

DELHI DEVELOPMENT AUTHORITY
(DEV. CONTROL & BUILDING)

No.F.1(23)/95-MP

Dated : 14.7.95

Minutes of the 45th Technical Committee meeting held on 4.7.95 at 10.00 A.M. in the Conference Hall, 5th floor, Vikas Minar, I.P.Estate, New Delhi.

The following were present:

DELHI DEVELOPMENT AUTHORITY

1. Sh. Anil Kumar, Vice-Chairman (In Chair)
2. Sh.R.L.Hans, Engineer Member.
3. Sh.J.C.Gambhir, Commr.(Planning)
4. Sh.S.Roy, Commissioner(LD)
5. Sh.K.K.Band opadhyay, Addl.Commr.(DC&B)-Member.Secretary
6. Sh.P.C.Jain Addl.Commr.(AP)
7. Sh.Santosh Auluck, Chief Architect.
8. Sh.P.N.Dongre, Addl.Commr.(TYA)
9. Sh.Prakash Narayan, Director(PPR)
10. Sh.R.K.Jhingan, Director(LS)

TOWN & COUNTRY PLANNING ORGANISATION

11. Sh.B.K.Jain, Architect Planner.

MUNICIPAL CORPORATION OF DELHI

12. Sh.Sunil Mehra, Jr.Town PLanner.

LAND & DEVELOPMENT OFFICE

13. Sh.L.D.Ganotra, Engineer Officer

C.P.W.D.

14. Sh.Y.D.Sharma, Sr.Architect.
15. Sh.R.S.Kaushal, Sr.Architect.

DELHI POLICE

16. Sh.Lala Ram, ACP(Traffic)

D.E.S.U

17. Sh.S.C.Jain, Chief Engineer (Plg. & Cost)

SPECIAL INVITEES

18. Sh. Pradip Behari, Addl.Chief Architect-I
19. Sh.M.N.Khullar, Addl.Chief Architect-II
20. Sh.Chander Ballabh, Director(AP)-I for item no.44/95
and 45/95
21. Sh.N.K.Aggarwal, Director(SA) for item no.37/95,
42/95 & 43/95
22. Sh.A.K.Jain, Director(ZP) for item no.38/95, 47/95

23. Sh.S.K.Mehra, S.E.(Plg.)II, DESU for item no.41/95.
24. Sh.D.K.Suri, S.E.(Plg.)I, DESU for item no.40/95
25. Sh.Ram Narain, ACP(Lic.) Delhi Police for item
no.42/94 & 43/95.
26. Sh.K.N.Tiwari, Dy.Medical Health Officer, MCD
for item no.36/95
27. Sh.A.C.Chakravorty, Survey Officer, Archeological
Survey of India for item
no.47/95 & 36/95.
28. Sh.M.K.Batra, Sr.Surveyor -do-
29. Sh.Attar Singh, Director, Directorate of Education,
GNCTD, for item no.36/95

The following items were discussed.

1. Item No. 36/95

Sub: Cremation ground in NCTD - a policy
F15(10)95-PPR

After detailed discussion, the Technical Committee recommended that 31 cremation grounds as existed within the urban area would be sufficient. Out of these 31 cremation grounds, 15 sites had already been shown in MPD-2001 and rest 16 be processed for change of land use where already not done. Cremation ground required for projects like Dwarka, Rohini, Narela be shown in the project scheme, while, cremation grounds existing in rural areas would continue till the urban areas get extended to that.

Technical committee further recommended that unauthorised cremation grounds be closed down by the Municipal Corporation of Delhi or shifted to approved sites.

Regarding specific cremation ground site near Surajmal Stadium, a note be put up to VC, DDA by Commr. (LD) alongwith general note regarding transfer/allotment of cremation ground sites to MCD.

2. Item No. 37/95

Sub: Utilisation of government land in Dev Nagar area.
F20(29)94-MP

The matter was discussed in detail and the same was deferred by the Technical Committee with the suggestion that Commr. (Plg.) should get the matter examined further in consultation with all concerned to evolve a proposal to be placed before the Technical Committee meeting again.

3. Item No. 38/95

Sub: Utilisation of land at Mata Sundari area.
(Sub-zone D-2)
F3(46)90-MP

After detailed discussion, Technical committee recommended that the area under general pool housing be increased from 14 acres to about 25 acres by reducing the area under community facilities and locational aspect of the site for slum clearance be finalised by Commr.(Plg.) in consultation with concerned departments such as CPWD and Slum.

