

DELHI DEVELOPMENT AUTHORITY  
( DEV. CONTROL & BUILDING )

No.F.1(36)95-MP

Dt. 7.9.1995

Minutes of the 49th Technical Committee meeting held on 29.8.95 at 10.00 A.M. in the Conference Hall of Vikas Minar, 5th floor, New Delhi.

The following were present:

DELHI DEVELOPMENT AUTHORITY

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

DELHI POLICE

10. Sh.J.S.Rana, A.C.P.

TOWN & COUNTRY PLANNING ORGANISATION

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

C.P.W.D.

12. Sh.Y.D.Sharma, Sr.Architect.
13. Sh.G.K.Kaura, Architect.

N.D.M.C.

14. Sh.S.D.Satpute, Chief Architect.

D.E.S.U.

15. Sh.V.K.Sakhija, Addl.CE/Plg. & SLDC
16. Sh.D.K.Suri, SE(Plg.)I

M.C.D.

17. Sh.Shamsher Singh, Addl.Town Planner.

SPECIAL INVITEES :

18. Mrs.Prasad, Jt.Secy., Min. of Personnel, for item no.64/95 & 67/95
19. Sh.A.Sarkar, Jt.Gen.Manager, Sterling Cellular Ltd. for item no.66/95
20. Sh.Sushil Grover, Manager, -do- for item no.66/95
21. Sh.A.C.Chakravarti, Surveyor, Archeological Survey of India for item no.65/95
22. Sh.M.N.Bhatt, Sr.Surveyor Officer, ASI for item no.65/95

23. Sh.Pradeep Bihari, ACA-I
24. Sh.M.N.Khullar, ACA-II
25. Sh. N.K.Aggarwal, Dir.(SA) for item no.52/95.
26. Sh.A.K.Jain, Director(ZAP) for item no.65/95  
and 64/95
27. Sh.C.P.Rastogi, Director(SPG) for item no.67/95
28. Sh.H.S.Sikka, Director(Dwarka) for item no.60/95

1. Item No.63/95

Sub : Pending actions on the decisions of the Technical Committee for the period w.e.f. 1.7.94 to 31.12.94 and 1.1.95 to 31.7.95.

F.1(28)91-MP Pt.I

The information was noted; it was observed that Commr.(Plg.) may regularly review and monitor the follow-up action in pending cases.

2. Item No.52/95

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

F.3(63)/90-MP

After detailed discussion the Technical Committee agreed that no change of land use was called for as MCD could allow the old temple to continue in the park area without any new constructions as per the provision of D.D.Act under section 54.

3 Item No.60/95

Sub : Shifting of 66 KV grid sub-station from Sector-15 to Sector 13/14.

F.1(62)/90-DWK/Pt.

The proposal of shifting of 66KV grid sub-station from sector 15 to sector 13/14, Dwarka was agreed by the Technical Committee; it was stated that the proposal also carried recommendation by the Dwarka Project Coordination Committee.

4. Item No.64/95

Sub : Allotment of land measuring 7.697 acres to Civil Services Society in Chanakayapuri, New Delhi for Sr.Secondary School/primary school with hostel under 'Special Permission'.

F.9(1)95-MP

After detailed discussion the Technical Committee recommended that plots no.34, 36 & 40 in Chanakayapuri area measuring in all 7.697 acres and as allotted to Civil Services Society for an integrated school consisting of Sr.Sec.School, primary school and residential hostel to be considered as 'Special Permission' under clause 8(2)a of MPD-2001 and accordingly the matter be put up to the Authority.



5. Item No.65/95

Sub ; Amendment in MPD-2001 and under section 11-A of D.D.Act,1957 as a part of draft zonal plan of zone 'D' (New Delhi)  
F.20(14)93-MP

The issue was discussed in detail and it was noted that the land use on the other side of the road was residential; even on this side of the road, the land use prior to MPD-2001 was 'residential'. In the light of this position the Technical Committee recommended the change of land use for plots nos.3 and 5, Jantar Mantar road from 'public and semi-public facilities' to 'residential' subject to the condition that height of the buildings to be limited to four storeys (14 mtr.) and that prior clearance from Archeological Survey of India would be necessary for taking up any construction. It was decided that the matter be placed before the Authority.

6. Item No.66/95

Sub : NOC to Essar Cellophone for installation of prefab structure on roof top of building and power load.  
PS/C(LD)/95/Misc

The request for NOC by the Essar Cellophone for installation of prefab structure on roof top of building and power load was discussed in detail and Technical Committee observed that such request may be allowed considering the technological needs as well as a very special case subject to maximum power load of 10 KV and such installation be on buildings other than residential except multi-storeyed group housing. In case of Lutyens' bungalow zone area, such installation be only on commercial buildings while in case of Civil Lines bungalow zone area such installation would be on buildings other than residential. It was also recommended that betterment charges be levied by the respective Local Bodies while giving permission for such use/installation.

7. Item No.67/95

Sub : Change of land use of an area measuring 0.813 acres from 'public and semi-public facilities' to 'Govt. offices' in between Canning Lane and Copernicus Marg, New Delhi for construction of CAT (Central Administrative Tribunal) building.  
F.20(8)94-MP

The Technical Committee recommended to the Authority for approval of change of land use of plot measuring



3291.58 sqm. (0.813 acres) from 'PSP facilities' to 'Govt. Offices' with 150 FAR (CAT office building) subject to maximum height of 20 mtr. considering the surrounding developments.

8. Item no.68/95 (Laid on Table)

Sub : Development norms for RLU at Vivek Vihar, Phase.I  
PA/Jt.Dir.I(73)95/TYA

After discussion, Technical Committee deferred the item for further examination to arrive at a definite solution keeping in view the norms including the L.G.'s reference regarding 100 FAR for the uses to be permitted in the Nursery School sites which had already been referred to the Govt. for final notification.

This issues with the approval of Vice Chairman,DDA.

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

Memo NO.F1(32)95-MP

Dated 7.9.95

Copy to:

1. OSD to VC for the information of the later.
2. Engineer Member,DDA
3. Commissioner (Plg.)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)CPWD
15. Deputy Commissioner of Police (T)
16. Chief Engineer (Plg.)DESU
17. Director (Land Scape)DCA
18. Commissioner (LM)
19. Secy. to L.G.
20. Director (PFR)

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

DELHI DEVELOPMENT AUTHORITY  
( DEV. CONTROL & BUILDING )

No.F.1(36)95-MP

Dt. 29.8.95

~~Draft~~ Minutes of the 49th Technical Committee meeting held on 29.8.95 at 10.00 A.M. in the Conference Hall of Vikas Minar, 5th floor, New Delhi.

The following were present:

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D.E.S.U.

15. Sh.V.K.Sakhija, Addl.CE/Plg. & SLDC
16. Sh.D.K.Suri, SE(Plg.)I

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21. Sh.A.C.Chakravarti, Surveyor , Archeological Survey  
of India for item no.65/95
22. Sh.M.K.Bhatt, Sr.Surveyor Officer, ASI for item no.65/95

## 1. Item No.63/95

Sub : Pending actions on the decisions of the Technical Committee for the period w.e.f. 1.7.94 to 31.12.94 and 1.1.95 to 31.7.95.

