95.
19. Chief Engineer (Elect.)DDA for item no.60/95.

The following seven items were discussed :

1. **Item No.48/95**

Sub : Norms and Standards for Govt. of Higher Secondary School at Kidwai Nagar, New Delhi.

F.16(15)93/MP

After detailed discussion, the Technical Committee decided that the development control norms for middle school be applied to this school with 30% ground coverage, maximum FAR 120, maximum height 15m. and no parking required since this is a government school.

2. **Item No.53/95**

Sub : NOC for the reconstruction of existing temple at S.P. Mukherjee Marg, opposite Old Delhi Railway Station, Town Hall, Chandni Chowk, Delhi.

F.3(63)90-MP

The item was deferred as the representative of MCD was not present.

3. **Item no.58/95**

Sub : Permission to extend the existing set-up of BSF Transmitting Station at Nizamuddin East.

F.3(30)95-MP

After considering all the issues raised in the agenda note, Technical Committee decided that since the proposed activity of the BSF was of essential nature, the proposal submitted by them be approved subject to clearance from Archeological Survey of India, Land & Development Office and concerned local body.

4. **Item No.59/95**

Sub : Change of land use in respect of Senior Secondary School site in rural villages.

F.9(71)94-MP

The Technical Committee observed that clearance may be given for 10 schools mentioned in para '2' of agenda note including school at Sr.No.8 at village Kair, though the same was at a distance of 1150 mtrs. from the village abadi since the school existed and being run by GNCTD.

5. **Item No.60/95**

Sub : Site of 66 KV ESS allotted in sector 15 Dwarka sub-city, Phase-II.

F.1(62)90/Dwarka/Pt.

Technical Committee observed that the matter required further examination in terms of route alignment and locational aspect keeping in view that no major Commercial Centre/District Centre be affected visually by the High Tension Line/Towers. The matter be brought before the next Technical Committee meeting.

6. **Item No.61/95**

Sub Layout of Service Centre Sector-9, Dwarka.

F.4(9)93/DWK/SC/DDA

The Technical Committee approved the scheme with the modifications that the convenience shopping centre be located on the Southern Corner at the crossing of two 18 mtrs. r/w roads and automobile spare parts shop-sites be provided in the area vacated by the convenience shopping centre site in front of the gas godown sites block.

(Laid on Table)

7. **Item No.62/95**

Sub : Vasant Kunj-Public Notice dt.17.6.95 - Change of land use.

F.20(7)89-MP

After detailed discussion Technical Committee observed that there were no substantial objections in response to the public notice; as such no change required with respect to published land uses. The suggestions received were noted for consideration at the time of detailed planning of the area. Regarding the letter from Jt.Secy., Ministry of Urban Affairs & Employment in respect of Diplomatic Enclave for reconsidering in Vasant Kunj, the matter be taken up separately on file. Technical Committee desired that the matter be referred to the Govt. for final notification with the approval of Hon'ble Lt.Governor, Delhi.

This issues with the approval of VC,DDA.


(K.K. BANDYOPADHYAY)
MEMBER SECRETARY
ADDL. COMMR.(DC&B)

Memo No.F.1(32)95-MP

Dated : 11.8.95

Copy to:

1. OSD to VC for the information of the later.
2. Engineer Member, DDA.
3. Commissioner(Planning),DDA
4. Commissioner(LD),DDA
5. Chief Architect, DDA
6. Addl.Commr.(DC&B)
7. Addl.Commr.(TYA)
8. Addl.Commr.(AP)
9. Chief Planner, TCPO.
10. Chief Architect, NDMC.
11. Town Planner, MCD.
12. Secretary, DUAC.
13. Land & Development Officer (L&B)
14. Sr.Architect (H&TP), QCPWD.
15. Deputy Commissioner of Police(T).
16. Chief Engineer (Plg.)DESU.
17. Director(Landscape)DDA
18. Commissioner(LM)
19. Secy. to LG.
20. Director(PPR)


(P.V.MAHASHABDEY)
Jt.Director(MP)

The following seven items were considered.

1. Item No. 48/95

Sub: Norms and Standards for Govt. of Hr. Sec. School at Kidwai Nagar, New Delhi.

F.16(15)93/MP.

After detailed discussion, the Technical Committee decided that that the development control norms for middle school be applied to this school with 30% ground coverage, Max.FAR 120, Max.height 15m. and no parking required since this is a government school.

2. Item No. 53/95

Sub: NOC for the reconstruction of existing temple at S.P.Mukherjee Marg, opposite Old Delhi Railway Station, Town Hall, Chandni Chowk, Delhi.