4. Item No. 39/95

Sub: Change of land use of an area measuring 84 ha. from 'rural use' to 'recreational' and 8 ha. from 'rural use' to 'commercial' at Bhalswa Lake, Delhi.

F20(2)94-MP

Technical Committee recommended the change of land use of an area measuring 84 ha. from 'rural use' to 'recreational' and 8 ha. from 'rural use' to 'commercial' at Bhalswa Lake, Delhi and the case to be further processed as per Delhi Development Act.

5. Item No. 40/95:

Sub: Allotment of land for construction of 33 KV grid sub-station at Saraswati Garden/Kirti Nagar, West Delhi. F29(1)92-Instl.

After detailed discussion, Technical 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.

After getting the exercise done on the above lines, the matter be placed before the Technical Committee within 3 months.

6. Item No. 41/95

Sub: 220 KV grid s/stn. at Siri Fort and approval of route-alignment of 220 KV double circuit tower line from Okhla. 220 KV grid S/stn. to the proposed Siri Fort grid sub station. F6(3)91-MP

After detailed discussion, the Technical Committee suggested that alternative site be found out in the near vicinity after carrying out joint inspection with DESU and the matter be brought before the Technical Committee.

7. Item No. 42/95

Sub: Master Plan for Petrol Pumps.
PS/Jt.Dir.(Plg.)II(1)89

Deferred.

8. Item No. 43/95

Sub: Guidelines for grant of NOC for Petrol Pumps in rural use zones. F7(23)63-MP-Pt.I
Deferred.

9. Item No. 44/95

Sub: Carving out of Petrol pump sites in commercial Centre - 6 nos.
ACA-I/HUPW/DDA/95/122
Deferred.

10. Item No. 45/95

Sub: Change of land use of an area measuring 1 ha. (2.5 acres) from 'recreational' to 'Public and semi-public facilities' (Cremation / Burial ground) in Block 'C' and 'D' Shalimar Bagh, Delhi.
F20(12)94-MP

The Technical Committee recommended for processing the change of land use of an area measuring 1 ha. (2.5 acres) from 'recreational' to 'Public and semi public facilities' (Cremation/Burial ground) in Block 'C' & 'D' Shalimar Bagh, Delhi and to process the case further as per DD Act.

LAID ON TABLE ITEMS:

11. Item no. 46/95

Sub: Formulation of Development Control norms for Club Buildings.F3(44)94-MP
Deferred.

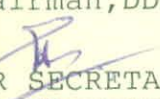
12. Item No. 47/95

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

After detailed discussion, Technical Committee observed that matter required further study which should be done at the earliest and brought before the next Technical committee meeting.

Next meeting of Technical committee will be held on 11.7.95 at 10.00 A.M. in the Conference Room, 5th floor, Vikas Minar, near IP Estate, New Delhi.

This issues with the approval of Vice Chairman,DDA.


MEMBER SECRETARY
TECHNICAL COMMITTEE
ADDL. COMM. (DC&B)

Memo No. F1(1)95-MP

Dated 11.7.95

Copy to:

1. OSD to VC for the information of the later.
2. Engineer Member, DDA
3. Commissioner (Plg.)
4. Commissioner)LD)
5. Chief Architect, DDA
6. Addl. Commr. (DC&B)
7. Addl. Commr. (TYA)DDA
8. Addl. Commr. (AP)DDA
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 Plice (T)
16. Chief Engineer (Plg.)DESU
17. Director (Landscape)DDA
18. Commissioner (LM)DDA
19. Secy. to L.G.,
20. Director (PPR)


(P.V. MAHASHABDEY)
18/7/95
JOINT DIRECTOR (MP)

- 1 -

The following items were discussed:

1. Item no.36/95

Sub : Cremation ground in NCTD - a Policy.

F15(10)95-PPR

After detailed discussion, the Technical Committee recommended that 31 cremation grounds as existed within the urban area would be sufficient. Out of these 31 cremation grounds, 15 sites had already been shown in MPD-2001 plan and rest 16 be processed for change of land use *where already not done.* Cremation ground required for projects like Dwarka, Rohini, Narela be shown in the project scheme. While, cremation grounds existing in rural areas would continue till *future programme is worked out. the urban areas get extended to that area.*

Technical Committee further recommended that unauthorised cremation grounds be closed down by the Municipal Corporation of Delhi or shifted to approved sites.

