

DELHI DEVELOPMENT AUTHORITY

No.Fl(44)95-MP

Dt.29.11.95

Minutes of the 53rd Technical committee meeting held on 21.11.95 at 10.00 A.M. in the Conference Room of Vikas Minar, 5th floor, DDA, New Delhi.

DELHI DEVELOPMENT AUTHORITY

1. Shri Anil Kumar, Vice Chairman (In chair)
2. Sh. R.L.Hans, Engineer Member
3. Sh. Arun Mhaisalkar, Commissioner (Plg.)
4. Sh. Santosh Auluck, Chief Architect
5. Sh. K.K.Bandyopadhyay, Addl. Commr. (DC&B)
6. Sh. R.K.Jhingan, Director (Land scape)

TOWN & COUNTRY PLANNING ORGANISATION

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

DELHI POLICE

8. Sh. J.S.Rana ACP(T)

D.E.S.U.

9. Sh. V.K. Sahuja, Addl. Chief Engg. (Plg.)
10. Sh. D.K.Suri, SE (Plg.I)

C.P.W.D.

11. Sh. Ashok Malik, Architect

N.D.M.C.

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

LAND & DEVELOPMENT OFFICE

13. Sh. L.D.Ganotra, E.O.

M.C.D.

14. Sh. Shamsher Singh, Addl. Town Planner

SPECIAL INVITIES

15. Sh. N.D.Aggarwal, Co Secy. & Manager / HPL  
for item no. 97/95
16. Sh. M.L.Verma, Sr. Arch.(HPL)for item no.97/95
17. Sh. M.N.Khullar, A.C.A.II,DDA
18. Sh. B.L.Khurana,Chief Engg.(E) for item no.99/95
19. Sh. S.P.Bansal,Dir.(NCR&UE)for item no.92/95  
and 99/95
20. Sh. N.K.Aggarwal,Dir.(SA)

21. Sh.C.P.Rastogi,Dir.(SPG)for item no.93/95
22. Sh. Chander Ballabh,Dir.(AP)I for item no.96/95  
and 100/95
23. Sh. H.S.Sikka,Dir.(AP)II for item no. 101/95
24. Sh. A.K.Gupta,Dir.(Narela)
25. Sh. S.Srivastava,Dir.(Dwarka) for item no.94/95

The following items were discussed:

ITEM NO. 63/95

Sub: Pending actions on the decisions of the Technical Committee for the period from 1.7.94 to 31.7.95

Fl(28)91-MP

The Action Taken Report for the period from July 1994 to Dec. 1994 and Jan. 1995 to July 1995 was considered. Technical committee observed that Commr. (Plg.) may regularly review and monitor the follow up action in pending cases. Tech. committee desired that actions on the decisions of the Technical Committee be taken promptly and inter-departmental delay be avoided. While discussing the item no. 85/95 of the Action Taken Report VC, DDA desired that the file on the subject be placed before him within three days.

ITEM NO. 92/95

Sub: Implementation of Urban Development Programme in accordance with the Regional Plan.

F.Dir.(NCR&UE)95/MP-F-32

Technical committee endorsed the significance of the implementation of the Urban Development Programme in accordance with the Regional Plan 2001 as well as Master Plan 2001 provisions in Delhi. Considering the procedure to be followed in the preparation/approval of the Regional Plan and the Master Plan and also that the approving authority being the same in both cases i.e. MOUA&E; it was decided on the basis of the legal opinion that it may not be necessary to seek prior approval of the NCRPB for all the land use change proposals. However, for the benefit of the Authority, all public notices involving change of land use/modification in the MPD-2001, that have regional/sub-regional significance be sent to NCRPB for their observations/suggestions. A suitable reply based on the decision of the Tech. Committee be sent from VC, DDA to the Member Secretary, NCRPB.



ITEM NO. 93/95

Sub: Development Norms in respect of 20 & 22 Tilak Marg, New Delhi.F3(36)71-MP

In light of the fact that the land was allotted for the purpose of Public & Semi Public facilities (College of Art) and reduced requirement of car parking space, the proposal was agreed subject to that the additional area is to be utilised for college facilities only and approval of DUAC be obtained by NDMC.

ITEM NO. 94/95

Sub: Modification in development control norms for school for handicapped.F9(3)95-MP

The Technical Committee recommended the relaxation of the norms in respect of ground coverage from 33% to 50% for such schools, keeping the other controls as per MPD-2001, to the Authority for processing under Section 11-A of the DD Act 1957.

ITEM NO. 95/95:

Sub: Policy regarding utilisation of land in cases of existing hazardous/noxious/heavy/large scale industries on their closure/shifting.F20(16)93-MP

The item was discussed in detail; the proposal was approved by the Technical committee for processing the amendment in the MPD-2001, with conditions that

- a. the policy would be applicable essentially to hazardous and noxious as well as heavy and large industries and other non-conforming industries proposed by Govt.,
- b. all the clearances etc. with regard to land ceiling, Municipal services and approval of building activity etc. from the local bodies would be the responsibility of the industry.
- c. the development would have to be within the overall framework of the Master Plan.



ITEM NO. 96/95

Sub: Change of land use of an area measuring 0.40 ha. (1.0 acres) from 'Recreational' (District Park) to 'Transportation' (Bus Terminal) in Malviya Nagar, opposite Aurobindo college, New Delhi. F20(9)95-MP

The Technical Committee recommended the change of land use of an area measuring 0.4 ha. (1.0 acre) from 'Recreational' (District Park) to 'Transportation' (Bus Terminal) for processing under section 11-A of DD Act 1957 with the suggestion that the terminal be used by DTC and other agencies under State Transport Authority.

ITEM NO. 97/95

Sub: Change of land use of an area measuring 15.38 ha. (38.689 acres) from 'Industrial' to 'Commercial' at Jungpura, for Hindustan Prefab Ltd. F20(8)88-MP

In light of the fact that the case had already been considered earlier by the Technical Committee, and that the proposal had administrative approval from the Govt. for phased shifting, the Technical Committee agreed to the revised proposal for the change of land use for an area measuring 6.07 ha (15.00 ac) from 'light manufacturing' to 'commercial' and from 5.54 ha. (13.689 ac) from 'light manufacturing' use to 'residential' with the observations that the cost on improvement of road net work would be borne by HPL and the facilities for residential use shall be provided as per MPD-2001.

ITEM NO. 98/95

Sub: Change of land use of an area measuring 8.74 ha. from 'Recreational' (Regional Park) to 'Residential' at Village Pulpahaladpur, New Delhi. F20(6)86-MP

The Technical Committee recommended that out of total area 13.97 ha. area measuring 8.74 ha. be processed for change of land use from 'Recreational' (Regional Park) to 'Residential' under section 11-A of DD Act 1957.

ITEM NO. 99/95

Sub: Land use clearance for 400/220 KV sub-station at Mundka. F6(1)95-MP

After detailed discussion, the Tech. committee approved the location of 400/220 KV sub-station at Mundka on land measuring 37.5 ha. (750 M X 500M) subject to that:

i) the proposed sub station would also take into account the future load for the proposed urban extension in North of Dwarka sub city project and South of Rohtak Road.

ii) No lower order sub-station i.e. 66 KV/33 KV/11 KV would be developed by DESU in the proposed urban extension and rural area in the vicinity without obtaining permission from DDA.

Considering the quantam of land being very large for this sub station, the Technical Committee recommended to process the change of land use of the area measuring 37.5 ha. from 'rural' to 'Utility' (Sub-station) under section 11-A of the DD Act 1957.

ITEM NO. 100/95

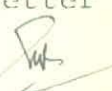
Sub: Request from DCP(HQ) for utilisation of Police Post site measuring 2253 sqm. in Sector IV Pushp Vihar for Police Station. F8(2)95-MP

The Technical committee advised that the request be examined and decided in file by Commr. (Plg.)

ITEM NO. 101/95

Sub: Allotment of land for construction of 33 KV Grid sub-station at Saraswati Garden/Kirti Nagar F29(1)92/IL

Technical committee observed that due to shortage of land in old developed areas, the minimum size requirement for 33 KV grid sub station was agreed subject to confirmation from General Manager DESU, (in context of his discussion in this behalf with VC, DDA some time ago), A suitable letter be sent from Commr. (Plg.) to GM, DESU.


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

Dated 6.12.95

Memo No.F1(38)95-MP

Copy to:

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

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



DELHI DEVELOPMENT AUTHORITY

No.F1(44) 95-MP

29/11/95

~~27.11.95~~

~~Dt. 27.9.95~~

<sup>53rd</sup>  
~~Draft~~ Minutes of the Tech. Committee meeting held on 21.11.95 at 10.00 A.M. in the Conference Room of Vikas Minar, 5th floor, DDA, New Delhi.

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C.P.W.D.

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18. Sh. ~~B.L. Kaurana~~ Chief Engg. (E) for item no. 99/95
19. Sh. S.P. Bansal, Dir. (NCR&UE) for item no. 92/95 & 99/95
20. Sh. N.K. Aggarwal, Dir. (SA)
21. Sh. C.P. Rastogi, Dir. (SPG) for item no. 93/95
22. Sh. Chander Balleabh Dir. (AP) I for item no. 96/95 & 100/95
23. Sh. H.S. Sikka, Dir. (AP) II for item no. 101/95
24. Sh. A.K. Gupta, Dir. (Narela)
25. Sh. S. Srivastava, Dir. (Dwarka) for item no. 94/95

J.P. Dir (M.P.) -  
Sh. Mahan

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~~to~~  
Sh. Mahan

7 12 95  
3 25 P.M.