F.3(63)90-MP

The item deferred as the representative of MCD was not present.

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F.3(30)95-MP.

After considering all the issues raised in the agenda note, Technical Committee decided that since the proposed activity of the BSF was of essential nature, ~~there should not be any objection~~

be approved Subject to clearance ~~to the proposal submitted by them~~ *could be considered for clearance* ~~subject to clearance~~ from Archeological Survey of India, Land & Development office and concerned local body.

4. Item No. 59/95

Sub: Change of land use in respect of Sr. secondary School site in rural villages.

F.9(71)94-MP.

The Technical Committee observed that clearance may be given for 10 schools mentioned in para '2'

of agenda note including school at Sr.No.8 at village ~~K~~air, though the same was at a distance of 1150 mtrs. from the village Abadi since the school existed *and* being run by GNCTD.

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Sub: Site of 66 KV ESS allotted in sector 15 Dwarka Sub-City Phase-II.

F.1(62)90/Dwarka/Pt.

Technical Committee observed that the matter required further examination in terms of route alignment and locational aspect keeping in view that no major Commercial Centre/District Centre be affected visually by the High Tension Line/Towers. The matter be brought before the next Technical Committee meeting.

6. Item No. 61/95

Sub; Layout of Service Centre Sector-9, Dwarka.

F.4(9)93/DWK/SC/DDA

The Technical Committee approved the scheme with the modifications that the convenience shopping centre be located on the Southern corner at the crossing of two 18 mtrs r/w roads and automobile spare parts shop-sites be provided in the area vacated by the convenience shopping centre site. *in front of lot of Govt. godown site, block.*

7. Item No. 62/95

(Laid on Table)

Sub: Vasant Kunj-Public Notice dt. 17.6.95 -Change of land use.

F.20(7)89-MP.

After detailed discussion, Technical Committee observed that there were no substantial objections in response to the public notice, as such no change required with respect to published land uses. The suggestions received were noted for consideration at the time of detailed planning of the area.

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Regarding the letter from Jt. Secretary, Ministry of Urban Affairs & Employment, in respect of Diplomatic Enclave for reconsidering in Vasant Kunj, the matter be taken up separately in file. Technical Committee desired that the matter be referred to the Govt. for final notification with the approval of Hon'ble Lt.Governor, Delhi.

This issues with the approval of V.C, DDA.

DELHI DEVELOPMENT AUTHORITY
DEV.CONTROL & BUILDING

No. F.1(1)95/MP

DATED: 4.8.95

MEETING NOTICE

The 48th Technical Committee meeting of the DDA will be held on 8.8.95 at 10.00 AM in the Conference Hall, 5th Floor, Vikas Minar, I.P.Estate New Delhi.

Agenda for the meeting is enclosed. You are requested to kindly make it convenient to attend the meeting.


(K.K. BANDYOPADHYAY)
ADDL.COMMR. (DC&B)

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LAI D ON TABLE

7. 62/95

Vasant Kunj - Public Notice
17.06.1995 - change of
land use.
F.20(7)89-mp

SUB: Norms and standards for Govt. Hr. Sec. School at Kidwai Nagar, New Delhi. F16(15)93-MP

1. The Chief Architect, NDMC vide his letter dt. 9.1.95 has referred the building plans for rebuilding of existing Govt. Hr. Sec. School at Kidwai Nagar. It has been stated that the new guidelines are silent regarding re-building of existing temporary school in the built up urban areas. This issue was also discussed with Hon'ble Education Minister Sh. Sahib Singh Verma on 20.5.94 where it was agreed to relax the conditions laid down by the DDA for development of the schools buildings on already allotted plots.
2. The plot under reference measures 4900 sq.mt. whereas as per MPD-2001, the standard size of the plot for Sr. Sec. School is 1.6 hec. As per draft ZDP, the site under reference is earmarked for Sr. Sec. School. NDMC has not sent any building plan of existing building and it is learnt that since the construction was of temporary nature, no sanction was given earlier.
3. The provision of MPD-2001 regarding standards and norms for Sr. Sec. School are as given below:

Sr. Sec. School (VI to XII)	
1 for 7500 population	
Strength of the school area per school	1000 students 1.60 hec.
School building area	0.60 hec.
Play field area with a minimum of 68 X 126 M to be ensured for effective play)	1.60 hec.
Max. ground coverage	30%
Max. floor area ratio	120
Max. height	14 m

Note: Max. ground coverage and FAR shall be calculated only on the areas meant for bldg. activity.