Regarding specific cremation ground site near Surajmal Stadium, a note be put up to VC, DDA by Commr.(LD) alongwith general note regarding transfer/allotment of developed cremation ground sites to MCD.

2. Item No.37/95

Sub : Utilisation of government land in Dev Nagar area.

F.20(29)94-MP

The matter was discussed in detail and the same was deferred by the Technical Committee with the suggestion that Commr.(PLg.) *should* to get the matter *2* examined further in consultation with all concerned to evolve a proposal to be placed before the ~~next~~ Technical Committee meeting again.

3. Item No.38/95

Sub ; Utilisation of land at Mata Sundari area. (Sub-Zone D-2).

F3(46)90-MP

After detailed discusseion, Technical Committee recommended that the area under general pool housing be increased from 14 acres to about 25 acres *by reducing the area under community facilities* & locational aspect of the site for slum clearance be finalised by _____

Commr.(Plg.) in consultation with concerned departments such as CPWD and Slum.

4. Item No.39/95

Sub : Change of land use of an area measuring 84 ha. from 'rural use' to 'recreational' and 8 ha. from 'rural use' to 'commercial' at Bhalswa Lake, Delhi.

F20(2)94-MP

Technical Committee recommended the change of land use of an area measuring 84 ha. from 'rural use' to 'recreational' and 8 ha. from 'rural use' to 'commercial' at Bhalswa Lake, Delhi. *and the case to be further processed on per Delhi Dev. Act.*

5. Item No.40/95

Sub : Allotment of land for construction of 33KV grid sub-station at Saraswati Garden/Kirti Nagar, West Delhi.

F.29(1)92-Instl.

After detailed discussion, Technical 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 Deptt. of BDA.*
- ii) Overall study of sub-station of different categories as per the present demand keeping in view the report prepared by DESU in 1986.
- iii) ~~Possibility of land availability in this industrial area after shifting of hazardous, noxious industries as per the recent Supreme Court judgement in order to accommodate facilities like sub-station etc. on such land.~~

After getting the exercise done on the above lines, the matter be placed before the Technical Committee within 3 months.

6. Item No.41/95

Sub : 220 KV grid S/Stn. at Siri Fort and approval of route-alignment of 220 KV double circuit tower line from Okhla. 220 KV grid S/Stn. to the proposed Siri Fort grid sub-station.

F.6(3)91-MP

After detailed discussion, ~~Commr.(Plg.)~~ observed that there was no possibility of any such site at Siri Fort complex. However, ^{the} Technical Committee suggested that alternative site be found out in the near vicinity after carrying out joint inspection with DESU and the matter be brought before the Technical Committee.

7. Item No.42/95

Sub : Master Plan for Petrol Pumps.

PS/Jt.Dir.(Plg.)II(I)89

Deferred.

8. Item No.43/95

Sub : Guidelines for grant of NOC for Petrol Pumps in rural use zones.

F7(23)63-MP Pt.I

Deferred.

9. Item No.44/95

Sub ; Carving out of Petrol Pump sites in Commercial Centre - 6 Nos.

ACA-I/HUPW/DDA/95/122

Deferred.

10. Item No.45/95

Sub : Change of land use of an area measuring 1 ha. (2.5 aces) from 'recreational' to 'public and semi-public facilities' (Cremation/Burial ground) in Block 'C' & 'D', Shalimar Bagh, Delhi.

F.20(12)94-MP

The Technical Committee recommended for processing the change of land use of an area measuring 1 ha. (2.5 acres) from 'recreational' to 'public and semi-public facilities' (Cremation/Burial ground) in Block 'C' & 'D', Shalimar Bagh, Delhi. *is processed in case further as per DDA Act.*

Laid on Table Items:

11. Item No.46/95

Sub : Formulation of Development Control Noms for Club Buildings.

F.3(44)/94-MP

Deferred.

12. Item No.47/95

Sub : Amendments of MPD-2001 land use u/s 11A 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, Technical Committee observed that matter required further study which should be done at the earliest and brought before the next Technical Committee meeting.

Next meeting of Technical Committee will be held on 11.7.95 at 10.00 A.M. in the Conference Room, 5th floor, Vikas Minar, near I.P.Estate, New Delhi.