F.1(28)/91-MP Pt.I

The information <sup>was noted; it was observed that Commr.(Plg.) may review</sup> regarding pending actions <sup>regularly</sup> on <sup>and monitor</sup> the decisions of the Technical Committee for the period <sup>the follow-up</sup> w.e.f. 1.7.94 to 31.12.94 & 1.1.95 to 31.7.95 was <sup>action in</sup> discussed briefly and Commr.(Plg.) desired that this <sup>pending cases,</sup> report would be reviewed by him once again which was agreed by the Chairman with the suggestion that the report be prepared in a more systematic way highlighting important aspects such as follow up actions and tentative date for completion of action. Action taken report of Technical Committee dt.8.8.95 was seen <sup>and</sup> found to be in order.

## 2. Item No.52/95

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

F.3(63)/90-MP

After detailed discussion <sup>the</sup> Technical Committee <sup>agreed</sup> observed that no change of land use <sup>was called for as</sup> ~~be necessary~~ and MCD <sup>could</sup> be advised to allow the <sup>old</sup> temple to continue in the park area <sup>without any new construction.</sup> as per the provision of D.D.Act under section 54 ~~without any new construction.~~

## 3. Item No.60/95

Sub : Shifting of 66 KV Grid Sub-Station from Sector 15 to Sector 13/14.

F.1(62)/90-DWK/Pt.

The proposal of shifting of 66 KV Grid Sub-Station from sector 15 to sector 13/14, Dwarka was agreed by the Technical Committee <sup>It was decided that it was stated that the proposal also carried</sup> as per the recommendations <sup>Project</sup> in the Agenda note as well as by <sup>the</sup> Dwarka <sup>Coordination</sup> Committee <sup>meeting.</sup>

## 4. Item No.64/95

Sub : Allotment of land measuring 7.697 acres to Civil Services Society in Chankyapuri, New Delhi for Sr.Sec.School/primary school with hostel under Special Permission.

F.9(1)95-MP



After detailed discussion <sup>ne</sup> Technical Committee recommended that plot no.34, 36 & 40 in Chanakayapuri area measuring in all 7.697 acres and as allotted to Civil Services Society for an integrated school consisting of Sr.Sec.School, primary school and residential hostel to be considered as 'Special Permission' under clause 8(2)a of MPD-2001 and accordingly the matter be put up to the Authority.

5. Item No.65/95

Sub : Amendment in MPD-2001 and under section 11-A of D.D.Act,1957 as a part of draft zonal plan of Zone 'D' (New Delhi).

F.20(14)93-MP

After detailed discussion <sup>ne</sup> Technical Committee observed that <sup>the</sup> Authority vide resolution no.19/95 dt. 23.2.95 had deferred the consideration for change of land use of plot no.3 & plot no.5, Jantar Mantar road to study the land use/development norms of all the Jantar Mantar Plots in view of the historic importance of Jantar Mantar Complex. ~~The issue was discussed in detail and~~ the Technical Committee recommended the change of land use for ~~these~~ <sup>plots 3 and 5 Jantar Mantar Road</sup> plots from 'Public and Semi-Public facilities' to 'residential' subject to the condition that height of the buildings <sup>be</sup> limited to four storeyes <sup>(14 meters)</sup> and ~~with necessary~~ <sup>prior</sup> clearance from Archaeological Survey of India <sup>would be needed for taking up any construction. It was decided that</sup> and the matter be placed before the Authority.

6 Item No.66/95

Sub : NOC to ESSAR CELLPHONE for installation of prefab structure on roof top of building and power load.

PS/C(LD)/95/Misc.

The request for NOC by the ESSAR CELLPHONE for installation of prefab structure on roof top of building and power load was discussed in detail and Technical Committee observed that such request may be allowed

It was noted that the land use on the other side of the road was residential; even on this side of the road the land use prior to MPD 2001 was residential. In the light of this position

considering the technological needs as well as a very special case subject to maximum power load of 10 KW and such installation be on ~~the~~ buildings other than residential except multi-storeyed group housing. In case of Lutyens' bungalow zone area, such installation be only on commercial buildings while in case of Civil Lines bungalow zone area such installation would be on buildings other than residential. ~~Since, this~~ <sup>It is also recommended that</sup> ~~would be an intensive activity,~~ <sup>betterment</sup> charges be levied by the respective Local Bodies while giving permission for such use/installation.

7. Item No.67/95

Sub ; Change of land use of an area measuring 0.813 acres from 'public and semi-public facilities' to 'Govt. offices' in between Canning Lane and Copernicus Marg, New Delhi for construction of CAT (Central Administrative Tribunal) building.

F.20(8)94-MP

Technical Committee recommended to the Authority for approval of change of land use of plot measuring 3291.58 sqm. (0.813 acres) from 'PSP facilities' to 'Govt. Offices' <sup>with 150 FAR</sup> (CAT office building) subject to maximum height of 20 mtr. considering the surrounding developments.

~~Laid on Table~~

8. Item No.68/95 <sup>(Laid on the table)</sup>

Sub : Development norms for RLU at Vivek Vihar Phase.I  
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After discussion, Technical Committee deferred the item for further examination to arrive at a definite solution keeping in view the norms including the ~~Hon'ble~~ L.G.'s reference regarding 100 FAR for the uses to be permitted in the Nursery School sites which had already been referred to the Govt. for final notification.

DELHI DEVELOPMENT AUTHORITY  
DEV.CONTROL & BUILDING

NO.F.1(1)95-MP

Dated 25.8.95

MEETING NOTICE

The 49th Technical Committee meeting of the DDA will be held on 29.8.95 at 10.00 AM in the Conference Hall, 5th floor, Vikas Minar, IP 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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<u>S.NO.</u>	<u>ITEM NO.</u>	<u>PARTICULARS</u>	<u>PAGE NO.</u>
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6.	66/95	NOC to ESSAR CELLPHONE for installation of prefab Structures on Roof Top of Building and Power Lead. PS/C(LD)/95/Misc.	26
7.	67/95	Change of land use of an area, measuring 0.913 acres from 'public and semi-public facilities' to 'Govt. Offices' in between Canning Lane and Copernicus Marg, New Delhi - for construction of CAT office building. F.20(8)/94-Mp	32

## L A I D O N T A B L E

8. 68/95 \*\*\*\*\*  
Development Norms for RLU at Vivek Vihar Phase-I  
F.No. P.A) JT-Dir. I/(73) 95/TYA

DELHI DEVELOPMENT AUTHORITY  
DEV.CONTROL & BUILDING

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sub; Pending action on the decisions of the Technical Committee for the period from 1.7.94 to 31.12.94 & 1.1.95 to 31.7.95.

F.1(2B)91-MP. PT.I  
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The Action Taken Report on the pending actions of the Technical Committee for the period from July-Dec. 1994 was discussed in the Technical Committee meeting held on 21.2.95 vide item no. 8/95 in which seven items were placed before the Technical Committee. Out of these, actions on four items are pending. (Annexure-I and IA)

2. During the period from Jan. 95 to July 95, 8 meetings of the Tech. Committee were held in which 55 items were discussed. The position of actions arising out of the Tech. Committee decisions has been examined and the items on which action is pending have been identified. (Annexure-II),

3. In addition to above action taken report on the decisions of the Tech. Committee held on 8.8.95 is placed at Annexure-III.

The matter is placed before the Technical Committee for information.

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

1. Item No.8/95

Sub : Action Taken Report of Technical Committee for the period 1st July 1994 to 31st Dec., 1994.