4. In view of the above facts, the following are the options:
 - a. The school may be shifted to a standard site. However, as far as known to this office, there is no vacant available site in the vicinity.
 - b. The norms applicable for primary school and school for handicapped may be adopted i.e. 100 FAR on 0.20 hac. of buildable area.

c. The open area of 0.2 hac. applicable for primary school may be retained and in the remaining area i.e. 0.29 hac. FAR 120 may be permitted.

d. The norms for Sr. Sec. School be adopted for the entire plot without leaving any play field area i.e. 120 FAR on 0.49 ha. This would allow a covered area of 5000 sq.mtrs. against 7200 sq. mtrs. permissible on 0.6 hac. of buildable area in a standard Sr. Sec. school site.

5. The above options were considered by the pre-tech. committee in its meeting held on 5.4.95. The pre-technical committee observed that the Hr. Sec. School was already functioning at site. It was suggested that the proposal be examined based on the middle school norms, as the site fell under middle school category. The middle school norms are as follows:

The size of the plot should range between 0.60 hac. to 1.2 hac. and 50% of the plot area be used for bldg. and following norms and remaining 50% for play ground:

Ground coverage	30%
Max. FAR	120
Max. height	14 mtr.
Parking	1.00 ECS

The matter is placed before the Technical committee for its consideration.

Adon.

SUBJECT:- NOC for the reconstruction of existing temple at S.P. Mukherjee Marg, opposite Old Delhi Railway Station, Town Hall, Chandni Chowk. Delhi. F.3(63)90-MP

1. BACKGROUND:-

- i) MCD vide its letter No.1/2/91/TP/MCD/7935/91 dt.19.3.91. has requested for NOC from Land use point of view for the sanction of the building plans submitted for the approval.
 - ii) The above subject matter was considered in the Technical Committee meeting held on 14.6.94 vide item No.70/94/T.C. wherein following was decided:- (Annexure-I)
- "The Technical Committee observed that draft Zonal Development Plan of this area has been recently published for inviting objections/suggestions and, therefore, the item was withdrawn."

2. Brief facts of the case are as under:-

- i) In the year 1988 MCD resolved to lease land measuring about 3070 sq.yds. in Company Bagh opp. Town Hall for the purpose of temple in favour of Shri Panchdasanam June Akhara Trust.
- ii) This was basically leased out to regularise the existing temple for the last 35 years and avoid legal battle which have been going on between Delhi Municipal Committee/M.C.D. since 1956 (Plan showing the land in question is laid on the table).

3. OBSERVATIONS:-

Comments from Planning point of view are as under:-
The property under reference falls in Walled City (Zone A) for which the draft Zonal Plan has been published for inviting objection/suggestions and the site under reference falls in the area identified for preparation of urban design schemes.

4. PROPOSAL:-

Since the property is already leased out by MCD for temple purpose it is submitted for the consideration of the Technical Committee that the temple be allowed to continue on a piece of land without increase in Ground Coverage & floor space ^{within the lease conditions and} subject to clearance of DUAC.

5. Proposal contained in para 4 above is placed before the Technical Committee for its consideration.

Approved.
17/7/95

AGENDA ITEM FOR TECHNICAL COMMITTEE

SUBJECT:- NOC for the reconstruction of existing temple at S.P. Mukerjee Marg, opposite Old Delhi Railway Station, Town Hall, Chandni Chowk, Delhi.

Minutes of the Technical Committee Meeting

14-6-94

1. A proposal for the reconstruction of existing Mandir on the land measuring 3070 sq.yds. situated opposite Old Delhi Railway Station, Queens Garden has been submitted by Mahant Bharat Furi to MCD for approval.
2. MCD vide its letter No. 1/2/91/TP/MCD/7935/91 dt. 19.3.91. has requested for NOC from land use point of view for the sanction of the building plans submitted for the approval.
3. The case is examined and comments are as under:-
 - (3.1) MCD vide Resolution No. 170 dt. 28.4.86 it was resolved (as recommended by the Planning Committee vide its resolution No. 219 dt. 3.4.86) leasing of land measuring 3070 sq.yds. in Company Bagh opposite Town Hall to Bankhandi Mahadev Mandir on a licence fee of Rs. 3070/- per annum and the lease deed be executed in favour of the Trust after proper demarcation of land. It was further resolved that special condition be incorporated in the lease deed that the Trust will not carry out any construction without sanction of the building plan by the MCD and the land will only be utilised for the Mandir.
 - (3.2) On the basis of above resolution the land in question was allotted to Panchdasha Nand Juna, Akhara Trust by way of lease deed by the MCD on 18.7.88. for 99 years for the purposes of temple only under the terms and conditions as stated below:-
 - 1) That the leasee shall not carry any trade or business or any activity other than that of Mandir upon the said land or in building erected thereupon, nor shall leasee allow to present any other person to do so.