I N D E X

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3.	38/951	Utilisation of land at Mata Sundari area. (Sub-Zone D-2) F3(46)90-MP	13
4.	39/95	Change of land use of an area measuring 84ha. from 'rural use' to 'recreational' and 8ha. from 'rural use' to 'commercial' at Bhalsa Lake, Delhi. F20(2)94-MP	15
5.	40/95	Allotment of land for construction of 33km grid sub-station at Saraswati Garden/Kirti Nagar, West Delhi. F.29(1)92-Instl.	16
6.	41/95	220 KV grid S/Stn. at Siri Fort and approval of route-alignment of 220 KV double circuit tower line from Okhla. 220 KV grid S/Stn. to the proposed Siri Fort Grid S/Stn. F.6(3)91-MP	18
7.	42/95	Master Plan for Petrol Pumps. PA/Jt.Dir.(Plg.PII(I)89	20
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**DELHI DEVELOPMENT AUTHORITY
(DEV. CONTROL & BUILDING)**


No.F.1(1)95-MP

Dated:29.6.95

MEETING NOTICE

The 45th Technical Committee meeting of the DDA will be held on 4.7.95 at 10.00 A.M. 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

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11. 46/95 Formulation of development control
Norms for Club Buildings.
12. 47/95 Amendments of MPD-2001 Land
use up to 11A of D.D. Act as a part of
draft Zonal Plan of Zone 'D' New Delhi

SUB : CREMATION GROUNDS IN NCTD - A POLICY

Ref. : F.15(01)95/PPR

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1. BACKGROUND

Vide D.O. letter No. RN/UR/396/94/8692 dated 15.12.1994 Secy. to L.G. has forwarded a press cutting of a news item "City Crematoria under Pressure" appeared in 'The Hindustan Times' on 8th Dec., 1994 (Ann.I) Secy. to L.G. has also conveyed the minutes recorded by Hon. L.G. on this press clipping - "DDA & MCD/NDMC should put up the programme and has desired that requisite information be sent for the perusal of Hon'ble L.G.

In this Press Clipping following issues have been raised :-

- i) The Cremation Ground is an important constituent of city planning.
- ii) The Non-availability of land due to growing congestion and encroachments has made it more difficult to extend this facility by M.C.D.
- iii) To overcome the shortage of fire wood, the MCD has already undertaken construction of 2 electric crematorium at following locations :-
 - a. Green Park
 - b. Punjabi Bagh.
- iv) M.C.D. is managing only 57 cremation grounds out of the 257.

- v) Out of the 57 cremation grounds managed by M.C.D. fire wood is being supplied by M.C.D. at only 8 cremation grounds while others are being taken of by private contractors.
- vi) Problems faced by users are nexus of acharyas and Pandits, non-availability of hearse vans, issuance of birth & death certificate etc.

The issue No. 1 only relates to D.D.A. The detailed information is given below :-

2. RECOMMENDATIONS OF MASTER PLANS/DRAFT ZONAL DEVELOPMENT PLANS

MASTER PLAN-1962

- (i) MPD-62 has earmarked 15 x cremation grounds on the landuse plan. MPD-62 has also reserved sites for muslims burial grounds.

MPD-62 has also recommended that Cremation Grounds may be located within 3 miles (4.83 Kms. radius) of residential areas. The hexagon from 5 Kms. of covers about 65 sq. kms. of area.

(ii) MPD-2001

MPD-2001 has also identified 15 sites for Cremation Grounds/burial grounds on the landuse plan.

(iii) DRAFT ZONAL PLANS

The draft zonal plan (Div. Plans) published during 1994 for public objections and suggestions. The division wise provision of cremation ground is given on the next page :-

ZONE/DIVISION

NO. OF CREMATION GROUNDS

A	1
B	1
C	NIL
D	NIL
E	3 + 1* (Extended E Div. as per Draft ZDP)
F	3
G	6
H	4
	<hr/>
	18 + 1* = 19
	<hr/>

(iv) The following sites were indicated on the land use plan of MPD-62 & PDP-2001. These sites are existing/adjusted in the schemes/layouts prepared/under preparation in D.D.A.

MPD-62

E Div.	1 in Rocky area (Existing in Krishan Garh)
C Div.	1 in Green area (adjusted in Dheerpur Scheme)

P.D.P. - 2001

O Div. (River bed)	1 Electric Crematorium
	1 Nigam Bodh
E Div.	1 Near Trilok Puri
	<hr/>
	5
	<hr/>

3. EXISTING CREMATION GROUNDS

(i) MANAGED BY M.C.D.