Technical Committee reviewed the Action Taken Report on the decision of the TC meetings held during July-Dec.1994. Ad Seriatum observations on the pending items are as given below:

Item No.	Date	With regard to Metropolitan Passenger Terminal at Anand Vihar, a meeting may be held with the representatives of the railway, RITES and Lands Branch, DDA. (Action : Commr.(Plg.)/Dir.TT).
72/94	14.6.94	
84/94	6.9.94	Lands Deptt. to expedite the information regarding status/ownership of the lands under reference. (Action : Commr.(LD)).
85/94	6.9.94	Lands Branch may prepare a list of cases recommended for allotment of P.P.sites in order of seniority and bring it before the T.C. at an early date. (Action: Commr.(LM)).
94/94	6.9.94	As decided by the Technical Committee a meeting has already been taken place, further information is awaited from the HPC.
102/94	6.9.94	The matter may be brought before the Technical Committee in the next meeting. (Action: Area Planning Wing).
99/94	26.10.94	This case has already been placed before the Technical Committee and is no more pending.
100/94	26.10.94	Since the case has already been placed before the DDA, the pendency may be deleted.

Chairman, Technical Committee desired that Commr. (Plg.) may also review other pending items and ensure follow up action in a time bound manner.

PENDING ACTIONS ON THE DECISIONS OF TECH. COMMITTEE FOR  
THE PERIOD FROM 1.7.94 TO 31.12.94.

ANNEXURE IA

Sl.No.	ITEM NO.	DATE OF MEETING	SUBJECT
1.	72/94	14.6.94	Metropolitan Passenger terminal at Anand Vihar.
2.	84/94	6.9.94	NOC for construction of commercial complex on property no. 7361 (Pt.) Ram Nagar on main Guteb Road to M/s Dewan & Sons Investment Pvt. Ltd. P3(204) 61-MP
3.	85/94	6.9.94	Objectionable retail outlets on G.T. Road, Shahdara Delhi. P13(15)90/CRC/DDA

DECISION/REMARKS

The Tech. committee decided that layout plan of an area measuring 3.5 hect. be prepared and brought before the Screening Committee for 'transit facility' for which no change of land use is required to be processed. TC also desired that a meeting be called in which representatives from Railways, RTES Commr. (LD) be invited. Railways may be asked to submit a detail layout plan for the land already allotted to them.

Land feasibility and status is not yet received from Lands Deptt. A meeting is to be organised to discuss integrated development plan with the representatives of the State Transport Authority, Railways RTES, and Land Deptt. by Commr. (Plg.)

Urban renewal plan for about 1.0 hect. of area was to be prepared by Area Plg. Wing and brought before the TC by the end of Dec. 1994. Information about ownership of land and other inputs to be sent by Lands Deptt. have been received.

Scheme is under formulation, and will be placed shortly before the TC.

TC recommended shifting of site no. 2 (Rama Service Station) which was affected by the approved alignment plan of road no. 62 and site no. 8 (Taneja Service Stn.) which was affected by the construction of fly over. An authentic list of recommended cases by TC in order of seniority, including above two sites was to be prepared by Lands Management Deptt.

The report is awaited.



PENDING ACTIONS ON THE DECISIONS OF<sup>5</sup> TECH. COMMITTEE FOR  
THE PERIOD FROM 1.1.95 TO 31.7.95.

ANNEXURE II

Sl. NO.	ITEM NO.	DATE OF MEETING	SUBJECT
1.	1/95	27.1.95	Development of 102 acres of land for General Pool Housing and Police Housing at Dheerpur Delhi. F3(111)81-MP
2.	21/95	10.5.95	Entry into Nizamuddin Railway Stn. from Ring Road and its integration with the Sarai Kale Khan ISBT F5(10)79-MP
3.	27/95	10.5.95 and 19.5.95	Proposed bridge on River Yamuna to connect Delhi with NOIDA. F5(24)92-MP
4.	32/95	19.5.95	Allocation of balance 100 ha. of land for Ash disposal of Badarpur Thermal Power Stn. Delhi. F3(73)84/MF
5.	42/95	11.7.95	Master Plan for Petrol Pumps. File No.PA/Jt.Dir.(Plg.)PIIs/89

DECISION/REMARKS

The TC recommended that (1) the scheme for 279 hect. may be declared as the dev. area (11) Planning of scheme be taken up by Plg. Deptt. of DDA (111) Lands Deptt. may examine the possibility of taking over land in possession of Defence Ministry. The status of land and declaration of development area by Lands Deptt. is awaited.

A sub committee was constituted comprising of EM DDA, Chief Arch., Dir. (LS), Dir. (TR), DCP (Traffic) to examine the proposal. The scheme and model is yet to be received from PWD/Railways.

A report was to be received from ILFS incorporating the observations made by the C.F. PWD, GNCTD. As stated by ILFS representative the report was to be ready in two or three months time. The report is yet to be received.

It was decided to constitute a committee consisting of representatives of NTPC, Deptt. of Plg. DDA, Engg. Wing DDA, Min. of Environment to inspect the site and study various aspects of the matter including the efforts made by NTPC to utilise fly ash and report be submitted within a months time.

G.M. ERPS is the convener of the group. Three meetings have been held, last of which was held 24.8.95. Final recommendations of the group are yet to be received.

After detailed discussion, the Technical Committee observed that a revised proposal be prepared in consultation with the Oil Companies in terms of present demand in relation to size of the petrol pump, site with numbers of filling points which will not only serve two wheelers, three wheeled vehicles but also four wheeled vehicles. The exercise for locating sites of petrol pumps should continue but the revised proposal be

Sl. NO.	ITEM NO.	DATE OF MEETING	SUBJECT	DECISION/REMARKS
2.	43/95	11.7.95	Guidelines for grant of NOC for petrol pumps in rural use zone. F.7(23)67/MP/Pt. I	<p>prepared with in a fortnight and placed before the TC meeting alongwith complete report on the Master Plan for petrol pumps which should also contain norms related to petrol pumps in terms of coverage FAR height and other guidelines.</p> <p>Report is yet to be received.</p> <p>The guidelines prepared on this matter were discussed in detail and TC approved the same conceptually with the observation that the guidelines should have further input in terms of map, showing the rural areas, procedure to be followed, necessary regulations as well as operationalisation aspects. Views on the same be obtained from the Oil Companies before placing these guidelines in the next TC meeting.</p> <p>The guidelines are yet to be received.</p>



SUB: Action Taken Report on the Decision of the Tech. Committee meeting held on 8.8.1995.

ITEM NO.

SUBJECT

Norms and Standards for Govt. of Higher Secondary school at Kidwai Nagar, N.Delhi F16(15)93/MP

DECISION

After detailed discussion, the Tech. committee decided that the development control norms for middle school be applied to this school with 30% ground coverage, max. FAR 120, max. ht. 15 m. and no parking required since this is a govt. school.

REMARKS

Decision of the TC conveyed to C.A. NDMC and Sr. Arch. (II) PWD, GNCTD vide letter dt. 21.8.95

2. 53/95

NOC for the reconstruction of existing temple at S.P. Mukherjee Marg, opposite Old Delhi Railway Stn. Town Hall, Chandni Chowk, Delhi. F3(63)90-MP

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

The matter is listed for discussion in the TC meeting of 29.8.95.

3. 58/95

Permission to extend the existing set-up of BSF Transmitting stn. at Nizamuddin East. F3(30)95-MP

After considering all the issues raised in the agenda note, TC 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.

The decision of TC conveyed to the Inspector General of Border Security Force vide letter dt. 14.8.95

4. 59/95

Change of land use in respect of Senior Secondary School site in rural villages F9(71)94-MP/650-51

The TC 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 existing and being run by GNCTD.

The decision conveyed to the S.E. (PWD) Circle VI GNCTD along with copy to Dy. Dir. Education Capital Works GNCTD vide letter no dt. 21.8.95.