DELHI DEVELOPMENT AUTHORITY  
(DEV.CONTROL & BUILDING)

No. 1(1)95-MP.

Dated: 16.11.95

MEETING NOTICE

The 53rd Technical Committee meeting of the DDA will be held on 21.11.95 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)



# I N D E X

Sl.No.	Item No.	Particulars	Page No.
1.	63/95	Pending actions on the decisions of the Technical Committee for the period from 1.7.94 to 31.7.94 and 1.1.95 to 31.7.95. F.1.(28)91-MP.	1
2.	92/95	Implementation of Urban Development programme in accordance with the regional Plan. F.Dir(NCR&UE)/95/MP/F-32.	10
3.	93/95	Development Norms in respect of 20&22 Tilak Marg(College of Arts). F3(36)71-MP.	22
4.	94/95	Modification in development control norms for school for handicapped. F-9(3)95-MP.	25
5.	95/95	Policy regarding utilization of land in cases of existing hazardous/noxious/heavy/large scale industries on their closure/shifting. F20(16)93-MP.	26
6.	96/95	Change of land use of an area measuring 0.40 ha.(1 acre ) from 'Recreational' to 'Transportation' Bus Terminal in Malviya Nagar, opposite Aurbindo College, New Delhi. F20(9)95-MP.	29
7.	97/95	Change of land use an area measuring 31 15.38 ha. from 'Industrial' to 'Commercial' at Jungpura, for Hindustan Prefab Ltd. F.20(8)88-MP.	31
8.	98/95	Change of land use of an area measuring 8.74 ha. from 'Recreational' (Regional Park) to 'Residential' at village Pulpahaladpur, New Delhi. F.20(5)86-MP.	36
9.	99/95	Land use clearance for 400/220 KV Sub/Stn. at Mundka. F.6(1)95-MP.	37
10.	100/95	Request of DCP(HQ) for utilisation of Police Post site measuring 2253 sqm. in sector-IV Pushap Vihar for police stn. F.8(2)95-MP.	39

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(28)91-MP.

Action taken report on the pending actions of Tech. Committee for the period from July to December 1994 was considered in the Tech. Committee meeting held on 21.2.95, vide item No. 8/95. Out of the seven items, action on four items have been taken and action on three items is pending.(annexure-I)

2. During the period from Jan.95 to July 95 eight meetings of the Tech. Committee were held in which 55 items were considered. 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. The action taken report was placed before Tech. Committee meeting held on 29.8.95. The Technical Committee observed that Commr.(Plg) may regularly review and monitor the follow up action in pending cases. These were reviewed by Commr.(Plg) in a meeting held on 19.9.95.

4. Action taken reports on the decisions of the Tech. Committee meeting held on 26.9.95 and 10.10.95 are placed at Annexure-III and IV.

5. The position/follow up action on the Tech. Committee decisions is placed for information.

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

ACTION TAKEN REPORT ON THE DECISION OF TECHNICAL COMMITTEE FOR THE PERIOD FROM 1.7.94 to 31.12.94.

Sl.No.	Item No./Date/Subject	Extract of Decision	Present Position and Follow Up Action.
1.	72/94 14.6.94 Metropolitan Passenger terminal at Anand Vihar.	<p>a) Layout Plan for 3.5 ha. land be prepared and brought before screening committee for transit facilities, for which no charge of land use is required to be processed.</p> <p>b) Railways to submit a detailed layout plan for land already allotted.</p> <p>c) Meeting be called by Commr. (Plg) to discuss the integrated development plan with Railway Rites, State Transport Authority and Lands Deptt.</p>	<p>Commr. (Plg) discussed the matter in meeting held on 5.7.95 and 3.11.95 with the representatives of Railways and State Transport Authority. Dy. Chief Engineer (C) Railway has agreed to submit a detailed development plan of MPT Anand Vihar. Lands Deptt. is to take action regarding handling over additional land of 100 mtrs. strip to Railways.</p>
2.	84/94 6.9.94 NOC for construction of commercial complex on property no. 7361(pt) Ram Nagar on main Outab Road to M/s Dewan & Sons Investment Pvt. Ltd. F.3(204)61-MP	<p>Urban Renewal Plan for 1.0 ha. area to be prepared and brought before the Technical Committee by Dec. 1994. Information about land ownership and other inputs to be sent by Lands Deptt.</p>	<p>Scheme is under formulation and will be placed before Tech. Committee in Dec.95 as stated by Dir.(SA).</p>
3.	85/94 6.9.94 Objectionable Retail outlets on G.T. Road Shahdara Delhi. F.13(15)90/CRC/DBA.	<p>Shifting recommended for site No. 2 (Rama service station) and site no.8 (Taneja Service Stn) which were affected by approved alignment of road no. 62 and construction of flyover, respectively.</p> <p>Authentic list of recommended cases by TC in order of seniority (including the two sites) to be prepared by Lands Management Deptt. and brought before T.C.</p>	<p>Lands Management Department has been informed about the action.</p>



ACTION TAKEN REPORT ON THE DECISIONS OF TECHNICAL COMMITTEE FOR THE PERIOD FROM 1.1.95 to 31.7.95.

SL.NO	ITEM NO./DATE/SUBJECT	EXTRACT OF DECISION	PRESENT POSITION AND FOLLOW UP ACTION.
1.	1/95 27.1.95 Development of 102 acres of land for General PWD Housing and Police Housing at Dheerpur Delhi. F.3(111)81-MP.	TC recommended: i) The scheme for 279 ia. may be declared as development area. ii) Planning of Scheme be taken up by Pld. Deptt. of DDA. iii) Lands Deptt. to examine possibility of taking over land in possession of Defence Ministry.	Matter regarding Status of land and declaration of Development Area referred to Lands Deptt. since Feb. 95, and is awaited scheme have been formulated. AC(AP) is coordinating with Lands Deptt.
2.	21/95 10.5.95 Entry into Nizamuddin Rail-way Stn. from Ring Road and its integration with the Saret Kade Khan ISBT. F.5(10)79-MP.	A sub Committee constituted, comprising of Engineer Member, Chief Archt. Dir.(IS) Dir.(TT) DDA and DCP(Traffic) to examine the proposal.	Meeting taken by Engineer Member on 1.6.95. PWD and Railways have been informed to bring the scheme and detailed model for placing before the Tech. Committee.
3.	27/95 10.5.95 and 19.5.95 Proposed bridge on River Yamuna to connect Delhi with Meida. F.5(24)92-MP	Report incorporating observations of CE,PWD to be received from ILFS in 2-3 months time.	Meeting was taken by Secretary (UD) in August 1995 in which the alignment has been decided. Final alignment agreed is to be submitted by ILFS for further processing.
4.	12/95 19.5.95 Allocation of balance 100 ha. of land for Ash disposal of Badarpur Thermal power Stn. Delhi. F.3(73)84-MP.	Committee comprising of representatives of NTPC, Planning Deptt, DDA Engrg. Wing DDA and Min. of Environment was constituted to inspect the site and study various aspects of the matter including efforts made by NTPC to utilise flyash. Report be submitted within a month.	GM, RTPS, is the convener of the group. Three meetings held including last meeting held on 24.8.95. Final recommendations of the group are to be discussed in a meeting scheduled to be held on 22.11.95.

42/95  
11.7.95  
Master Plan for Petrol  
pumps.  
PA/Jt. Dir. (Plg)/P-II/89.

-4-

Revised proposed to be prepared in consultation with Oil Companies in terms of present demand related to size of petrol pumps site and no. of filling points. to serve two, three and four wheeled vehicles. Exercise for locating petrol pumps sites to continue but revised proposals be prepared within a fortnight and brought before TC along with complete report on Master Plan of petrol pumps, including norms for coverage FAR, height and other guidelines.

As stated by Dir. (SA) the item will be placed before Techn. Committee in December 1995.

## ACTION TAKEN REPORT ON THE DECISION OF THE TECHNICAL COMMITTEE MEETING HELD ON 26.9.95.

Sl.No.	Item No./Subject	Decision/Extracts	Present Stage/Follow up action.
1.	63/95 Pending action on the decision of the Technical Committee for the period from 1.7.94 to 31.12.94 and 1.1.95 to 31.7.95. F.1(28)91-MP	Item to be taken up in next Technical Committee meeting.	Listed for consideration in the tech. committee meeting to be held on 21.11.95.
2.	76/95 Change of land use of an institutional pocket to City level commercial at Dheerpur. F.20(16)91/MF	CLU for area measuring 3.7 ha. from 'Residential' to 'Commercial' (non-hierarchical) recommended with development control of community centre. Access to the area be taken from internal road and not from road No. 50.	Considered and approved by the Authority on 16.10.95. Referred to Under Secy., (DD) Min. of Urban Affairs & Employment on 6.11.95 for Govt. of India approval to invite public obj./sugg.
3.	77/95 Request for the change in the land utilisation in the site allotted for 100 bedded hospital at Karkardooma. F.13(1)95-MP	Proposal of allowing 80% for hospital purpose and 20% for residential purpose agreed, with the condition that addl. parking required for the hospital to be provided @ 0.67 ECS per 100 sq.m. of total floor area, within the plot and applicable charges if any for the extra area under hospital to be raised by Lands Deptt.	Decision conveyed to Director Health services, Commr. (Lands) and Director (Bldg. on 12.10.95



Sl.No. Item No./Subject

Decisions/Extracts

Present stage/Follow up action

78/95

Recommendations of the Group/ constituted to examine the cases of Ht. relaxation apropos: i) Sub district centre cum community centre DI; arc; ii) IGNCA,Janpath. F.16(23)94-MP

Views of the group in regard to the proposed NDMC bldg. in Community centre DI2 area be sent to DUAC for further advice and as regard IGNCA Janpath, the matter be brought before next Authority meeting with the recommendation of the group on height relaxation up to 7 mtr.

i) Decision of Technical Committee conveyed to DUAC and Chief Architect NDMC on 12.10.95  
ii) Considered and approved by the Authority on 16.10.95 Referred to Under Secy.(DD) Min. of Urban Affairs & Employment for final decision.