Bohra

- ii) That the lessee shall not encroach upon my adjoining land or portion thereof.
- iii) That the lessee shall not carry out any construction without sanction of building plan by MCD and the land will only be utilised for Mandir.
- iv) That the land use of the site in question as per Zonal Development Plan (A-24) is District Park and therefore for change of land use hence shall have to obtain clearance from DDA before any construction activity/approval of building plan for temple by MCD is allowed.

3.3. As per the Master Plan for Delhi-62 and Draft Zonal Plan for Zone A-24 the land use of the site under reference is 'Recreational' as District Park.

3.4. In the Master Plan for Delhi-2001, Walled City area has been designated as part of Special area and no land use has been suggested for Walled City area. However, it has been recommended that Urban Renewal Plan shall be prepared for Walled City area.

3.5. As per the draft zonal plan of walled city which has been approved by the Authority and has been published under section 10 of D.D. Act for inviting objection/suggestion the observation are as under:

- i) Urban design scheme/Urban Renewal Scheme are to be prepared by M.C.D. within 3 years which has not been prepared so far.
- ii) The site under reference falls in the Control Zone I which covers the green area of Queen's garden, Town Hall Delhi Rly. Station & Harding Library.

3.6. The site being located in the sensitive area from heritage point of view and the temple has been in existence for long besides the lease has been executed. The following is proposed for the consideration of the Technical Committee.

[Signature]

d. PROPOSAL

In view of the provisions of MPD-2001 & draft Zonal Plan of Walled City and in the absence of Urban renewal/urban design scheme of the area it will be premature to consider the request for change of land use.

The proposal contained in para 4 above is placed before the Technical Committee for its consideration.

Decision

The Technical Committee observed that draft Zonal Development plan of this area has been recently published for inviting objections/suggestions and, therefore, the item was withdrawn.

Checked
13/7

13/7/94

Agmaly
14/7/94

Sub: Permission to extend the existing set-up of
BSF Transmitting Station at Nizamuddin East.

File No. F.3(30)/95-MP

1. INTRODUCTION

Inspector General (Admn.) Border Security Force, New Delhi vide his letter dt. 29-6-95 has stated that the Ministry of Works in 1953 had allotted to Ministry of Home Affairs 8 acres of land for installation of an Interstate Police Wireless Transmitting Station at Nizamuddin East. Subsequently the area of land was changed to 6.90 acres vide Ministry of Works letter No. W 1/67(295) dt. 23.2.54. It is further stated that some construction had been done alongwith aerials/towers during 1954-55 to meet the immediate requirement which is continuing till today. Now, for expansion of operational facilities BSF has prepared a project report with the following proposals:

Total area of the plot allotted by L&DO	27923.43 M.
Existing ground coverage	975.56 M.
Proposed Ground coverage	1805.36 m.
Total covered area on ground	2780.92 m. (9.959%)
Existing FAR	975.56 m.
Proposed FAR	1805.36 m.
Total FAR proposed	2780.92 m. (9.959%)
	Say 10

2. OBSERVATIONS:

The land use of the site under reference is Recreational (District Park). As per MPD-2001 no permanent construction are permissible in recreational land use except watch & ward, essential recreational and sports facilities. It is situated near Humayan Tomb which is a Protected Monument. The proposed buildings have been planned in a semi basement/low profile character, which are hidden from the roadside for the reasons of security and

Contd..

secrecy. As per the project report, the buildings shall be camouflaged by bushy trees.

3. RECOMMENDATIONS

The proposal may be considered for approval with the following conditions:

- 1) Maximum height above ground not to exceed 3.0 mt./ Rly. line, whichever is less.
- ii) Max. FAR not to exceed 10.0.
- iii) Max. ground coverage not to exceed 10% of site area.
- iv) All the structures will be of temporary nature.
- v) The proposal shall be subject to approval of Archeological Survey of India, DUAC and concerned local body. The concurrence of the lessor i.e. L&DO shall also be obtained.

It may be mentioned that the construction of temporary barracks for police lines had earlier been allowed by the DDA to Delhi Security Police in Chanakya-puri near Race Course, vide Res. No. 79/92 dt. 7.7.92 (F. 16(91)77 MP).