ITEM NO.	SUBJECT	DECISION	REMARKS
5. 60/95	Site of 66 KV ESS allotted in sector 15 Dwarka sub-city phase II. F1(62)90/Dwarka/Pt.	TC observed that the matter requires further examination in terms of route alignment and locational aspect keeping in view that no major commercial centre/District centre be effected visually by the High tension line/towers. The matter be brought before the next TC meeting.	The matter is listed for discussion in the TC meeting on 29.8.95
6. 61/95	Layout pl of service centre sector 9, Dwarka. F4(9)93/DWK/SC/DDA	The TC 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 blocks.	The decision of the TC forwarded to Dir.Dwarka on 16.8.95 for taking further action.
7. 62/95	Vasant Kunj Public notice dt. 17.6.95 Change of land use F20(7)89-MP	After detailed discussion TC observed that there were no substantial obj. in response to the public notice as such no change required with respect to published land uses. The sugg. received were noted for consideration at the time of detailed planning of the area Regarding the letter from Jt. Secy., Min. of Urban Affairs & Employment in respect of Diplomatic Enclave for reconsidering in Vasant Kunj, the matter be taken up separately on file TC desired that the matter be referred to the Govt. for final notification with the approval of Hon'ble Lt. Governor, Delhi.	(i) This case was discussed further in the meeting held in the chamber of VC, DDA on 16.8.95. The matter is being placed before the next Authority meeting, is likely to be held in the first week of Sept.95 for consideration of issue of final notifications.  (ii) A draft letter to the Jt. Secy. MOW&E has been forwarded VC, DDA in the file no. F16-(88)81-MP on 22.8.95 by <i>CAmmr</i> (Pq).

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 areas 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 <sup>within the lease conditions and</sup> subject to clearance of DUAC.

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

*[Signature]*  
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 No. 14-694

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 Puri 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.

*Boya*



- 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.

*Y. S. 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

Replied  
14/7/94

SUB:        SHIFTING OF 66KV GRID SUB STATION FROM SECTOR 15  
              TO SECTOR 13/14  
              F1(62)/90 - DWARKA/Pt.

1. INTRODUCTION/BACKGROUND:

As part of the overall approved electrification plan of Dwarka, one of the 66 KV Grid sub-station was approved in Sector 15 at the cross of 60mt wide loop road and 60mt wide road meeting Najafgarh road. A large area acquired but encroached upon falls in Sector-14,15,16A & 16B including ESS site in Sector 15. The reference was received from Electrical Engg. Wing for shifting of the approved ESS site to a location whereby it is possible to hand-over the site to DESU.

2. DETAILS/EXAMINATION:

The proposal for shifting of the approved ESS site was prepared for shifting of the same to part of District Center in Sector 13 and the same was discussed in the Technical Committee Meeting on 8.8.95. In the meeting it was observed that the proposal may be brought again to the Committee indicating route alignment and it was also observed that around district centre passing over head line in various directions is not at all desirable.

A meeting was held in the chamber of Chief Engineer Electrical on 16.8.95 where the representatives of DESU and Addl. Commr.(A.P.) were also present. In the meeting, two alternative sites were considered i.e. i) one in Sector 13, plan along 45m wide road in Master Plan Green adjacent to DDA Housing Pocket and ii) one in sector 14, on the crossing of same 45m wide road and 30m wide road. The site in Sector 14 was agreed upon.

In the meeting, it was also decided that high tension line from the 220 KV Grid sub-station upto the site of the two proposed sides would be underground as indicated on the plan laid on the table. For onward transmission of power upto the existing 66KV HT line loop-in and loop-out of the line would be over on two separate tower lines on either side of 45m wide road. It was also pointed out that the standard road cross section of 45m wide road in Dwarka does



not provide HT towers and further more the towers on both the side of 45m road are not desirable in angle. The proposal of two tower lines on 45m wide road was accepted by Addl. Commr. (A.P.). In view of the fact there is no other alternatives for meeting the requirement of power distribution. The site in Sector 14 is proposed in consultation with Project Manager/Project Engineer who indicated the availability of land, it was also considered that the proposed location would allow DDA housing to be planned at a later time when the encroachments are removed.

3. RECOMMENDATIONS FOR CONSIDERATION:

In view of the facts and reasons as given in the examination, it will be desirable if the proposed site in Sector 14 is approved so that HT line will have a shorter over head route on 45m wide road. The proposal was discussed in pre TC meeting held on 23.8.95 and was agreed.

The case is submitted for the consideration and approval of the Technical Committee.

M M  
23/8/95

Sub : Allotment of land measuring 7.697 acres to Civil Services Society in Chanakayapuri, New Delhi for Sr.Sec.School/Primary School/Resdl. Hostel.

File No.F.9(1)95/MP

Technical Committee in its meeting held on 19.5.95 recommended to put up the above case to the Authority for its consideration as a case of 'Special Permission'.

In view of the above, L&DO was requested to give certain information and accordingly L&DO vide his letter dt.22.8.95 addressed to Addl.Commr.(DC&B) has sent the following information.

2. L&DO expressed that there is a change in the allotment. Previously plot no.34, 35 & 36 (total area 7.697 acres), which were contiguous, were allotted to the Civil Services Society and DDA was requested for change of land use from 'residential' (Foreign Mission) to 'Educational' (School). However, since plot no.35 alongwith part of plot no.34 measuring 1 hect. stands allotted for Embassy of Uzbekistan and to compensate the Civil Service Society the plot no.40 which is across the 24 mtr. r/w road measuring 2.47 acres (1 hect.) was allotted to the society.

3. Chanakayapuri falls in sub-zone D-13 which is prestigious area with foreign missions allotment of land for an integrates school scattered in 3 different plots, which involves change of land use/special permission may not be desirable from planning point of view. However, since the Govt. of India has already allotted the land, now as a matter of fait-accomplii, the matter may be considered under 'Special Permission' clause 8(2)A of MPD-2001.

The case is submitted for consideration of the Technical Committee of DDA.



Sub : Amendments of MPD-2001 and use u/s 11-A of D.D.Act, 1957 as a part of draft zonal plan of Zone 'D', New Delhi.

Ref: F.20(14)93/MP

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1. INTRODUCTION :

The above subject was placed before the Technical committee on 11.7.95 vide item no.47/95/TC and decision of the Technical Committee is as follow: (Appendix. I...)

The Technical Committee discussed in detail the development control norms alongwith already prescribed land use in the MPD-2001 for the plots on Jantar Mantar Road, which was prepared after conducting the survey as desired by the Authority under item no.19/95 dt.23.2.95. The representative of A.S.I. stated that, as per AMASR rules 1959, Central Govt. has declared area upto 100 mtrs. from the protected limit of monument prohibited area for any constructional activity and further 200 mtrs. as regulated area in which construction could be allowed only after getting the permission from D.G.A.S.I. Accordingly, the proposal of plot no. 8 which is located opposite to plot no.5 having prescribed land use as residential as per MPD-2001 had not been given NOC for construction of residential group housing on this plot by the A.S.I. (Plot no.8). In this connection, it was also pointed out in the Technical Committee that the notification dt.15.5.91 of A.S.I. was considered in the meeting of Technical Committee held on 13.4.92 and Technical Committee did not agree considering the repurcussion & resolved that construction development be regulated as per respective Town Planning Act. The representative of A.S.I. was requested to send their views in writing regarding development in this area. Land & Development Officer mentioned that the lease of plot no.5 was executed for residential purpose, he was requested to send a copy of the same with a view to examine the extent of rights granted for residential use of this plot. Accordingly, L&D Officer and A.S.I. submitted the requisite information vide this letter dt.13.7.95 and 16.8.95.