79/95

Standard Cross Section for 20 M, 40M, & 80 M roads in Urban Extension. F.5(6)95-MP

Comments from MCD, NDMC Road managing, Authority PWD Engineer Member and Chief Arch. DDA to be obtained and matter be brought thereafter before the Technical Committee.

Referred to the concerned Depts. for comments by Dir(T) on 27.9.95, which have been received. Matter is placed before next Tech. Committee.

80/95

Modification in the part layout plan of Mangolpuri industrial area Phase -I (Plot for petroleum traders) PA/Dir.(Plg)/II/9/88/315 F.7(10)94-MP

Proposal was to implement the submissions made in Supreme Court, and therefore the proposal of carving out of plots for lubricant dealers with the norms was considered and agreed as a comprehensive scheme. Standard designs for the individual plots should be immediately worked out.

Modifications incorporated in the layout plan, and sent to Chief Engineer (N) for feasibility/implementation by Dir.(SA) on 28.9.95 Approval of layout, in file under process.

81/95

Amendment in MPD-2001 Nursery School sites to be utilised for Nursery School and other facilities. F.1(7)80-MP

Tech. Committee recommended the proposed modifications and dev. control norms with maximum 40% coverage 100 FAR and 11 M height and the basement to the max. extent of ground coverage if provided to be included in FAR, for processing under section 11-A of DDA Act.

Considered and approved by the Authority vide res. no. 114/95 dt. 16.10.95.Referred to the Under Secy. (DD) Min. of Urban Affairs & Employment for conveying the approval of Govt. to issue public notice, on 10.11.95.

Sl. No.	Item No./Subject	Decisions/Extracts	Present stage/Follow up action.
8.	82/95 Layout plan for PVC and other solid waste complex at Tikri Kalan Rohatak Road. Dir./NP/95/239	Fire Deptt. had cleared the layout plan on the land already acquired. Tech. Committee approved the scheme change of landuse be processed and area be declared as development areas of DDA. Modalities for disposal of plots be worked out and residential component be identified.	Considered and approved by the Authority in its meeting held on 16.10.95. Referred to Under Secy. (DD) Min. of Urban Affairs & Employment for conveying the approval of Govt. of India, to issue public notice, on 6.11.95.
9.	83/95 Permission to replace asbestos sheet roof with RCC roof in DDA built industrial sheds at Okhla Industrial Area Phase-I & II. P.3/14/95-MP	Scheme be prepared by Area Plg. Wing after having dialogue with the plot holders association, of the area as a group scheme; proposal so formulated be brought before the Tech. Committee in due course.	Plot holders Association Okhla conveyed the decision of the Tech. Committee to discuss with Addl. Commr. (AP) on 9.11.95.
10.	84/95 Regulation for provision of petrol pumps in Rural Use Zones in the National Capital Territory of Delhi. P.7(23)67-MPpt.-I.	Tech. Committee approved the proposed norms 'in principle' and advised to finalise land policy for such petrol pumps sites, in consultation with lands management Wing DDA and Oil Companies Matter be brought again before T.C. thereafor.	Referred to Dir. (SA) in file on 12.10.95 for taking further action.

Item No./Subject	Decisions/Extracts	Present stage/Follow up action,
11. 85/95 Remand case from ATMC Plot nos. 37 & 38 Community Centre Wazirpur Indl. scheme Phase-I, Delhi.	Considering that no area for shop had been prescribed neither in MPD-2001 nor in Bldg. Bye-laws minimum size of shop may be taken as 6 sq.mt. as prescribed in the Bombay municipal act/ Regulations, as well as in Draft Bldg. Bye-laws 1993, except for kiosks and stalls.	Referred to Dir.(Bldg) in file on 12.10.95 for taking further action.
12. 86/95 Planning of Zone 'O' (River Yamuna) use of Reclaimed lands in phase-I.	In views of the Authority Rec. on the subject broad landuse pattern as worked and be placed before next Authority meeting. Landuse pattern once agreed by the Authority would be processed and detailed an house in consultant with Chief Engineer (R&F) Deptt. Total land utilisation plan could be worked out by holding National competition taking into cons- ideration the inputs from on going studies.	12. Considered and approved by the Authority vide Res. no. 115/95 dt. 16.10.95. File referred to Secy. Commr. (AP) for taking further action as per the Authority Resolution.
13. 87/95 Allotment of land to National War Memorial at Dhaula Kuan New Delhi. F.11(16)67-MP.	Proposal accepted with the suggestion that Defence Ministry may obtain the requisite clearance of the Project Design from DVAC and the DDA.	Decision conveyed to Dir.(Res.) Ministry of Defence on 12.10.95.



ACTION TAKEN REPORT ON THE DECISION OF THE TECHNICAL COMMITTEE MEETING HELD ON 10.10.95

Sl.no.	ITEM NO./SUBJECT	DECISION/EXTRACTS	PRESERVE STAGE/FOLLOW UP ACTION
1.	88/95 Change of land use of an area measuring 31 acres from 'Recreational' to 'Residential' at INA, New Delhi. F20(11.92-MP)	Change of land use for 31 acres recommended for consideration of final notification to the Authority.	Considered and approved by the Authority on 16.10.95. Referred to Urban Secy. (DD) Ministry of Urban Affairs & Employment on 6.11.95 for final notification.
2.	89/95 Utilisation of Government land in Dev Nagar area/change of land use. F20(29)94-MP	Change of land use recommended to the Authority with the notification that the facility area to be increased from 2.0 to 3.0 ha. including the area required for road widening.	Considered and approved by the Authority on 16.10.95. Referred to Urban Secy. (DD) Min. of Urban Affairs & Employment on 6.11.95 for Govt. of India approval to invite public obj./sugg.
3.	90/95 Change of land use of an area measuring 2000 sqm. from 'Recreational' to 'Commercial' (Coffee non-cum-Media centre) on land within Shahad Park (1.9 ha. approx.) (Sub-zone D-2)	An integrated plan to be prepared by DTTDC in consultation with MCD considering the views of Archaeological Survey of India.	Decision conveyed to the Supdt. Engrs. DTTDC Town Planner, MCD on 12.10.95.
4.	91/95 Resettlement of squatters of Bhoomihar Camp near A-4 & A-5 between Balkeji.	Change of land use of an area measuring 8 acres from 'Residential' to 'Commercial' C-2 area measuring 30 acres near Vill. Tehkand from Recreational to Residential recommended to Authority.	Considered and approved by the Authority on 16.10.95. Referred to Urban Secy. (DD) Min. of Urban Affairs & Employment on 6.11.95 for Govt. of India approval to invite public obj./sugg.

Sub: Implementation of Urban Development Programmes in accordance with the Regional Plan-2001 provisions

File No.: Dir(NCR & UE)/95/F.32

1. INTRODUCTION:

Delhi Development Authority is in receipt of following two letters from the National Capital Region Planning Board :

(i) No.K-14011/8/95(AP)-NCRPB dated 20.3.95(copy annexed). By giving the background of Hon'ble Supreme Court judgement of dt. 31.3.95, following is highlighted in the letter:-

a) "Thus the overriding effect of the Act by virtue of section 27 and total prohibition of any activity of development in violation of the finally published Regional Plan provided in Section 29 of the Act is sufficient to indicate that any claim inconsistent with the finally published Regional Plan in the area cannot be sustained on any ground.

b) The overriding effect of the NCR Act by virtue of section 27 therein and the prohibition against violation of Regional Plan contained in section 29 of the Act, totally excludes the land use of that area for any purpose inconsistent with that shown in the published Regional Plan."

In view of the above, it is stated in the letter that "while undertaking execution of any development programme/projects, it may be ensured that such projects do not violate provisions of the Regional Plan, specially the land use, prescribed by it".

ii) No.K-14011/6/91-NCRPB dt.14.4.95(copy annexed). Requesting DDA that before any changes in the land use are made in region, such changes should first be got approved from the NCR Planning Board. Following are required to be submitted to NCRPB.