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

651

Sub: Change of Land use in respect of Sr. Secondary School site in rural villages.

F.No. F.9(7)/94-MP

1. INTRODUCTION :

Directorate of Education through Public Works Deptt. of GNCTD have submitted a request for change of land use in respect of proposed Sr.Secondary school sites in 10 villages.

2. OBSERVATIONS :

a) All the 10 sites have been examined with regard to provisions of MPD-2001 -

- i) in terms of their locations
- ii) in terms of their areas
- iii) in terms of the distance from the village abadi
- iv) in terms of the present land use.

The same have been tabulated in the table given below & are shown in the plan laid on table:

S.No.	Name of Village	Area (apprx.) in hac.	Land use as per MPD-2001	Distance from Abadi in km. (approx.)	Status
1.	Bakarwala	2.242 hac.	Rural in UE	On the periphery of village	Site
2.	Hashtsal	1.92 hac	Rural in UE	30 mtr.	New
3.	Dichaon Kalan	2 hac	Rural	160 mtr.	Old
4.	Nithari	1.20 hac	Rural in Rohini Extn.	160 mtr.	New
5.	Khajuri Khas	1.67 hac	Rural use	550 mtr.	New

6.	Tukmirpur	2.352 hac	Rural use	400 mtr.	New
7.	Sagarpur	2.40 hac	Rural Urban Extn. (Dwarka)	Within the village	Old
8.	Kair	2.643 hac	Rural use	1150 mtr.	New
9.	Sultanpur	1.989 hac	Rural in UE Ph. I B	100 mtr.	Old
10.	Mitraon	2.491 hac.	Rural Growth Centre	450 mtr.	Old

b) As per Master Plan, Sr. Secondary School (VI to XII) is required for every 7,500 population. The area proposed for each school is 1.6 hac. for strength of 1000 students. The Public & Semi Public facilities (within 0.5 km of settlement) are permitted in rural use zone.

c) As indicated in the table above, most of these schools are already functioning in tents. The case has been referred to DDA for constructing the pucca building, for which an NDC for change of land use is required.

3. PROPOSAL :

It is noted from the table in para 2(a) above that except in case of School site proposed in village Kair, all the sites fall within 0.5 km. of the settlements. Hence as provided in the Master Plan these may be approved without requiring change in land use. The proposed school site at "Kair" may be considered for approval for change of land use as it is outside the proposed Urban Extension-2001. It is proposed that the site may be incorporated by MCD in the respective village development plan.

[Signature]
2/8/35

sr.sch

-12-

SUB: LAYOUT OF SERVICE CENTRE SECTOR-9, DWARKA

File No. F.4(9)93/DWK/SC/DDA

1. INTRODUCTION:

11.92 hact. of land has been located in Sector 9, Ph.I, Dwarka, Sub-city for Service Center as per the approved structure plan of Dwarka sub-city. The layout plan of Ph.I of this Service Center measuring 4.08 hact was approved by the Screening Committee meeting on 8.11.94 & 24.11.94. The site is surrounded by 60m road on south east, recreational area on north east, 12mt road on north west and a rapid transit railway track on south west side.

2. DETAILS/EXAMINATION:

There were four gas godown sites approved as a part of this Service Center plan on the north west side. These gas godown sites were forwarded to Commr.(LM) for disposal. At the time of allotment of this site there were some observation/reservations of Delhi Fire Service regarding the surrounding proposal around these sites.

Commr.(Plg) had a discussion with Dy. Chief Fire Officer, it was stated by Dy. C.F.O. that the location of these gas godown sites violate minimum standards set by the Fire Department. After the discussion the following minor modifications to the approved layout plan were suggested:

- a) The Scooter Service Shops block is shifted from this place to the other site where convenience shopping is located.
- b) In the block where scooter service shops are located would be utilised for convenience shopping and automobiles spare parts shops.
- c) 12mt and 18mt roads on the two sides of this block shall be inter changed.

With the above modifications in the plan there would be no objections from the fire point of view. Accordingly, plan has been modified.

Sub: Vasant Kunj - Public Notices dated
17.06.1995 - Change of land use.

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

Public Notice dated 17.06.1995 (Annexure-I) was issued in newspapers for making certain land use changes in Vasant Kunj, Phase-II Pocket after due approval of the Authority and Ministry in accordance to Section 11-A of the Act wherein specifying the period of 30 days.