2. EXAMINATION :

- i) The lease deed in respect of the property no.5 Jantar Mantar Road, New Delhi measuring 2.52 acres has been executed as 'Residential Building'.
- ii) A.S.I. vide letter no.DLH-25/90-M dt.16.8.95 informed that the limits of prohibited and regulated area are fully justified and proper procedure was adopted before its inception. Lastly, they informed that no construction activity near/adjacent to any Centrally protected monuments shall be taken by any agency without prior approval of the D.G.A.S.I. (Appendix..II...)

3. RECOMMENDATIONS :

- i) Although the lease executed for this plot for 'residential use', the land use of plot no.3 & 5, Jantar Mantar is shown as Public and Semi-Public (socio-cultural) in MPD-2001, as such, the change of land use from 'PSP' to 'residential' may not be appropriate.
- ii) The area under reference falls within the regulated zone (300 m. from Jantar Mantar) as prescribed by the Archeological Survey of India. As per A.S.I. letter referred above, any construction/development could be taken up only after obtaining necessary clearance from A.S.I.

The case was discussed in the pre Technical Committee meeting held on 23.8.95 and it was decided to incorporate the information/comments received from L&DO and A.S.I. and the matter be brought before the Technical Committee..

*Order*

Sub: Amendments of MPD-2001 land use U/S 11 A of DD Act 1957 as a part of draft Zonal Plan of Zone 'D' New Delhi. F20(14)93/MP

1. The Authority vide its Resolution No. 103/93 dt. 27.7.93 approved that the draft Zonal (Divisional) Development Plan for Zone 'D' and consequential change of land use in MPD-2001 for inviting objection/suggestion from the public. The obj./sugg. received were considered by the Technical Committee in its meeting held on 22.11.94 and Technical Committee recommended as Under:

"That there may not be any objection in change of land use in respect of Sl.No.1,2,4 and 5. The Technical committee did not recommend the change of land use for no. 5, Jantar Mantar (plot at sl.no. 3) a private plot from 'PSP' to 'residential' in one of the prime location of National Capital Objections saying that land use of other plots be also changed were received in response to the notification. The Technical Committee desired that this fact should be specifically brought before the Authority with full facts".

The recommendations of the Technical committee were placed before the Authority and Authority vide Res. no. 19/95 dt. 23.2.95 resolved that;

"The Government be approached for the final notification in respect of change of land use for sl. no. (i), (iv) and (v) of para 4 of the Agenda note. In so far as sl. no. (ii) and (iii) (Jantar Mantar Plot) are concerned, it was resolved that matter be deferred for studying the landuse/development norms of all the Jantar Mantar Road plots in view of the historic importance of the Jantar Mantar Complex".

2. As per the decision of the Authority, a study of land use and development ;controls of Jantar Mantar Road (sub-zone D-4) has been carried out.

3. Land Uses:

The total scheme area is approx. 8.86 hec. consisting of ten properties. Plotwise details are given below:

LANDUSE DETAILS OF PLOTS ON JANTAR MANTAR ROAD

Plot No.	Present Position	MPD-62	ZDP-D 4	NDRAC	MPD-2001
X-21 Ashok Road	Govt. Bungalow	Residential	PSP (EDU)	Residential	P.S.P
X-23 Ashok Road	-do-	-do-	Residential	-do-	Residential
3 Jantar Mantar	Kerala Govt. Guest House	-do-	PSP (EDU) (changed from PSP to Resi. use vide K-13011/1/72/UDI dt. 15.12.72)	-do-	PSP
5, Jantar Mantar	Pvt. Bungalow	-do-	PSP (EDU)	-do-	-do-
7, Jantar Mantar	Political Party offices	-do-	PSP (Socio Cultural)	PSP (INST.)	-do-
9, Jantar Mantar	Old Dilapi-dated structure (Private)	-do-	-do-	-do-	-do-
6, Jantar Mantar	Pvt. Bungalow	-do-	Residential	Residential	Residential
6X/4 Jantar Mantar	Group Housing	-do-	-do-	-do-	-do-
8 Jantar Mantar	Pvt. Bungalow	-do-	-do-	-do-	-do-
10 Jantar Mantar	Religious (Church) with outhouses	Social & cultural	Social & cultural	Social cultural/Religious	PSP (Religious)

4. The NDRAC of the Ministry of Works and Housing (Now MOUAE) had taken up detailed 3 dimensional redevelopment proposals of the area. These were approved by the DDA vide Resolution no. 58 dt. 14.7.80 for inviting objection/suggestion. Besides land use and development norms, the NDRAC proposed envelope controls for various plots on Jantar Mantar Road, and also worked out the housing pattern on retainable, and surplus land component in view of ULCR Act. It proposed a density of 40 DU/acre with maximum DU size of 160 sq.m on retainable land, while a density of 60 DU/acre with 60 to 100 sq.m. (1/3rd for low income group) on surplus land component.



### Archeological Survey of India/Guidelines

The scheme is in the close vicinity of Jantar Mantar which is a protected monument and according to ASI guidelines as conveyed vide Dir. (Monuments) letter no.24/6/89-M dt. 16.6.89 apropos Janpath lane scheme, two envelope had been proposed around Jantar Mantar - one inner where maximum height of 60' .0" is permissible and outer one where maximum height 120'.0" is permissible.

The ASI vide its notification dt. 16.6.92 had defined control zones around listed monuments. This is comprised of 100 m distance from the protected limits of a monuments as prohibited zone; where no building activity is permitted and further beyond it upto 200 m distance as the regulated area, where building activity is to be regulated after getting permission from the ASI. The ASI notification was considered by the Tech. committee in its meeting held on 13.4.92. The Technical committee was of the view that to prescribe prohibited/regulated zones irrespective of the size of the monument was arbitrary and without proper justification. Instead it would be appropriate if the construction/development of areas in the vicinity of monuments are regulated under the respective town planning acts through the Master Plan/ Zonal Plans.

According to draft ZDP of zone 'D' approved by the DDA vide Res. No. 103/93 dt. 27.7.93 for inviting objection/suggestion it is envisaged that conservation scheme for areas of heritage and declared protected monuments may be prepared by the concerned Local Authority/Organisation.

#### 6. Bungalow Area

The scheme area is in the vicinity of Bungalow Area boundary and as per draft ZDP of zone 'D' Bungalow Area Policy:

"Development norms for surrounding areas to the bungalow area boundary should be in consonance with the Bungalow Area policy of low intensity development".

However, plot no. X-21 and X-23 Ashok Road fall within one plot depth of Bungalow Area boundary for which norms of Bungalow Area shall be applicable.

#### 7. Green Area

The area is characterised by tree studded character and low rise buildings except seven storeyed group housing on plot no. 6 A(4).