- a) " General Development Plan of all the sub cities including Narela and their status i.e., whether they have been approved and notified under the Delhi Development Act and if so, a copy of the notification thereof.
- b) The urbanisable area proposed in each of these sub-cities clearly marked on the Regional land-use Plan for NCR. The designated population and density for each of the sub-cities and Delhi Urban Extension areas.
- c) The area in hectares proposed to be urbanised in each sub city and urban extension
- d) The major transport network proposed e.g. the proposed urban expressways etc. to connect these sub-cities and its alignment clearly marked on the regional land-use plan.
- e) Future electrification programme in rural areas of Delhi along with Power load and its purpose.
- f) A legible copy of the Plan enclosed with the agenda under reference may also be sent. "

2. OBSERVATIONS:

A) Regional Plan - 2001:

i) Contents:

Regional Plan-2001 for NCR is prepared under the provision of NCR Planning Board Act.-1985 and the contents of the Regional Plan are as given below:

- a) "the policy in relation to land-use and the allocation of land for different uses;
- b) the proposals for major urban settlement pattern;
- c) the proposals for providing suitable economic base for future growth;



- d) the proposals regarding transport and communications including railways and arterial roads serving the National Capital Region;
- e) the proposals for the supply of drinking water and for drainage;
- f) indication of the areas which require immediate development as "priority areas" and
- g) such other matters as may be included by the Board with the concurrence of the participating States and the Union Territory for the proper planning of the growth and balanced development of the National Capital Region."

ii) Procedures to be followed for preparation of Regional Plan :

The procedures to be followed for preparation/approval of the Regional plan as per NCRPE Act article No.12(i) to (iii) is as below:

- a) "Before preparing any Regional Plan finally, the Board shall prepare with the assistance of the committee, a Regional Plan in draft and publish it by making a copy thereof available for inspection and publishing a notice in such form and in such manner as may be prescribed inviting objections and suggestions from any person with respect to the draft Regional Plan before such date as may be specified in the notice.
- b) The Board shall also give reasonable opportunities to every local authority within whose local limits any land touched by the Regional Plan is situate, to make any representation with respect to the draft Regional Plan.
- c) After considering all objections suggestions and representations that may have been received by the Board the Board shall finally prepare the Regional Plan."

iii) Regional land Use :

The Regional land-use of the Regional Plan-2001 provides following notes on the plan:-

- a) "This map indicates broad landuses for MCR-2001 AD which would be supplemented by Sub-Regional Plans for the respective Sub-regions and, Master Plans for priority and DDA towns for their populations assigned in the Regional Plan for perspective-2001 AD by the participating states and Delhi UT.
- b) The proposed urbanisable areas as shown on the map for Regional centres and other important centres are approximate and, the urbanisable limits would be governed by proposals of the statutory master plans/new master plans in force.
- c) The green areas around urban centres as shown on the map are approximate and would be governed by the proposals of the statutory Master Plans.
- d) The alignment of proposed expressways and Regional Rail by-pass shown in the map is tentative.
- e) The green buffer will be 100 metres on either side on expressways and national highways and 60 metres on either side on state highways.
- f) The boundaries of Regional parks, bird and wild life sanctuaries and ridge shall be in accordance with Master Plans/notifications thereof."

B) Master Plan for Delhi-2001:

i) contents:

Master plan for Delhi is prepared under the provisions of Delhi Development Act 1957; and the content of the plan are:

- a) "Define the various zones into which Delhi may be divided for the purposes of development and indicate the manner in which the land in each zone is proposed to be used (whether by the carrying out thereon of development or otherwise) and the stages by which any such development shall be carried out.
- b) Serve as a basic pattern of frame-work within which the zonal development plans of the various zones may be prepared.
- c) The master plan may provide for any other matter which is necessary for the proper development of Delhi."

ii) The procedures for plan preparation and approval :

The procedures to be followed in the preparation & approval of the plans as per DD Act 1957 article 10(1) to (5) is as given below:

- a) "Before preparing any plan finally and submitting it to the Central Govt. for approval, the Authority shall prepare a plan in draft and publish it by making a copy thereof available for inspection and publishing a notice in such form and manner as may be prescribed by rules made in this behalf inviting objections and suggestions from any person with respect to the draft plan before such date as may be specified in the notice.
- b) The Authority shall also give reasonable opportunities to every local authority within whose local limits any land touched by the plan is situated, to make any representation with respect to the plan.
- c) After considering all objections, suggestions and representations that may have been received by the Authority, the Authority shall finally prepare the plan and submit it to the Central Government for its approval.
- d) Provisions may be made by rules made in this behalf with respect to the form and content of a plan and with respect to the procedure to be followed and any other matter, in connection with the preparation, submission and approval of such plan.



- a) Subject to the foregoing provisions of this section the Central Govt. may direct the Authority to furnish such information as that Govt. may require for the purpose or approving any plan submitted to it under this section."
- C) The plans for sub-city projects as part of proposed urban extension in Delhi are prepared & processed under DDA Act and are within the provisions of MPD-2001. They are also covered within the provision of the Regional land use plan.
- D) NCRPB Act as per article 17(3) also provides for preparation of a sub-regional plan by the constituting states. Draft sub-regional plan for Delhi has been prepared and is under consideration of NCRPB.
3. OBSERVATIONS OF LEGAL DEPTT. & THE CONCLUSIONS:-
- The background as given in the previous paragraph reveals the following:-
- (i) In the Regional Plan, contents as in the National Capital Regional Planning Board Act, there has to be a policy in relation to the land use and allocation of land for different uses. In view of this, the Regional Plan 2001 prepared by the NCR Planning Board as the following explanatory notes on the landuse Plan.
- i) The proposed urbanisable areas as shown on the map for Regional Centres and other important centres are approximate and, the urbanisable limits would be governed by proposals of the statutory master plans/new master plans in force.
- ii) The green areas around urban centres as shown on the map are approximate and would be governed by the proposals of the statutory Master Plans.

The plans for sub-city projects as part of proposed urban extension in Delhi are prepared and processed under Delhi Development Act and are within the provisions of MPD 2001. They are also covered within the provision of the Regional Landuse Plan.

(2) In case of Master Plan for Delhi Perspective 2001, landuse are prescribed/modified as per detail procedure as laid down in the Delhi Development Act with the final approval of the Central Government. The sub-city projects etc. being developed by DDA are within the provision of Urban Extension 2001. Hence changes in landuse etc. in the Master Plan would not require separate approval of NCR Planning Board.

(3) The subject was referred to the Legal Deptt. of DDA for their observations. The gist of their observations is as follows:-

"The provision of section 53 of Delhi Development Act 1957, are more elaborate and specific regarding the effect of other laws & section 53 gives an over-riding effect to Delhi Development Act 1957. Section 27 of the NCRPB Act gives an over-riding effect vis-a-vis, the provisions in any other law for the time being in-force etc. Whereas the provision of section 53 do not refer to the words any other law for the time being in force. It has general over-riding effect. The zonal plan & Master Plan, are also prepared under the provisions of Delhi Development Act 1957 and attain legal status & that such plans do not become nullity simply because the concurrence of the NCRPB has not been obtained. The section 28 of NCRPB Act 1985 states that the Govt. can issue directions to the Board and the board shall have to comply with the same. Accordingly and when there is any difference of view between the authority and the Board then the Govt. acting under the provisions of section 28 of the NCRPB Act can be requested to issue suitable directions to the Board.

The standing counsel Shri R. Sethi has also agreed with the view of CLA.

(4) Thus in view of above, it is not necessary to refer the cases of landuse changes to the NCR Planning Board.

*S. P. Singh*  
9/10/85



OMESH SAIGAL, I.A.S.  
Member-Secretary  
Tel. : 4642285  
Fax No. : 4642163

राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड  
NATIONAL CAPITAL REGION  
PLANNING BOARD  
1st Floor, Zone-IV  
India Habitat Centre  
Lodhi Road, New Delhi-110 003  
ग्रहणी विकास मंत्रालय  
Ministry of Urban Development)

D.O. No. A-14011/8/95(AP)-NCRPB

20-3-1995

Sub: Implementation of Urban Development Programmes in accordance with the Regional Plan - 2001 provisions.

My dear Sir,

As you are aware, the National Capital Region Planning Board, established under the National Capital Region Planning Board Act, 1985, had drawn up a Regional Plan-2001 for the National Capital Region, which was duly notified in accordance with the provisions of the above mentioned Act on the 23rd January, 1989. This Regional Plan covers almost all the facets of development in the National Capital Region like land use, transportation, telecommunications and economic activities etc. According to Section 27, this Act has an over-riding effect, notwithstanding anything inconsistent therewith contained in any other law for the time being in force or any instrument having effect by virtue of any law other than this Act or in any decree or order of any Court, Tribunal or other Authority. Recently, a matter regarding 'change of land use against the land use prescribed in the Regional Plan' had come up before the Supreme Court of India wherein the Honourable Learned Court has taken the following view in the Judgement pronounced on March 31, 1994 (photocopy enclosed) in respect of the provisions of the NCR Planning Board Act:

- (1) "Thus the overriding effect of the Act by virtue of Section 27 and total prohibition of any activity of development in violation of the finally published Regional Plan provided in Section 29 of the Act is sufficient to indicate that any claim inconsistent with the finally published Regional Plan in the area cannot be sustained on any ground."