2. In response to this Public Notice three objections/suggestions are received namely:

(i) M/s Unison Hotels Limited (Annexure-II).

(ii) Shri S.C. Gupta, Urban Development Consultant (Annexure-III).

(iii) Deputy Director (Planning), DDA (Annexure-IV).

3. The observations of the Planning Department on the objections/suggestions are given in Annexure-V.

4. A communication has been received from Jt. Secretary to Ministry of UAE addressed to VC, DDA to revert back the diplomatic enclave from Dwarka to Vasant Vihar i.e. Vasant Kunj, Phase-II for 100 acres of land (Annexure-VI). This is also part of the area which is now being converted from residential to commercial (plan to be laid on the table). In the Master Plan for Delhi Perspective 2001, the area in Vasant Kunj, Phase-II was identified for diplomatic enclave.

5. Recommendations

(i) No change is recommended with respect to the published land uses.

(ii) There are suggestions with respect to detailed planning aspects of the area, the same are noted.

(iii) A view has to be taken on the communication received from Jt. Secretary, Ministry of Urban Affairs & Employment, as given in para 4 above.

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



Earnest Money can be paid by Bank Draft drawn in favour of MCD or by Cash. The terms and conditions for allotment can be had from the office of Addl. Dy. Commissioner/R.P. Cell, Room No. 8, Town Hall, Chandni Chowk, Delhi on any working day on payment of prescribed cost one day before the date of actual tender.

The intending tenderers are advised to inspect the sites before filing their tenders. No dispute regarding position of the site/structure etc. will be entertained after filing the tenders.

(H. B. Sharma),
Addl. Dy. Commissioner/R.P. Cell,
R.O. No. 196710/35-98 10341-CM

PUBLIC NOTICE

DELHI DEVELOPMENT AUTHORITY
NO. F20(7)89/MP
PUBLIC NOTICE

THE FOLLOWING modification, which the Central Govt. proposes to make in the Master Plan for Delhi-2001, is hereby published for public information. Any person having any objection/suggestion with respect to the proposed modification may send the objections/suggestions in writing to the Commissioner-cum-Secretary, Delhi Development Authority, 'B' Block, Vikas Sदन, INA, New Delhi, within a period of 30 days from the date of issued of this notice. The person making the objection/suggestion should also give his name and address.

Modification:

The land use of an area measuring 315.00 ha. (778.06 acres) falling in the Zone (Division) 'F' (South Delhi-II) bounded by Nelson Mandela Road in the East, Vasant Kunj DDA Group Housing in the South, Defence land in the West, and Indian Airlines Colony in the North, is proposed to be changed as per the following table:

Sl.No.	Land Use	As per MPD-2001	Proposed land
1.	Residential	100.00 ha.	49.00 ha.
2.	Commercial	8.00 ha.	65.00 ha.
3.	Public and Semi-Public facilities	41.50 ha.	39.00 ha.
4.	Recreational	147.00 ha.	147.00 ha.
5.	Transportation	18.50 ha.	15.00 ha.
Total:		315.00 ha.	315.00 ha.

2. The Plan indicating the proposed modifications will be available for inspection at the office of the Joint Director, Master Plan Section, 8th Floor, I.P. Estate, New Delhi on working days within the period referred above.

New Delhi
Dated: 17-06-1995

(V. M. Daniyal),
Commissioner-cum Secretary,
Delhi Development Authority.

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UNISON HOTELS LIMITED

1939-See
19/7/95
July 15, 1995

Mr. V.M. Bansal
Commissioner - cum - Secretary
Delhi Development Authority
"B" Block, Vikas Sadan, INA
NEW DELHI

कुल बोझा समुदाय
गवर्नी सं. 296 MP
दिनांक 31-7-95

SUB : YOUR PUBLIC NOTICE NO. F.20(7)89/MP IN HINDUSTAN TIMES OF
JUNE 17, 1995

Dear Sir,

We refer to the Public Notice No. F20 (7) 89/MP published in The Hindustan Times of the 17th June 1995 inviting objections/suggestions with respect to the Modifications proposed in the Master Plan of Delhi - 20001 WRT the land use of the 315 Ha falling in the Zone (Divn). 'F' (South Delhi - 1).

2 We wish to introduce ourselves as Promoters of the Grand Hyatt Hotel at Vasant Kunj Phase II the land for which to the extent of 10 Acres was purchased in auction from DDA in 1993 and we have plans to put up the Grand Hyatt Hotel costing around Rs.200 Crores and hence are an interested major investors in the area.