As per the list collected from MCD, 57 Cremation Grounds are managed by M.C.D. in NCTD. The list is placed at Ann. B

Out of these 57 cremation grounds, 24 are existing in the urban area (defined on the basis of Draft Zonal Plans of various divisions and the balance 33 are existing in rural areas.

(ii) MANAGED BY ARYA SAMAJ, JOHAR BAGH

One Cremation Ground at Lala Lajpat Rai Marg Opposite C.G.O. Complex is managed by Arya Samaj, Johar Bagh.

4. ANALYSIS OF EXISTING CREMATION GROUNDS IN DELHI URBAN AREA

The tentative location of 24 cremation grounds managed by M.C.D. , 19 locations on draft zonal plans, 3 sites indicated on MPD-2001 and 2 sites indicated on MPD-62 were identified at Delhi Urban Area Map. The Division wise Cremation Ground sites are indicated in Table below :-

Div.	A	B	C	D	E	F	G	H	O	TOTAL
Locations common in MCD/ZDP/M.C. Plan	1	1	-	-	2	3	5	3		15
Only with MCD	-	1	-	-	1*	2	2	1	2*	9
Only on Draft Zonal Plans	-	-	-	-	2	-	1	1	-	4
Others (i) indicated on MPD-2001					1*				2*	3*
(ii) Indicated in MPD-62 (non included on Zonal Plans)			1			1				2
(iii) Run by Arya Samaj				1						1
	1	2	1	1	5	6	8	5	2*	31

* indicated on MPD-2001 & are existing (with MCD)

5. REQUIREMENTS OF CREMATION GROUNDS IN DELHI URBAN AREA

Delhi Urban Area has been defined on the basis of boundary shown on the draft zonal plans.

(i) Population

As per MPD-2001, the population for NCTD has been projected as under :-

a. Urban Area - 2001

Urban Area - 81	82.52 lakhs
Urban Extensions	39.21 lakhs

b. Rural Area

Population outside the urbanisable limits	6.37 lakhs
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TOTAL	128.10 lakhs
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MPD-2001 has recommended that Delhi Urban Area 81 would be able to accommodate about 82.5 lakh population instead of 54.62 lakhs as projected in MPD-62.

B. As per Draft Zonal Development Plans the holding Capacity of Urban Area is 92.91 lakhs by 2001.

3. DEATH RATE

The death rate per thousand population is showing a declining trend. In 1991, 6.35 death per thousand persons were recorded as against 9 deaths per thousand persons in 1951 and 8.20 deaths per thousand persons in 1961. It is estimated that death rate by 2001 may further decline to 6 death per thousand population. On the basis of this, it is estimated that the

total deaths per day in NCTD shall be approx. 210 to 220 by the year 2001 & 136 to 153 deaths/day shall be in Delhi Urban Area.

§iii) NO. OF CREMATION GROUND REQUIRED FOR DELHI URBAN AREA

The total urban area as per draft zonal plan is 457 sq. kms. A hexagon with 5 Km. arm covers about 65 sq. kms. area. Thus theoretically 7 cremation grounds can cover whole Delhi Urban Area.

6. STUDY

On the basis of MPD-62 recommendations, an attempt has been made to cover the total Delhi Urban Area with 5 Km. arm hexagon. During this exercise following priorities were adopted :-

Priority No. I :- Cremation Grounds which are common in MCD's list and draft zonal plan.

Priority No. II :- Cremation grounds, which are existing and managed by MCD

Priority No. III :- The Cremation Ground indicated on Draft Zonal Plan but not included in MCD list.

In addition to above criteria, the cremation ground run by Arya Samaj Johar Bagh at Lala Lajpat Rai Marg has also been given Priority No. I.

This study indicates that about 17 cremation grounds are sufficient and they can cover the entire Delhi Urban Area. Thus on an average 8 to 9 cremation shall take place per day in each cremation ground.

7. RECOMMENDATIONS

I. LOCATION

Following Cremation Grounds may also be indicated on draft zonal plans after actual varification, of site :-

- i. Dheerpur (C Div.) as adjusted in Dheerpur Scheme
- ii. Kishan Garh (F Division) (The existing/adjusted location with ref. to Vasant Kunj Scheme)
- iii. Lala Lajpat Rai Marg (D Div.)
- iv. Trilok Puri (E Div.)
- v. Surangpur (G Div.)
- vi. Malikpur (F Div.)
- vii. Janakpuri (G Div.)
- viii. Inderpuri (F Div.)
- ix. Baider pur (H Div.)