It is my impression that:

the implications of the same may  
please be brought out to the T (Committee)

Dil (10/10/95)

29/3

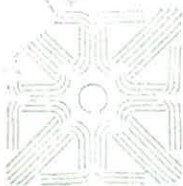
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28/3

Mr

ate





OMESH SAIGAL, I.A.S.  
Member-Secretary  
Tel.: 4642285  
Fax No.: 4642163

-19-

राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड  
NATIONAL CAPITAL REGION  
PLANNING BOARD  
1st Floor, Zone-IV  
India Habitat Centre  
Lodhi Road, New Delhi-110 003  
शहरी विकास मंत्रालय  
(Ministry of Urban Development)

D.O. No. K-14011/6/91-NCRPB

19-4-1995

Dear Sir, (to Planning Board)

From the agenda notes received along with the proposal letter no. F.2(2)/95 MC/Vol.III DDA/70 dated 10.4.95, the agenda item no. 25/95 indicates that some area which hitherto had been earlier proposed for rural use zone is sought to be changed to residential use zone in Narela sub city. The NCR Planning Board does not have the detailed information regarding the status of this area vis-a-vis that of draft GDP of Narela sub city and its impact on the Regional land-use Plan for NCR. It would kindly be appreciated that the Regional Plan-2001 for NCR is a statutory document under the NCR Planning Board Act, 1985 and all land uses within the NCR have to conform to the land use provided in the Regional Plan. In this connection, your kind attention is also invited to our letter dated 20-3-1995 vide which it has already been requested that before any changes of the land use are made within the NCR, such changes should first be got approved from the NCR Planning Board.

प्रमाणित प्रतिलिपि  
दिनांक 27.4.95  
स्थान 27.4.95

It is therefore requested that before this proposal is finally put up to the Government for approval, the following information may kindly be supplied, so that this proposal can be examined keeping in view the NCR Plan:

- General Development Plan of all the sub cities including Narela and their status i.e., whether they have been approved and notified under the Delhi Development Act and if so, a copy of the notification thereof.
- The urbanisable area proposed in each of these sub cities clearly marked on the Regional land-use Plan for NCR. The designated population and density for each of the sub cities and Delhi Urban Extension areas.

V.C. between  
E.C. and S.C.  
D.D. to VC

Re: (Narela)

Delhi Urban Extension

27/4/95

403/10000

All documents  
to be put up with  
Details -  
M. S. G. / 27/4/95  
P. S. G.

c) The area in hectares proposed to be urbanized in each sub city and urban extension.

d) The major transport network proposed eg. the proposed urban expressways etc. to connect these sub cities and its alignment clearly marked on the regional land-use plan.

e) Future electrification programme in rural areas of Delhi along with Power load and its purpose.

f) A legible copy of the Plan enclosed with the agenda under reference may also be sent.

*With regards*

Yours sincerely,



(GRESH SARCAL)

Shri S.P. Jakhanwal,  
Vice-Chairman,  
Delhi Development Authority,  
Vikas Sadan,  
Near INA Colony,  
New Delhi - 110 023.

*21/1/74*

Sub: Development Norms in respect of 20 & 22 Tilak Marg (College of Arts)

P.3(10)71-MP.

Chief Architect, NDMC vide his letter dt. 27.10.94 requested for the Development Control Norms applicable to the above cited property i.e.

- i) Permissible coverage and FAR
- ii) R/W and road widening , if any
- iii) Plot falls in Lutyen's Bungalow Zone
- iv) Maximum permissible height

2. Background - It is observed that this matter was earlier referred to DDA by Chief Architect, NDMC vide his letter dt. 27.3.78 and DDA replied the same vide letter dt. 17.5.78 wherein stated that the plot under reference is earmarked for educational/cultural/ Research Institute in the Master Plan(1962)/Zonal Plan. The plot falls in zone D-3 for which NDRAC submitted envelope controls including this plot and the maximum height was 30'. The coverage applicable to this plot was maximum 25% and parking etc. should be as per norms. Therefore, DDA issued a No Objection for the plot with the condition that the Project should also be got cleared from DUAC. Based on this letter, NDMC approved the project with 23% ground coverage and FAR as 54. The sanction was issued by NDMC on 18.10.79.

Existing height (7 Floor) 82 ft. = 24.99 mt.

Total plot area = 2.25 ha.

3. Now, once again, the College of Arts has submitted revised plans for sanction to NDMC which details are as under:-

- i) Ground Coverage 24.995%
- ii) FAR(Existing + Proposed) 88.59
- iii) Maximum height proposed 82'
- iv) Car parking for 70 cars only as against the opp. requirement of 200 cars, in view of the limited purpose of the College.



ii) The request of the college for reduction in providing car space for 70 cars may be considered as a special case. DDA has earlier given relaxation to other institutions for car parking spaces e.g. Telecommunication Departement cases.

iii) Plot under reference falls within the Lutyen's Bungalow Zone area for which final notification is awaited from Govt. of India. *However, it is a non-bungalow plot.*

iv) Ther college is opposite to the Supreme Court therefore, approval for this plot from DUAC as well as from Special Security Deptt. of Govt. of India may be required.

v) NDRAC treated these two plots separately and also indicated set backs. It would be difficult to have a college on these set backs and the same as indicated in MPD-2001 may be considered as combined plot.

9. Matter is placed for consideration of the Technical Committee.

*esshantog*

SUB:- MODIFICATIONS IN DEVELOPMENT CONTROL NORMS FOR  
SCHOOL FOR HANDICAPPED.

F. 9(3)95/MP/

1. BACK GROUND/INTRODUCTION:

A site measuring 5000 Sqm has been allotted to "Handicapped Children's parents Association in sector 5 of Dwarka. Ph-I for construction of a School for handicapped." The Architect of the School has represented for relaxation in ground coverage from maximum permissible 33% to 50% of the School Building area which is 2000 Sqm.

2. EXAMINATION:

The Master Plan of Delhi-2001 provides 1 School for handicapped for a population of 45,000. One school for 400 students is prescribed to have a total area of 5000 Sqm. Out of which 2000 Sqm. is for school building and the remaining 3000 Sqm for playing. The Master Plan also provides that the school for handicapped shall have the same norms as the Primary Schools which are given below:-

Maximum ground coverage	33%
Maximum floor area ratio	100
Maximum height	14m

The Architect of the school have represented that this school is meant for handicapped(spastics) where it is desirable and advantageous to restrict/minimise vertical movement as the children are generally not self-ambulant(they have to be helped about). In the representation, the Architect has further pointed out that they would utilise the enhanced coverage in the building area and not touch upon the play area.

The request of the Architect is founded on fact that for handicapped children it is much more difficult for them to move up and down vertically as compared to horizontal movement. The contention is quite understandable and can be appreciated. It may be observed here that relaxing of permissible coverage up to 50% in the case of school for handicapped children is need based requirement. It would be a deviation from the prescribed norms as given in the MPD-2001. Once, approved and processed, this shall apply to all such schools.

3. RECOMMENDATION:

The case/ issue of relaxation of ground coverage from permissible 33% to 50% (in case of school of handicapped) remaining dev. control to be kept as per MPD-2001, is submitted before the Technical Committee for its consideration and recommendation to the authority.

-26-

Sub: Policy regarding utilisation of land in case of existing hazardous/noxious/heavy/large scale industries on their Closure/shifting.

F.20.15)93/MP

The above mentioned subject was discussed in the Technical Committee in its <sup>meeting</sup> held on 10.5.95. The Tech. Committee decided as given below:

"The item was presented by Commr.(LM); Commr.(Plg) and Director(ZP). After detailed discussion Tech. Committee decided that in view of on-going deliberations of Urban Land Ceiling Act Regulations, the item be brought to the Tech. Committee after consultation with concerned authorities by the sub committee which has gone into these matters."

2. Subsequently Development Commr.Delhi GNCTD vide his letter dt. 28.8.95 to VC, DDA referring the Supreme Court case requested that DDA should move firmly for the removal of noxious and hazardous industries from the Metropolitan area. Further, he mentioned that the Govt. of NCT of Delhi is of the view that while removing these industries, it should be ensured that the land so vacated is properly utilised for community purposes.

LG vide his minutes dt. 29.8.95 on the above letter recorded as given below:

"Depends on the character of the land, whether freehold or leasehold, large or small industries to be shifted have to be treated equally provided no other factors of compensatory nature cause a change of circumstances."

3. In the meantime the issue had also been discussed in the meeting of the planning Committee of the NCR Planning Board held on 31.5.95. The suggestions made by the NCR Planning Board in respect of incentives and modalities for facilitating the shifting of industries from Delhi to NCR were discussed and following pattern of utilization of land vacated by the industries has been recommended:



PROPOSED UTILISATION OF LAND AFTER DEMOLITION OF EXISTING STRUCTURES IN CASE OF NON-CONFORMING, HAZARDOUS/NOXIOUS INDUSTRIES.