3 In this context we would like to inform you that the time given for the filing of objections of 30 days is too less, firstly because the notification was not prominent enough to be noticed by us till recently and secondly the information provided in the Notice is found to be inadequate.

A. As such we are by writing this letter informing you that we shall be meeting the Joint Director, Master Plan Section soon to gather the full information so as to be in a position to provide you with our objections/suggestions.

Thanking you,

Yours sincerely,
for UNISON HOTELS LIMITED

S.G. KRISHNA MURTHY
PRESIDENT PROJECTS

was it a bare point of time decided to
increase 30 days period in general,
decrease for specific cases only.
Does this time period limitation
require any revision. May kindly consider

Regd. Office :

SF-1, Bhikaiji Cama Bhawan, Bhikaiji Cama Place, New Delhi-110066

Phones : 6882421, 6882429, 6882431 • Fax : 91-11-6882440

250

DJ No. 322R
 + - 28-7-95
 Dir S.P.G.
 ANNEXURE - III

S.C. Gupta,
 Urban Development Consultant

A-5, Saket,
 New Delhi-110 017.

Ref. SCG/DDA/001/95
 July 18, 1995

Tel: 6969463/666721(fax)

Shri V.M. Bansal,
 Commissioner-cum-Secretary,
 Delhi Development Authority,
 Vikas Sadan,
 New Delhi-110 023.

Sub: Objections/suggestions-S.O.No.552(E) appeared on 19.6.1995 in the Gazette of India, Extraordinary, Part-II-Sec.3(ii) vide reference No.F.20(7)/89/MP.

Sir,

This is to refer to the above public notice proposing change of land use in various land use categories of an area measuring 315 hect. in Zone (Division) F (South Delhi-I). Apparently this land is located within the area known as Vasant Kunj Scheme.

2. The proposed change of land uses are also indicated on the plan displayed in the office of the Joint Director (Master Plan) on 6th floor, Vikas Minar, I.P. Estate, New Delhi. The plan does not indicate the land uses shown in the Master Plan for various land use categories. Therefore from the public notice it is not clear how the land use configurations in relation to the Master Plan land uses are proposed to be changed or re-adjusted.

3. From the recent acquisition notice issued by Delhi State Govt. under the Land Acquisition Act, 1894 under emergency clause for Rangpuri area, the scheme envisaged to be taken up is Vasant Kunj Phase-IV. The proposed modifications in the Master Plan indicates the change of land use of the land already available with the Government from residential to mainly commercial use (about 51 hect.). In fact the residential land use should not be changed to commercial use to avoid concentration of commercial activities at one location to the extent of 65 hect. The circulation pattern of Vasant Kunj scheme is not such that it can take the traffic load which is likely to be created by such a huge commercial development.

4. In fact this area should be developed as a low rise development keeping in view the configuration of the land which has large sized ditches and the soil conditions are also not favourable for concentrated urban development. As such this land should be developed into institutional areas and residential plotted scheme with integrated recreational and commercial activities.

5. There are certain privately owned /disputed properties located in this area. It is not clear from the public notice as what is the land use of such properties and how these are to be dealt with.

6. It is suggested that while finalising the change of land uses, the above points may be kept in view.

Thanking you,

Yours faithfully,

[S.C. Gupta]

Pl open a file and examine it.

31.7.95
 Dy Dir (SPG)

Dir (SPG)

20/7/95
 27/7/95

1995-8
 21/7/95

56/45
 380-14
 37/95

255.

ANNEXURE -IV

DELHI DEVELOPMENT AUTHORITY
ZONAL PLAN BRANCH

2-8-95
Dy. No. 331
Dt - 4-8-95
Aug. 1st, 1995

F1(27)/94-28

With reference to Public notice no.F.20(7)89/MP dt.17-6.95 regarding proposed modifications in the land use of an area meas.315 hec. falling in zone F (South Delhi) the following may kindly be considered:-

1. In the public notice, the proposed residential use has been reduced by 51 hec. which is about 50% of the original land area. This will further aggravate shortage of resdl. land in Delhi. It is also to point out that keeping in view the character of surrounding developments which are pre-dominantly residential, the conversion of resdl. land use to commercial will not be consistent with the surrounding environment.
2. Commercial land use has been increased by 57 hec. (which is more than 7 times the original provision of commercial use). This would require a higher level of services/infrastructure which might further stress on the existing infrastructure.
3. Since the proposed land is highly contoured with ditches, mines and tunnels, the type of development should be carefully worked out in consultation with experts/Geologists.
4. Because of its proximity to the Airport, the air funnels would require a low rise-low intensity type of development.
5. For transportation, against Master plan requirement of 10 to 12% of land(excluding zonal/local roads), less than 3 % has been reserved. This would not be able to meet with the volume of traffic for the envisaged development. Further a higher proportion of commercial activity as proposed would generate a heavy traffic on existing and proposed road network which would alternatively result in traffic/parking bottle necks.
6. From the public notice it is not clear how much area is proposed to be changed from one land use to another.