8. A comparative statement of plot wise development control norms is as under:

PLOTWISE DEVELOPMENT CONTROLS

No.	MPD-62	ZDP D4	NDRAC	MPD-2001
-21	M.P.DEN.150 PPA G.Cov.35% FAR150	G.Cov.25%(PSP) FAR 150	DEN.100 DUS/HA (148 DU/HA on surplus land) G.Cov. 25% FAR 150 Max.ht.80'-0" (24.3 M)	As per Bungalow Area Policy
X-23	-do-	Density 25 DU/ACRE FAR 150 G.Cov. 33% (As per MPD-62 Den.)	-do-	-do-
3	-do	G.Cov.25% (PSP) FAR 150	Den.100 DU's /HACT. (148 DU's/Hact. for surplus land) G.Cov.25% FAR 150 Max.ht. 80'-0" (24.3 M)	G.Cov.25%(PSP) FAR 100 Ht.max. 26 M
5	-do-	-do-	-do-	-do-
7	-do-	G.Cov. 25% (PSP) FAR 150	G.Cov. 25% FAR 125 Max.ht.80'-0" (24.3 M)	-do-
9	-do-	-do-	-do-	-do-
6	-do-	Den. 25 DU's/ACRE G.Cov. 33% FAR 150	Den. 100 DU's/ Hact. (148 DU's/Hact. for surplus land) G.Cov. 25% FAR 150 Max. ht. 80' -0" (24.3 M)	Den.400 PP Ha G.Cov. 33% FAR 133 Ht.Max. 26 m
6 A/4	-do-	-do-	-do-	-do-
8	-do-	-do-	-do-	-do-
10	On the merit of the case	G.Cov. 25% FAR 150	G.Cov. 25% FAR 125 Ht.80' (24.3 M)	G.Cov. 33.33% FAR 66.66 Max. ht. 8.0 M (revised to 11.0 M

9. In view of the above details and the fact that the plots under reference are situated in the vicinity of New Delhi Bungalow Area and Jantar Mantar, which is a historical/protected monument, the following land use and development controls are proposed:

Plot no.s	Land use (MPD-2001)	Development control
i. X-21 & X-23	Residential (Bungalow)	As per Bungalow Area policy.
ii. 3,5,7,9	PSP(Edn./Socio-cultural)	FAR 100, Gr. cov. 25% Max. ht. 15 mt.
iii. 6,6A,8	Residential	Plot no. 9 and 7 (Part) fall in the outer envelope of Jantar Mantar Monuments FAR 133 Gr. Cov. 33.33% Max ht. 15 mt.
iv. 10	PSP (Religious)	FAR 66.66 Gr. Coverage 33.33% Max. ht. 11 mt. Partly falls within the inner and partly under the outer envelopes of Jantar Mantar.

The above mentioned development controls for the plots on Jantar Mantar Road are subject to approval of DUAC, ASI and ULCR Act, wherever applicable. In order to maintain a low intensity character, it is, however, proposed to restrict max. ht. to 4 stories (15 mt.)

10. The matter is placed before the Technical Committee for consideration.

#### "DECISION"

The Technical Committee discussed in detail the development control norms alongwith already prescribed land use in the MPD-2001 for the plots on Jantar Mantar Road which was prepared after conducting the survey as desired by the Authority under item No.19/95 dt.23.2.95. The representative of Archeological Survey of India stated that as per AMASR Rules 1959, Central Govt. has declared area upto 100 mtrs. from the protected limit of monument prohibited area for any constructional activity and further 200 mtrs. as regulated area in which construction could be allowed only after getting the permission from the Director General, Archeological Survey of India. Accordingly the proposal of plot no.8 which is located opposite to plot no.5 having prescribed land use as residential as per MPD-2001 had not been given NOC for construction of residential group housing on this plot by the A.S.I. (plot No.8). In this connection, it was also pointed out in the Technical Committee that the notification dt.15.5.91 of Archeological survey of India was considered in the meeting of Technical Committee held on 13.4.92 and T.C. did not take any decision considering the repercussion and replied that construction development be regulated as per respective Town Planning Act. The representative of A.S.I. was requested to send their views in writing regarding development in this area.



Land and Development officer mentioned that the lease of plot no.5 was executed for residential purpose; he was requested to send a copy of the same with a view to examine the extent of rights granted for residential use of this plot.

The Technical Committee directed that the matter be examined further on receiving the requisite information from ASI and L&DO.

checked  
26/7/95

27/7/95

Addl. Comm. (Dev. Control & Plan)  
Delhi Development Authority  
Vikram Nagar New Delhi

- 24 -

**MOST URGENT**  
**BY HAND**  
**OUT TO DAY**

DLH-25/90-M 1640-41

16/8/95

To

Shri P.V. Mahashabdey,  
 Jt. Director (MP),  
 D.D.A., Vikas Minar,  
 Inderprastha Estate,  
 New Delhi.

Sub: Amendments of MPD-2001 land use U/s 11 A of DD Act  
 1957 as a part of draft zonal plan of Zone 'D'  
 New Delhi.

Sir,

With reference to your letter No. 20(14)93-MP dated 27.7.95 and subsequent letter of even No. dated 8.8.95, on the subject noted above, I am to inform you that the meeting convened by you on 11.7.95 at 9.30 a.m. was attended by Shri A.C. Chakravarty, Surveyor Officer and Shri M.K. Batra, Sr. Surveyor of this office on behalf of the undersigned.

As has already been apprised to you that no construction within the ambit of prohibited and regulated areas in the vicinity of Jantar Mantar, which is an unique monument of national importance, should be allowed without prior approval of the Director General, Archaeological Survey of India, Janpath, New Delhi. In the meanwhile the hight of any proposed construction, has to be got approved from the Director General, Archl. Survey of India and not by any other authorities.

Perhaps you are aware that in the meeting held on 11.7.95 one of the member of D.D.A. expressed regarding enforcement of prohibited and regulated areas near/adjacent to centrally protected monuments, as arbitrary and without proper justification. The views of the member were not fully well informative. In fact the limits of prohibited and regulated area are fully justified and proper procedure was adopted before its inception. Lastly, I would like to inform you again that no construction activity near/adjacent to any centrally protected monuments shall be taken by any agency without prior approval of the Director General, A.S.I. In this context, the Hon'ble H.R.D. Minister has already expressed the need to enforce the aundred rules with true spirit and in pursuance of his directions all concerned authorities have

.....2!.....



been requested to act as per rules under reference.  
A copy of the same is also enclosed hereto for your  
perusal and guidance. It is hoped that the directions  
issued by the Hon'ble Minister shall be adhered to.

Yours faithfully,

*Sd/-*  
Superintending Archaeologist

Copy to Addl. Dy. Commissioner (DC&B), D.D.A.,  
Vikas Minar, 4th Floor, New Delhi alongwith a copy  
of the letter No. 1/1/85-M dated 26.7.95 for information.

*15.8.95*  
*u/c*  
Superintending Archaeologist

\*gopal\*



SUB : Issue of NOC to ESSAR CELLPHONE for  
installation of Prefab Structures on  
Roof Top of Building & Power load.

File No. PS/C(LD)/95/MISC.

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1 INTRODUCTION

M/s. Sterling Cellular Ltd. vide letter dt. 27.4.95 informed to Commr.(Lands), DDA, that the Govt. of India, Min. of Communication, Deptt. of Telecommunication, Telecom Commission vide Licence Agreement dt. 30.11.94, has been licensed to operate the Cellular Mobile Telephone Service in Delhi including Telecom areas covered by DOT Noida, Ghaziabad, Gurgaon, Faridabad. Sterline Cellular Ltd. requested for No Objection :-

- a. Issuing of instruction to G.M., DESU/NDMC for giving Electric Connections in the prefabricated structures on the Roof-top of buildings in commercial as well as residential areas.
- b. Issuing a No Objection Certificate in favour of M/s. Sterling Cellular Ltd. advising DESU/NDMC to sanction electrical connection on rooftop of buildings in residential areas.