SL.NO.	EXTENT	Percentage to be earmarked for Recreation Ground Playground or any other open uses as specified by the Authority	percentage of land to be used for providing housing facilities by the owner at norms to be determined by DDA/GNCT Delhi.	percentage to be earmarked and to be developed for residential or commercial user to be developed by the owner.
1.	2.	3	4.	5
1.	Upto 2000 sq.mtr. (including the first 2000 sq.mts. of the larger plot)	-	-	100% to be developed by the owner in accordance with the zoning regulations of the Master Plan.
2.	0.2 to 5 ha.	33	27	40
3.	5 ha. to 10 ha.	33	34	33
4.	Over 10 ha.	33	37	30

i) In case such vacated areas are located in a residential zone, while the total area can be reused for residential land use as prescribed in the Master Plan of Delhi, a part of the building upto 10% so constructed in conformity with the Master Plan could also be utilised as a Front Office of the shifted industry.

ii) In case, such vacated lands are located in designated commercial areas of the Master Plan of Delhi they would be used as per the land use prescribed in the Master Plan.

iii) In case, such vacated areas are relocated in the industrial zones in Master Plan, they may be allowed to be used for a front office and management residence subject to a maximum ceiling of 25% FAR of the plot.

The above concessions for reuse of vacated land will not be made available to rank encroachers in whose case the land will revert to original owner of the land.

In order to implement the above proposals necessary amendment would be required to the following provisions of the Master Plan -2001.

a) Part-II -Sec.3(ii) on pages 123 and 124 of the Gazette dt. 1.8.90 part C of the clauses under Hazardous and Noxious industries and Heavy and Large industries.

- b) Development Code sub-clause B(2) (Pages 152 and 153) to allow other uses, i.e. commercial offices (serial no. 025) residential flats (serial no. 003) to the extent of 25% FAR, in the Industrial zones M1 and M2 in case of vacated industrial sites upto 2000 sq.m. Similar amendment may also be necessary in the case of use zone RD(residential) to allow 10% use of the residential building constructed on vacated plots, for front offices.

4. The case is put up to Technical Committee for consideration of the proposal of NCR Planning Board and consequential amendment in MDD- 2001 u/s 11 A of D.D. Act.

05/

sub : Change of land use of an area measuring 0.40 ha. (1.0 acres) from 'Recreational' to 'Transportation' (Bus Terminal) at Malviya Nagar opposite Aurobindo College New Delhi, F.No.F.20(9)95/MP

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A request was received from the Chief Engineer, DWS & SD/MCD Undertaking allotment for additional land measuring 0.65 ha. (1.6 acres) for extension of the existing overhead tank and construction of reservoir and booster pumping station, after considering 6m depth of water in the ground reservoir.

2. The proposal was considered by the Technical Committee in its meeting held on 26.11.91 vide item No.194/91 and it was agreed to consider the allotment of this land measuring 0.65 ha. (1.6 acres) subject to availability of suitable alternative site for a Bus Terminal in consultation with DTC. After joint site inspections a site measuring 4000 sq.m. was identified just across the Water Tank and adjacent to Aurobindo College. The land use of site under reference is earmarked for 'Recreational' (district parks and open spaces) as per MPD-2001 as well as in the Draft Zonal Development Plan for Zone 'F' (South Delhi-I).

3. The proposal was again considered by the Technical Committee in its meeting held on 31.3.92 and the Technical Committee recommended the change of land use of an area, measuring 0.4 Hac. from "Recreational (District Parks)" to "Transportation (Bus Terminal)". There has been delay in submitting the case to the Authority which is mainly due to the fact that the file remained attached with file No.F.23(5)90/IL (Allotment of additional land to Water deptt., M.C.D.), since it was originally earmarked for D.T.C. Terminal in the Facility Centre No.29 Scheme. Presently the site is predominantly undeveloped with wild/rainy season, green growth. However, for an entry from this side to the large District Park in the rear, a 6 Mtr. strip with



Sub: Change of land use of an area measuring 15.38 HA (38 acres) from 'Industrial' to 'commercial' use at Jangpura by Hindustan Prefab Ltd., Govt. of India enterprises. F.20(8)/88/MP.

The matter regarding change of land use was earlier considered in the Tech. Committee meeting held on 10.5.95 and it was decided that:

"The change of land use of an area measuring 38 acres partially residential (23 acres) and partially commercial (15 acres) subject to that:

1. It would be essential to add one lane on either side of the existing flyover for which expenses are to be borne by HPL.
2. The area for which change of land use is recommended will be developed as per development control norms stipulated in MPD 2011.
3. All costs towards improvement of the road network is to be borne by HPL Ltd., and accordingly scheme is to be prepared by Hindustan Prefab Ltd.

2. The decision of the Tech. Committee was communicated to HPL and HPL vide their letter dated 7/9/95 (APPENDIX) has forwarded their scheme for the development of HPL factory land in Jangpura with the following:

1. In fact HPL has 28.689 acres of land and the remaining land on both sides of Mathura Road is meant for approach road to HPL complex as per plan 686 approved by the Ministry of Surface Transport in 1956 when Mathura Road over bridge was constructed. This land was given to HPL for Care and Maintenance by L&DG.
2. The Board of Directors of HPL in their meeting held on 31.8.1995 decided that HPL factory land be developed in phases as under:
 

i) Commercial office complex	15 acres
ii) Residential	13.689 acres
iii) Approach road to HPL complex	10.00 acres (and
	(land lying on both sides of Mathura Road)

3. As there is departure from the Tech. Committee decision, before placing this case before the Authority it is appropriate that this case be put up for Tech.

*RSW*

contd...

हिन्दुस्तान प्रीफैब लिमिटेड

(भारत सरकार का संस्थान)

जंगपुरा, नई दिल्ली-110014 (भारत)



HINDUSTAN PREFAB LIMITED

(A GOVT. OF INDIA ENTERPRISE)

JANGPURA, NEW DELHI-110014 (INDIA)

नमस्ते संख्या

Our Ref. No.....

HPL/Secy/L-20/152/1917

दिनांक

Dated.....199

7th Sept 95

Sh. P. V. Mahashabdey,  
Joint Director (MP)  
Delhi Development Authority  
Vikas Minar  
I P Estate  
New Delhi.

Sub: Change of land use of an area measuring 38 acres from industrial use' to commercial' (15 acres) and residential use' (23 acres) at Jangpura, New Delhi.

Dear Sir,

1. Please refer to your letter No. F20Y8Y88-MPY476 dated 7.7.95.

2. The Board of Directors of HPL have decided that HPL factory Land would be developed in phases as under:-

- |                                   |                   |
|-----------------------------------|-------------------|
| i) Commercial office complex      | 15.000 acres.     |
| ii) Residential.                  | 13.689 acres.     |
| iii) Approach road to HPL complex | 10.000 acres app. |
|                                   | -----             |
|                                   | 38.689 acres      |
|                                   | -----             |

3. A sketch plan and the development scheme is enclosed. You are requested to kindly communicate approval for change in land use from light industrial to commercial and residential as proposed above at an early date.

Thanking you,

Yours faithfully

J. D. M. P. on leave

UCL

H. D. Agarwal  
14/9/95

(N. D. AGARWAL)

Co. Secy. &amp; Manager (Law)

तार : प्रीफैब  
GRAMS : PREFAB

टेलिफोन : 031-75176  
TELEX : 031-75176

फैक्स : 011-6830365  
FAX : 011-6830365

दूरभाष : 6830225, 6830254  
PHONES : 6830225, 6830254

1000 पाठनीय अनुसंधान  
श्रीमती श्री. 1000-11  
विशेष 14/9/95

Sub: Development of HPL factory Land in Jangpura,  
New Delhi.

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1. HPL is functioning as a Govt of India Enterprise under the Administrative control of Ministry of Urban Affairs and Employment, having its factory manufacturing prefabricated components in Jangpura on land ad measuring 28.689 acres .

2. Govt has time and again decided that HPL s surplus land be developed for commercial purposes. In May 95 it was decided by the Technical Committee of DDA that entire factory land be developed as under :-

- i) Commercial 15 acres
- ii) Residential 23 acres

3. In fact HPL had 28.689 acres of land and the remaining land on both sides of Mathura Road is meant for approach Road to HPL complex as per plan 586 approved by the Ministry of Surface transport in 1956, when Mathura Road over bridge was constructed. This land was given to HPL for Care and Management by L&DO

4. The Board of Directors of HPL in their meeting held on 31.8.95 decided that HPL factory land be developed in phases as under :-

- i) Commercial office Complex 15 acres
- ii) Residential 13.689 acres-
- iii) Approach Road to HPL Complex 10.00 acres app.  
(Land lying on both sides of Mathura Road)

5.1. Initially HPL would start construction of approach road through the vacant land lying on both sides of Mathura Road.

5.2. Addition of one lane on either side of existing fly over would also be started by HPL after taking necessary approvals

5.3. Simultaneously, HPL would develop the commercial land and provide for other infrastructure like water, sewerage, electricity, as may be required as per development norms for the total complex.