378-B/DH(2P)
2/8/95

Dir.(SP)

DD(PF)

2/8/95

02/8/95

Director (SPG)

(1. P. PARATHI)
DD(ZP) III

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Noted.

2) Likely to meet DD(MP) to gather further information.

2.	Sh.S.C Gupta	21.7.95	Time Bar Case
18.	A-5, Saket	18.7.95	
	Box Delhi-110017.		

1) Introduction

2) Displayed plan does not contain MFD-2001 landuses, therefore, from public notice, it is not clear how the landuses configurations in relation to MFD landuses ~~was~~ proposed to be changed or re-adjusted.

No comments

Existing landuse plan
of this pocket is already
indicated in the Master
Plan of WPU-2001.

Secondly,
public notice :

No comments

3) Concerns Vasant Kunj, Ph-IV.

4) The areas should be developed as a low rise development based on low-rise configuration which has large size ditches and not suitable for concentrated development. The area should be developed in an ~~unplanned~~ fashion.

May be noted, there is height restriction due to any funnel and all development has to be within this limit.

5) This area contains privately owned plots and public notice does not clear how these are to be dealt with.

Beyond public notification.

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V.A.SANT KUNJ Phase-IIObjections/suggestions received with respect to Public Notice dated 17.6.95.

S.No.	Name & Address	Date of Receipt in D.D.A.	Objections/suggestions	Comments
1	M/s.Unison Hotels S-F, Bhikaji Cama Place, New Delhi- 110066.	19.7.95 Time Bar Case		

3) Time given for filing objections of 30 days is too less,

1) Notification was insignificantly displayed in newspapers, and

11) Information provided in the public notice was inadequate.

Generally, 30 days time is given for such public notices and notification published in newspapers was reasonably readable and adequate information was given as per standard practice. However, in certain cases on public demand time period was extended and the request may be considered.

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5) Transportation- Master Plan
requirement is of 10 to 12%
of land, less than 3% has been
received. Further, a higher
proportion of commercial activ-
ity as proposed would generate
a heavy volume of traffic on
the proposed road network which
would result in traffic/parking
problems.

Adequate land for trans-
portation shall be reser-
ved at the time of
detailing out various
landuse pockets, sectors.
Traffic Experts inside/
outside would be
consulted during detailing
of the project.

6) It is not clear how much area
is proposed to be changed from
one landuse to another.

The written text of public
notice makes it absolutely
clear the changes proposed
with respect to
WD-2001.

1	2	3	4	5
3	Conf. P. Parate	2.8.95.		
1.8.95	D.D.(2F) 111	time bar case		
	D.D.A.			

1) Proposed residential use is reduced by 51 hcts. (50% of the original use). This will further aggravate shortage of residential land in Delhi and she suggests that conversion of such a prime residential use to commercial may not be in consonance with surrounding developments.

There is considerable shortage of Hotels in Delhi and this piece of land is suitable for such a purpose, being nearest to the Airport on the pretext of tourism.

2) Commercial use is increased by 57 hcts. (more than 7 times, the original use). This would require high level of service infrastructure.

Noted and adequate services/infrastructure shall be provided as per norms.

3) The proposed land is highly contoured with ditches, mines and tunnels, the type of development should be carefully worked out in consultation with experts.

Noted

4) With the existence of air-funnel, the proposed development should be low-rise.

Noted and proposed development shall be in accordance with the height stipulations given by Airport Authority, India.

...../-

DELHI DEVELOPMENT AUTHORITY
DEV.CONTROL & BUILDING

No. F.1(1)95/MP

DATED: 4.8.95

MEETING NOTICE

The 48th Technical Committee meeting of the DDA will be held on 8.8.95 at 10.00 AM in the Conference Hall, 5th Floor, Vikas Minar, I.P.Estate New Delhi.

Agenda for the meeting is enclosed. You are requested to kindly make it convenient to attend the meeting.


(K.K.BANDYOPADHYAY)
ADDL.COMMR.(DC&B)

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LAI D ON TABLE

7. 62/95

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