The locations at Sl. No. (i) & (ii) be handed over to M.C.D.

The locations at S.No. (iv) & (ix) are already with M.C.D. & the location at S.No. (iii) is with Arya Samaj

The Cremation Ground at Geeta Colony (Gandhi Nagar) (E Div.) is indicated on Draft Zonal Plan of E Div. but not reflected in the list of MCD. This may be handed over to MCD.

II. As per study following sites which are indicated on Draft Zonal Plan but are in the influence zone of nearby Cremation Grounds can be avoided as These are ^{also} not reflected in MCD list.

1. Gazipur (E Div.)
2. Punjabi Bagh (G Div.)
3. Rithala (H Div.)

III. The integrated Development Schemes e.g. Dwarka, Narela & Rohini Ext. may also provide the cremation grounds on the similar criteria.

IV. MCD may also initiate action on conversion of traditional wood based cremation grounds to electric crematorium specially for the cremation ground existing in congested areas or in the middle of residential areas. This will increase the capacity of cremation grounds and shall also lead in saving the wood and improve the environment of the surrounding areas.

V. M.C.D. may also make efforts in providing related facilities e.g. parking, drinking water, toilets, bathing places, A/carse vans, wood and death registration counter etc. at least as existing at Nigam Bodh Ghat.

VI. The catchment area (within the radius of 5 Kms.) of existing cremation grounds is overlapping except area indicated in Para (ii) above. In view of this Technical Committee may like to lay guidelines to deal the future requests for the allotment of cremation grounds.

VII. The issue was discussed in the Pre-technical Committee in its meeting held on 5.4.95 and it was decided that site for cremation ground should be about 1 Hect.

The item is placed before Technical Committee for its consideration.

-42-

D.O.No.RN/UR/396/94/8672



सत्यमेव जयते

A.J.S. Sahney
I.A.S.

उप राज्यपाल के सचिव
राज निवास
दिल्ली-११००५४

SECRETARY TO THE
LIEUTENANT GOVERNOR
RAJ NIWAS
DELHI-110054

Dated... 15/12/94

Dear Shri Jakhanwal ji,

Hon'ble Lt. Governor has perused the enclosed news item which appeared in the Hindustan Times on 8 December, 1994 under the caption "City crematoria under pressure" and has recorded the following minute:

"DDA & MCD/NDMC should put up the programmes & completion schedules".

I should be grateful to you for kindly looking into the matter personally and sending the requisite information for perusal of Hon'ble Lt. Governor.

With kind regards,

Yours sincerely,

(A.J.S. Sahney)

Shri S.P. Jakhanwal,
Vice Chairman,
Delhi Development Authority,
Vikas Sadan,
New Delhi.

1240/AECAD
30-12-94

62-744
20/12/94

1/12/94
4/1/95

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12/12/94

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HAS
P. to 90
QSD to VC

Sh. P. Jakhanwal
PPR

+ AC (AD)

16/12/94

H. P. Jakhanwal
PPR
17/12/94

City crematoria under pressure

NEW DELHI, Dec. 7 (HIC)

A cremation ground may be an important constituent of city planning, but it has not yet caught the attention of experts in the civic bodies. Neither the MCD nor the DDA has fixed any norms for earmarking land for the purpose. As a result, people in various colonies have to traverse long distances to cremate the dead.

Concerned MCD officials admit that more cremation grounds are needed to meet the requirements of the city. It is the DDA that provides the land and in turn renders the infrastructural facilities, the MCD officials said. However, non-availability of land due to growing congestion and encroachments, has made it more difficult to further extend this facility.

Nevertheless, in their effort to overcome the endemic shortage of fire wood, the MCD has already undertaken the construction of two electric crematorium. One of these is being set up in Green Park area of South Delhi while the other one is planned to cater to the needs of the West Delhi and is being constructed in Punjabi Bagh.

Another intriguing fact regarding the cremation ground management is that none of the civic bodies particularly the MCD, have an effective control on the over 200 cremation grounds of the total 257 such grounds in Delhi only 57 are under the purview of the MCD. The rest are functioning unauthorisedly over the years. Out of the 57, 16 are in the urban areas of Delhi, 40 in rural areas and there is only one electric crematorium on the Ring Road near Shanti Van.