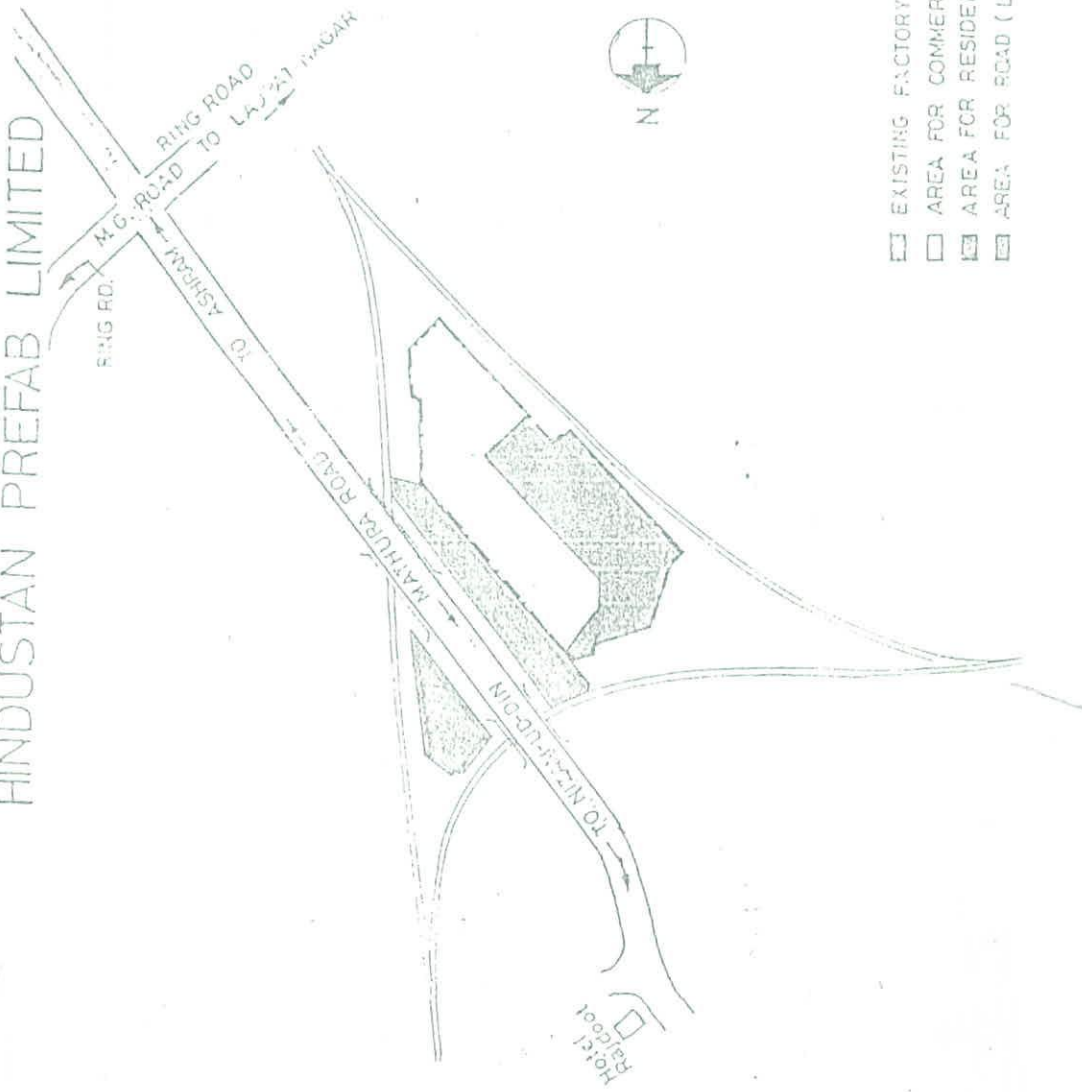
5.4. Thereafter the residential land would be developed.

5.5 A sketch plan for the total development is enclosed.

(N.D. Arawal)  
Co. Secy. & Manager (Law)



# HINDUSTAN PREFAB LIMITED



Sub: Change of land use of an area, measuring 13.97 ha. from 'Recreational'(Regional Park) to 'Residential' at village Pulpahladpur, New Delhi.

F.20(6)86/MPpt.-I.

1. The Authority vide Res.No. 58 dated 27.7.89 approved the processing of change of land use of an area measuring 13.97 ha. from 'Recreational'(Regional Park) to 'Residential' at village Pulpahladpur, New Delhi.

2. The same was referred to the Ministry of Urban Dev. for approval of Central Govt. u/s 11-A of Delhi Development Act 1957 to issue a public notice for inviting objections/suggestions from the public which was conveyed vide MOUD letter No. K-13011/4/93-DDIB dated 11.4.94. Accordingly a public notice inviting obj./Sugg. from the public was issued on 27.8.94.

3. In response to public notice, no obj/sugg. has been received. However, in view of the fact that the area under reference forms part of the Southern Ridge and notified as 'Reserved Forest' the matter had been reviewed. The entire area of 13.97 ha. is divided into two pocket as given below:

POCKET	TOTAL LAND AREA	Nos of DUS	AREA NOT UTILISED	AREA UTILISED FOR RES. USE.
A	4.07	316(MIG)	1.73	2.34 ha.
B	9.90	608(Janta) 128(LIG)	5.23	4.67 ha.
Total	13.97 ha.	1052	6.96ha.	7.01 ha.

The unutilised area measuring 1.73 ha. in Pocket A is required for construction of additional flats for proper circulation, services etc, while the unutilised area of pocket-B is measuring 5.23 ha. may remain under recreational use. As such, out of total area measuring 13.97 ha. change of land use of area measuring 8.74 ha. may be processed from Recreational (Regional Park) to Residential Use.

4. The proposal is placed before the Tech. Committee for its consideration and approval.

51

Sub: Acquisition of land use clearance for 400/220 KV  
Sub-Station at Mundka.

File No.: F.6(1)95-MP

1. BACKGROUND :

DESU vide letter dated 17.5.95 have requested for a piece of land measuring 37.5 hac (750 m x 500 m) in the revenue estate of village Mundka in West Delhi. The proposal is stated to be part of 8th plan and is envisaged to improve the power position in the rural blocks of Mangloi, Najafgarh and West Delhi. This matter was discussed earlier in Internal Planning Committee meeting on 20.8.95 and it was desired that additional information from DESU be coordinated by A.C.(TYA). The same has been received from DESU vide letter No. SE(PL-I)/4(1)/663 dated 28.9.95. This was further discussed with DESU on 30.10.95 during the meeting with CE (E), DDA. Subsequently, DESU has submitted a revised plan indicating the proposed site and the route of the transmission lines vide letter No. SE(Plg)/4(1)/600 dated 3.11.95

2. OBSERVATIONS :

- i) The site for the 400 /220 KV grid sub station proposed by DESU has been examined with regard to provisions of MPD-2001 and proposed urban extension-2001. The location has been identified on the Urban Extension plan laid on table. It may be noted from the Plan that the proposed site falls outside the proposed urban extension -2001. According to the programme of urban extension, area between Rohtak road and north of Dwarka is not yet conceived as a subcity development project and hence the proposed ESS would not serve any planned development and would only improve the power situation for rural blocks of Najafgarh and Mangloi.
- ii) The policy with regard to provisions of electric sub-station in rural Delhi has not been favoured by DDA in past mainly on account of its likely impact on encouraging unauthorised development in peripheral area. Hence in this case also it would be preferred that the proposed electric sub-station is taken up as part of proposed extension rather than meeting the load of rural areas.



Sub : Request of DCP(HQ)-III for utilisation of Police Post site measuring 2253 Sq.mt. in Sector-IV Pushpa Vihar for Police Stn.

#### 1.0 BACKGROUND

- 1.1 DCP(HQ)-III vide his letter dt. 24.9.95 has requested for utilisation of site measuring 2253 Sq.mt. earmarked for Police Post for Police Stn. in Sector-IV, Pushpa Vihar Govt. Colony in sub-zone F-16.
- 1.2 The site has been allotted by L&DO, COI for the construction of a Police Post to Delhi Police. In the letter DCP(HQ)-III has informed that since the plot u/r is abutting main Dr. Ambedkar Marg it has been decided by the Deptt. to utilise the same for setting up a Police Stn. It is further mentioned that no other site has been allotted for this Police Stn. so far.

#### 2.0 DETAILED EXAMINATION

- 2.1 In MPD-2001 the area prescribed for Police Stn. is 1.15 Hec. while for Police Post it is 0.16 Hec. However, the use activities permitted in the use premises in both the cases of Police Stn. and Police Post are identical. Comparative development controls norms are given below :

S.No.	Description	Police Post	Police Stn.
i.	Max. Ground Coverage	35%	25%
ii.	Max. FAR	70	100
iii.	Max. height	15	15

#### 3.0 RECOMMENDATION FOR CONSIDERATION

- 3.1 From planning point of view, its location and size, there should not be any objection to utilise the Police Post site for Police Stn. subject to the condition that the development controls of a Police Post would be followed.

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

*CP*  
3.1.95

*Dw (20)*

LAI D ON TABLE

Sub: Allotment of land for onstruction of 33 KV Grid  
Sub Station at Saraswati Garden/Kirti Nagar.  
F.29(1)/92/IL

This case was discussed in the Tech. Committee meeting held on 4.7.1995 (agenda as well as minutes are annexed) and the following decision was taken:

"After detailed discussion, Tech. Committee observed the following:

- i. The land required for such sub-station be reviewed with minimum land requirement/built in sub station system and such land to be located jointly by the DESU and the planning department of the DDA.
- ii. Overall study of sub station of different categories as per the present demand keeping in view the report prepared by DESU in 1986.