2. OBSERVATIONS

- a. Commr.(Lands) vide noting dt. 15.5.95(1/N) in the above file) has observed that "As per Master Plan norms commercial activities are not generally permitted

....2/-

92/11/8

in residential buildings. However, keeping in view the peculiar nature of this activity and the over-all public facility this service is going to, it would be appropriate to grant them NOC. However, VC, DDA may like to consult Commr.(Plg.) in this matter".

b. Commr.(Plg.) vide noting dt. 18.5.95 has observed that "the two issues are (i) some of these buildings within the permissible floor area ratio & height may not have available space/height (ii) the space use is commercial. ,In case the company has no other choice technically but to put a structure on the same buildings it will require relaxation/amendment in the Master Plan. The company would have to pay for utilisation of the space beyond the present norms as the development charges"

Considering the importance of the project the taking into consideration the needs/requirements amendments required in the development control of the Master Plan could be considered.

C. This issue was discussed by Addl. Commr.(DC) in the 1st week of June 95 and again on 27.6.95 by Addl. Commr.(DC) and Director(PPR) with the representative of Sterling Cellular Ltd.

3. MODIFIED REQUEST BY COMPANY

Vide letter dt. 27.6.95 M/s Sterling Cellular Ltd. has requested for the permission in respect to following :-

a. Placement of temporary prefabricated structure on roof top to house technical equipment (Cellular Trans-receivers and Microwave equipment). The details

....3/-

regarding the same have been submitted earlier.

b. Placement of towers 6/9/12/15 mtr. on roof top with bases 2m x 2m to 3m x 3m to house Cellular and Microwave antennae. The tower (dead) weights shall vary from 650 kg to 2.0 tonnes on suitably designed foundation to transfer all loads through columns to grounds.

c. 10 Kw single phase electricity from NDMC/DESU.

d. Use of 15 KVA generator only during power failure with suitable mufflers and antivibration pads on roof top/basement/ground floor room with suitable antipollution modification.

The list of location selected by company, the specifications of pre-fabricated structure proposed to be constructed on top of the selected buildings have also been submitted by the company.

During the discussion, the representative of the Co. also clarified that a. A person shall stay at the site (3 persons with 8 hours duties)

4.

EXAMINATION

a. It is suggested that the no. of tower (120 Nos.) the height of the tower and the location may be examined & varified by Telecom Commission with respect to technical requirements.

b. We may also request Telecom Commission to intimate the future plans of issuing licences to private operators for the same purpose, and whether the same towers can be utilised by other concerns or the separates



towers would be required by each Company.

c. No Objection generally is issued to owner of the building and the development charges etc. are payable by the owner of the building.

d. As per the agreement, the licence has been issued initially for 10 years and is likely to be extended year to year basis. The Telecom Commission has also the right to take over the entire service and network of the licensee or revoke or terminate or suspend the licence in the event of emergency/war or low intensity conflict situation.

e. The tower height varies from 2 mtr. to 50 mtr. depending on the height of the building on which the tower is proposed to be provided. Some sites are also proposed in Rural areas outside urbanisable limits.

##### 5. SUGGESTIONS

a. IT may be better if such uses are permitted on the institutional building, schools, hospitals, dispensaries sports centre, play ground etc. owned by the Central Govt., State Govt. Local Bodies & DDA so that the funds/rent so collected can be utilised, for providing better social facilities in the National Capital Territory of Delhi and also be prevented from the misuse of the permissions/structure.

b. If no <sup>such</sup> buildings is available within the proposed site it may be better if such structures are provided on multi-storey buildings. This will avoid lengthy process of change of landuse and shall need only adjustment in development controls.

....5/-

c. In case the permission is granted to individual owners then only buildings which are constructed as per the Bldg. Bye-laws and are being used for the use permitted on the plot be considered for permission.

d. This may also need No Objection from DUAC, Deptt. of Civil Aviation and All India Radio etc.

e. The permission shall be granted on case to case basis.

f. To have an effective control, permission may be granted for the specific use to the owner and Telecom Commission jointly with the condition that any misuse may lead to withdrawal of permission.

g. No installation or obstruction shall be allowed within the set back line.

h. The structural stability may also have to be clarified by the Competent Structural Engineer.

i. The Development Charges etc. to be levied on the owner/company may be worked out by the Lands Deptt. of the DDA.

#### 6. OBSERVATIONS OF PRETECHNICAL COMMITTEE

The item was considered in Pre-technical Committee meetings held on 4.8.95 and 28.8.95.

The representatives of Sterling Cellular Ltd. were also invited in the pre-technical meetings held on 4.8.95.

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After detailed discussions, following suggestion were made :-

- a. This is a commercial activity.
- b. To meet the technological needs as a very special case this use (Cellphone towers & room) with maximum power load of 10 KV may be permitted in landuses other than residential use. This will need modifications in MPD-2001.
- c. The placement of prefabricated structure on roof tops to accommodate technical equipments shall be examined with respect to the permissible bye-laws by the concerned local bodies.
- d. The placement of tower - with disc on roof tops to house Cellular & microwave antennae would not be visual intrusion. The permission of related agencies e.g. DUAC & Civil Aviation <sup>etc</sup> will be obtained by the owner of the building/company.
- e. The permission for installation of 10 KV generator is to be obtained from DESU.
- f. DESU while granting the permission shall ensure that the generator will not create environmental hazards (Air/Noise) for the surrounding buildings.
- g. In case of leased properties, permission be obtained from lessors.

The item is placed before the Technical Committee.

*S. Yan*  
25/8/25



Sub : Change of land use from 'Public and Semi-Public' to 'Govt. offices' of 0.813 acres of land allotted to Ministry of Personnel, Public Grievances & Pension for construction of office for CAT between Canning Lane and Copernicus Marg.

F.20(8)94-mf

Sh. N.P.Singh, Addl.Secy., MOUA&E vide his D.O.No. K-13011/7/94-DDIB dated 2.8.95 addressed to the VC,DDA observed as under : (Annexure-I)

A) Ministry has given an undertaking to the Court wherein stating that the present Faridkot House Building Presently occupied by CAT shall be vacated by March,1998. Therefore, an alternate site is to be located immediately for the CAT.

B) i) Change of land use in respect of the aforesaid plot from 'public and semi-public' to 'Govt. offices'

ii) Making a specific provision for devt. norms (applicable to Govt. offices) involving 25% ground coverage and 150 FAR with corresponding height relaxation notwithstanding any decision which might be taken by the Govt. on the pending policy proposals in respect of LBZ area, whose finalisation would take considerable time.

2. The matter is examined with following observations:-

a) The plot under reference falls within the New Delhi Bungalow Area for which public objections/suggestions have been invited. The same stands referred to Ministry for final notification:

"Development Control Norms for non-bungalow plot shall be as per bungalow policy irrespective of land use".

b) As per MPD-2001, the land use of the plot under reference is 'public and semi-public facilities' (social & cultural). As per the site report there are existing dilapidated dhobi ghat structure and there is no bungalow within the plot. However, in the rear of the plot there are existing bungalows.

c) As per the draft Zonal Development Plan for Zone 'D' approved by the DDA vide resolution no.103/93 dt.27.7.93 for inviting objections/suggestions, the development norms for non-residential plots shall be worked out keeping in view the urban form studies within the MPD-2001 so as to maintain the existing character of the area. The

bungalow area policy envisages low<sup>rise</sup> and low intensity development; hence height of the proposed construction is to be restricted to 14 mtrs. with other controls as per MPD-2001 norms for public and semi-public use.

d) MPD-2001 has prescribed Development Control Norms for govt. offices as indicated below:

Ground coverage	25%
FAR	150
Maximum height	Upto 26 mtr.