As a follow-up action to sort out the pending references of ESSs, these were discussed in the room of Chief Engineer (Elec.) DDA on 1/11/1995 which was attended by Senior Representatives of DESU where the following decision was taken:

"In accordance with the decision of 1st meeting, a joint site inspection was carried out on 25.10.95 Sh H.S.Sikka, (Dir.ZP-H) informed that no land suitable for grid sub-station is available. He, therefore, suggested that DESU should explore the possibility of augmenting the existing sub-stations in the area. Accordingly, a decision was taken that DESU shall study the proposal made by Sh. Sikka and submit a complete report in this regard."

Looking into the urgency of this case, the case is submitted for the consideration of the Tech. Committee.

200/11

SUB: Allotment of land for construction of 33 KV Grid Sub Station at Saraswati Garden/Kirti Nagar, West Delhi.

F290092/ Dnsr

Request has been received from DESU for earmarking/allotment of land measuring 75 Mtr. x 45 Mtr. for the construction of 33 KV Grid Sub Station at Saraswati Garden/Kirti Nagar in West Delhi. DESU has informed that the sub station required to augment the power supply due to phenomenal growth for power requirement in the adjoining commercial, industrial and residential areas, which is now not been able to meet from existing sub station at Riwari Line Industrial Area. DESU had been suggesting a number of sites/locations.

2. A site at the crossing of Rama Road and Road to Saraswati Garden extension was earlier considered in the meeting of the Tech. Committee in its meeting held on 13.12.94 under Item No. 1/23. The proposal involved cutting of eucalyptus trees and few more jungli kidder. Technical Committee did not agree to the proposed location of 33 kv grid sub station in the recreational (green area). The technical committee desired that alternative site be explored in the area where ESS can be provided.

3. As decided by the Tech. Committee in its meeting held on 13.12.94 vide Item No. 123/94 a site has jointly been identified which is located in the south of the earlier site proposed for the construction of E.S.S. The site is out of the recreational area, however, does not involve cutting of trees. The approximate area of the proposed site is 3250 sqm against 3375 sqm as per the details shown in the plan laid on the table.

4. During discussion, DESU authorities were asked whether indoor E.S.S. can be provided to which DESU authorities declined that such an E.S.S. cannot be provided in this area.

5. It is further informed that all the schemes in the vicinity of this area are fully developed and services handed over to MCD. It is also felt that increase in the demand of power is alarming due to the uncheck of power supply and added mis-use to the nearby areas. It is likely that there are number of cases on record in which request of additional sub station is coming and all the time ODA has to sacrifice the areas reserved for parks/open spaces to meet the requirement or mis-uses.

6. It is observed that there is tremendous amount of mis-use in the area, the high electric load is because of that as such the additional substation may not be agreed to be provided.

The matter is placed for consideration of the Tech. Committee



DELHI DEVELOPMENT AUTHORITY  
(DEV.CONTROL & BUILDING)

No. 1(1)95-MP.

Dated: 16.11.95

MEETING NOTICE

The 53rd Technical Committee meeting of the DDA will be held on 21.11.95 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)

The following items were discussed:

ITEM NO.63/95

Sub: Pending actions on the decisions of the Technical Committee for the period from 1.7.94 to 31.7.95.  
F.1(28)91-MP.

The Action Taken Report for the period from July, 1994 to Dec. 1994 and Jan. 1995 to July 1995 was considered. Technical Committee observed that Commr. (Plg) may regularly review and monitor the follow up action in pending cases. Tech. Committee desired that actions on the decisions of the Tech. Committee be taken promptly and inter-departmental delay be avoided. While discussing the item No. 85/95 of the Action Taken Report VC, DDA desired that the file on the subject be placed before him within three days.

ITEM NO. 92/95

Sub: Implementation of Urban Development Programme in accordance with the Regional Plan.  
F.Dir.(NCR&UE)/95/MP/F-32

Tech. Committee endorsed the significance of the implementation of the Urban Development Programme in accordance with the Regional Plan 2001 as well as Master Plan 2001 provisions in Delhi. Considering the procedure to be followed in the preparation/approval of the Regional Plan and the Master Plan and also that the approving authority being the same in both cases i.e. MOUA&E; it was decided on the basis of the legal opinion that it may not be necessary to seek prior approval of the NCRPB for all the land use change proposals. However, for the benefit of the Authority, all public notices involving change of land use/modification in the MPD-2001, that have regional/sub-regional significance be sent to NCRPB for their observations/suggestions. A suitable reply based on the decision of the Tech. Committee be sent from VC DDA to the Member Secretary, NCRPB.

ITEM NO.93/95

Sub: Development Norms in respect of 20 & 22 Tilak Nagar. Marg, New Delhi  
F.3(36)71-MP.

In light of the fact that the land was allotted

contd...

~~for~~ the purpose of Public & Semi-Public facilities (College of Art) and reduced requirement of car parking space, the proposal was agreed subject to that the additional area <sup>is</sup> to be utilised for college facilities only and approval of DUAC be obtained by NDMC.

ITEM NO. 94/95

Sub: Modification in development control norms for school for handicapped.

F.9(3)95-MP.

The Tech. Committee recommended the relaxation of the norms in respect of ground coverage from 33% to 50% for such schools, keeping the other controls as per MPD-2001, to the Authority for processing under Section 11-A of the DD Act 1957.

✓ ITEM NO.95/95

Sub: Policy regarding utilization of land in cases of existing hazardous/noxious/heavy/large scale industries on their closure/shifting.

F20(16)93-MP.

The item was discussed in detail; the proposal was approved by the Tech. Committee for processing the amendment in the MPD-2001, with conditions that a) the policy would be applicable essentially to hazardous and noxious as well as heavy and large industries and other non-conforming industries proposed by Govt., b) all the clearances etc. with regard to land ceiling, Municipal services and approval of building activity etc. from the local bodies would be the responsibility of the industry. c) the development would have to be within the overall framework of the Master Plan.

ITEM NO.96/95

Sub: Change of land use of an area measuring 0.40 ha.(1.0 acre) from 'Recreational'(District Park) to 'Transportation'(Bus Terminal) in Malviya Nagar, Opposite Aurobindo College, New Delhi.

F.20(9)95-MP

The Tech. Committee recommended the change of land use of an area measuring 0.4 ha.(1.0 acre) from 'Recreational'(District Park) to 'Transportation'(Bus Terminal) for processing under section 11-A of



DD Act 1957 with <sup>the</sup> suggestion that the terminal be used by DTC and other agencies under State Transport Authority.

ITEM NO.97/95

Sub: Change of land use of an area measuring 15.38ha. (28.189 acres) from 'Industrial' to 'Commercial' at Jungpura, for Hindustan Prefab Ltd.  
F.20(8)88-MP.

In light of the fact that the case <sup>had</sup> ~~was~~ already <sup>been</sup> considered <sup>earlier</sup> by the Tech. Committee, and that the proposal had administrative approval from the Govt. for phased shifting, the Tech. Committee agreed to the revised proposal for the change of land use for an area measuring 15.00 acres from 'light — manufacturing' to 'commercial' and for 13.689 acres from 'light — manufacturing' use to 'residential' with the observations that the cost on improvement of road net work would be borne by HPL and the facilities for residential use shall be provided as per MPD-2001.

ITEM NO.98/95

Sub: Change of land use of an area measuring 8.74 ha. from 'Recreational' (Regional Park) to 'Residential' at Village Pulpahladpur, New Delhi.  
F.20(6)86-MP.

The Tech. Committee recommended that out of total area 13.97 ha, area measuring 8.74 ha. be processed for change of land use from 'Recreational' (Regional Park) to 'Residential' under section 11-A of DD Act 1957.

ITEM NO.99/95

Sub; Land use clearance for 400/220 KV Sub-station at Mundka.  
F.8(1)95-MP.

After detailed discussion, the Tech. Committee approved the location of 400/220 KV Sub-station at Mundka on land measuring 37.5 ha. (750M X 350M ~~Meters~~) subject to: <sup>that</sup>

i) the proposed sub station would also take into account the future load for the proposed urban extension

contd..

North of Dwarka Sub-City project and South of Rohtak Road.

ii) No lower order sub-station i.e. 66 KV/33 KV/11 KV would be developed by DESU in the proposed urban extension and rural area in the vicinity without obtaining permission from DDA.

Considering the quantum of land being very large for this sub-station, the Tech. Committee recommended to process the change of land use of <sup>the area measuring</sup> ~~this~~ 37.5 ha. ~~area~~ from 'rural' to 'Utility'(Sub-station) <sup>u/s under</sup> ~~u/s~~ Section 11-A of the DD Act 1957.

ITEM NO.100/95

Sub: Request <sup>from</sup> ~~for~~ DCP(HQ) for utilization of Police Post site measuring 2253 sqm in sector -IV Pushap Vihar for Police Station.  
F.8(2)95-MP

The Tech. Committee advised that the request be examined and decided in file by Commr.(Plg.)

ITEM NO. 101/95

(Laid on table)

Sub; Allotment of land for construction of 33 KV Grid sub-station at Saraswati Garden/Kirti Nagar.  
F 29(1)92/IL.

<sup>It is</sup> ~~After detailed discussion of the Tech. Committee~~ observed that due to shortage/land in <sup>old</sup> developed areas, the minimum size <sup>requirement</sup> for 33 KV grid sub-station be confirmed from Gen. Manager, DESU (in <sup>the context</sup> view of his discussion <sup>in the behalf</sup> with VC, DDA some time ago); <sup>the Technical Committee agreed to</sup> ~~for this must reqd area~~