3. The matter was earlier considered by the Technical Committee meeting held on 26.10.94 and it was decided:  
(Annexure-II)

"Technical Committee observed that the plot under reference is located in Lutyens' Bungalow Zone. Under the prevailing policy the norms of residential use (Bungalow) would be applicable even after the change of land use. Whether this would meet the requirements of the proposed office building for the Central Administrative Tribunal, a reference may be made to the MOUD".

4. Based on above, a reference was made vide our letter no, F.20(8)94-MP/472 dt.28.6.94.

ii) The Ministry vide above cited letter requests DDA to process the case for change in land use from PSP to Govt. offices and development control norms applicable shall be as per MPD-2001 for this category - 'Govt. Offices'

5. The matter was considered in the pre Technical Committee meeting on 23.8.95 and the pre Technical Committee suggested that the matter be placed before the Technical Committee for consideration of the following:

- i) Change in land use from PSP to Govt. Offices; and
- ii) Development Control Norms for this plot shall be as per MPD-2001 for govt. offices except that maximum height should be taken as 20 mtr. *considering* the surrounding developments and requirements of the CAT.

*eml. t. g.*  
24.8.95





N.P. SINGH

(Tel: 301-1787)

सहायक सचिव

अतिरिक्त सचिव

ADDITIONAL SECRETARY

भारत सरकार

शहरी विकास मंत्रालय

GOVT. OF INDIA

MINISTRY OF URBAN DEVELOPMENT

D.O.No. K-13011/7/94-DDIB

नई दिल्ली-110011, तारीख

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Dated New Delhi-110011, the

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2 August, 1995

My dear Anil,

Sub: Change of land use from "Public & Semi-Public" to "Govt. Offices" of 0.813 acres of land allotted to Ministry of Personnel, Public Grievances & Pension for construction of office for CAT between Canning Lane and Copernicus Marg.

This has reference to this Ministry's letter of even number dated the 4th July, 1995 in response to DDA's letter No.F.20(8)94-MP/981, dated 29.12.1994 on the above subject.

2. Due to delay in the approval of modifications to the MPD-2001 norms for the aforesaid plot (located in Zone 'D' - LBZ area of the Master Plan), construction of the office building for the Principal Bench of the Central Administrative Tribunal, Delhi has been delayed by over a year. Secretary, DOP&T has been constantly reminding this Ministry to expedite the grant of necessary relaxations from the applicability of the relevant norms, since the extended period of lease of Faridkot House building wherein the CAT is presently located would also expire at the end of March, 1998, by which time the CAT will have to vacate these premises. An undertaking to this effect has, in fact, been given by the Dte. of Estates under this Ministry before the Delhi High Court in a litigation preferred by the Trustees of Faridkot House.

3. As such, I am to request you to kindly process this Ministry's request for (i) change of land use in respect of the aforesaid plot from "public & semi-public" to "Govt. Offices" and also (ii) making a specific provision for devt. norms (applicable to Govt. Offices) involving 25% ground coverage and 150 FAR\* notwithstanding any decision which might be taken by the Govt. on the pending policy proposals in respect of LBZ area, whose finalisation would take considerable time.

\* with corresponding height relaxation

With kind regards,

Yours sincerely,

(N.P. SINGH)

Shri Anil Kumar,  
Vice-Chairman,  
Delhi Development Authority,  
Vikas Sadan,  
NEW DELHI

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S.No. 7/Item 1.10/24/T

Sub : Proposed change of land use from 'public and semi public use' to 'govt. office' for an area measuring 0.813 acres located at Copernicus Marg.

File No.F.20(8)94-MP

1. The Ministry of Urban Development vide its letters dt. 22.6.94 and 1.8.94 have informed about the allotment of land measuring 0.813 acres (3291.5 sqm) at Copernicus Marg to the Ministry of Personnel, Public Grievances and Pension for construction of the office building for Central Administration Tribunal (CAT). The Ministry has requested the DDA to process the change of land use of the area from 'public and semi public use' to 'govt. offices'.
2. The matter has been examined with the following observations:
  - a) The plot under reference falls within the New Delhi Bungalow Area for which public objections/suggestions have been invited.
  - b) As per MPD-2001, the land use of the plot under reference is 'public and semi-public facilities' (social & cultural). As per the site report there are existing dilapidated Dhobi Ghat structure and there is no bungalow within the plot. However, in the rear of the plot there are existing bungalows.
  - c) As per the draft Zonal Development Plan for Zone 'D', approved by the DDA vide resolution No.103/93 dt. 27.7.93 for inviting objections/suggestions, the development norms for non-residential plots shall be worked out keeping in view the urban form studies within the MPD-2001 so as to maintain the existing character of the area. The bungalow area policy envisages low rise and low intensity development; hence height of the proposed construction is proposed to be restricted to 14 mtrs. with other controls as per MPD-2001 norms for public and semi public use.
3. The matter is placed before the Technical Committee for its consideration.

### DECISION

The Technical committee observed that the plot under reference is located in Lutyens' Bungalow Zone. Under the prevailing policy, the norms of residential use (Bungalow) would be applicable even after the change of land use. Whether this would meet the requirements of the proposed office building for the Central Administrative Tribunal, a reference may be made to the MOUD.

Checked  
Avis  
11/11/94

11/11/94

11/11/94

The plot is not covered by the provisions of the existing residential use which has to be covered as per Bungalow policy.

Member Secretary  
Technical Committee  
Delhi Development Authority

Sub: Development Norms for RLU sites at Vivek Vihar Phase-I.  
File No. P.A / Jt Div - I / (78) / 95 / TYA.

PART-I

Background/Introduction

A site measuring 500 sq.mt. has been proposed for RLU site in Vivek Vihar Phase-I. Generally, 2000 sq.mt. plot for RLU site is being proposed, however, due to scarcity of the land in the Trans Yamuna Area, therefore 500 sq.mt. of plot has been proposed out of the Nursery School site as earmarked in the layout plan of Vivek Vihar Phase-I. Land Deptt. has asked for the development control of the RLU site for calculating the rate to be charged.

PART-II

Details/Examination

In the MPD-2001, no specific norms has been given for the RLU site. As it has been stated that RLU site has been proposed out of the nursery school site, the norms regarding coverage and FAR for nursery school site as mentioned in the Gazette of India at Page No.163, under the heading 'Other Control' are as follows:

Nursery School (080)	
Maximum Ground Coverage	33.33%
Maximum Floor Area Ratio	66.66
Maximum height	11 mt.

If the coverage and FAR of the Nursery School is being followed for RLU site then the floor space will be less for the proper functioning of the RLU, as the plot size is of 500 sq.mt. only.

PART-III

Recommendation for Consideration

In one of the meeting held in the room of Addl. Commr. (TYA) in the month of August 1995, wherein G.M., MTNL was also present and he explained that the minimum requirement of floor area for RLU site is 800 - 1000 sq.mt. Therefore, if the FAR and coverage of nursery school site is given then the required coverage cannot be achieved, therefore, taking into consideration, all the aspect for proper functioning of the RLU, it is suggested that the

following norms i.e. coverage, FAR be considered:

Maximum Ground Coverage	40%
Maximum FAR	120
Maximum height	11 mt.

This proposal was discussed in the meeting held on 24.8.95 under the Chairmanship of Commr.(Plg.) wherein Addl. Commr.(TYA), Director (Plg.), Nodal officer for land disposal, Jt. Dir.(TYA)-II, Dy. Director (Mont.), Asstt. Director (T), Asstt. Director (TYA) were also present. The suggestive<sup>ed</sup> proposal was recommended for approval.

The case is placed before the Technical Committee for consideration (item laid on the table).

  
(P.N. DONGRE)  
ADDL. COMM. (TYA&PP) DDA  
25.8.95