Even out of the 57 cremation grounds being managed by the MCD, the fire wood is being supplied by them to only eight while the others are being taken care of by the

private contractors. Short supply and quality of wood, have many a times led to serious problems there. The MCD provides wood to Nigambodh Ghat, Subhash Nagar, Paschim Vihar, Punjabi Bagh, Wazirpur, Indrapuri, Sat Nagar and Panchkuian Road cremation grounds. At rest of the places, the affairs are being run as per the whims and fancies of the contractors.

Although a separate department has been created in the MCD to manage the cremation grounds, it has no effective control on the system. It was clear from the fact that the departmental officials have not been able to check the nexus of acharyas and pandits operating there. "We cannot do anything to them though we know they have been resorting to some malpractices. No action is taken for the fear that they may strike work which will cause serious problems", said one of the officials.

Even the MCD's own system is full of maladies right from the availability of hearse vans to issuance of birth and death certificates. Invariably, the hearse vans are not available most of the time and complaints in this regard have been received from all parts of the city.

Only 27 hearse vans are available with the department concerned. Out of these 18 vehicles are supposed to be stationed at Nigambodh Ghat, two at electric crematorium, two at Panchkuian Road, one at Sat Nagar, two Punjabi Bagh. The two vans are attached to Subhash Nagar cremation ground. To reach the rest of over 200 cremation grounds, it has been left for the people to arrange the vehicles for carrying the bodies, on their own. This has resulted in the private caterers charging exorbitant amount from the grief stricken families.

LIST OF CREMATION GROUNDS UNDER
THE JURISDICTION OF M.C.D.

<u>Sl. No.</u>	<u>Name of C.G.</u>	<u>Sl. No.</u>	<u>Name of C.G.</u>
1.	Sat Nagar	30.	Alipur
2.	Inder Puri	31.	Khera Khurd
3.	Punchkuian Road	32.	Green Park
4.	Trilok Puri	33.	M.B. Road
5.	Jawala Nagar	34.	Mangol Puri
6.	Secma Puri	35.	Nangloi
7.	Nigam Bodh	36.	Palam
8.	Wazir pur	37.	Mundka
9.	Badli	38.	Pooth Kalan
10.	Prahlad pur	39.	Gunnhera
11.	Indir Pur	40.	Malikpur
12.	Electric Crematorium	41.	Ujwa
13.	Subhash Nagar	42.	Nanakheri
14.	Paschim Vihar	43.	Dhansa
15.	Punjabi Bagh	44.	Kair
16.	Hastal	45.	Surhra
17.	Keshavpur	46.	Nasirpur
18.	Nangloi Syed	47.	Jhuljhuli
19.	Janakpuri	48.	Tajpur
20.	Narela	49.	Rangpuri
21.	Rani Khera	50.	Chhawla
22.	Sultan Pur	51.	Palam Village
23.	Singhu	52.	Kakrola
24.	Karala	53.	Bharthal
25.	Katewra	54.	Kapashera
26.	Qutab Garh	55.	Bindapur
27.	Bawana	56.	Sarangpur
28.	Tajpur	57.	Dakshin Puri (South)
29.	Banknar		

SOURCE : M.C.D.

Sub: Utilisation of Land at Mata Sundari Area (Sub-zone D-2)
F.3(46)90/M

1. The Ministry of Urban Affairs & Employment have referred the matter regarding proposed construction of General Pool accommodation at Mata Sundari Area (Rouse Avenue - sub-zone D-2).

2. In 1983, the Ministry of Home Affairs had constituted a Committee to look into the problems of people residing in the Walled City of Delhi under the Chairmanship of the Hon'ble Minister of Home Affairs. The Committee in its meeting held on 12.9.1983 inter-alia took the following decision:

"Some land in the Mata Sundari Road and Minto Road Area should be made available for transit and re-settlement scheme for persons residing in the Walled City. Delhi Administration should allot suitable land in South Delhi to the Ministry of Works and Housing in lieu of Mata Sundari Road and Minto Road for construction of government quarters. L.G, Delhi and Secretary, Ministry of Works & Housing should sort out this matter through mutual discussion and if necessary after site inspection at a very early date."

3. The land at Minto Road and Mata Sundari Road Area belongs to L&DO, which was initially proposed to be utilised for construction of general pool accommodation (1200 dwelling Units). On the other hand Slum Wing, ^{then with the} DDA also prepared plans for utilisation of 25 ha. of land. To sort out the matter a number of meetings took place in the MOUD. In the meetings taken by the AS(D) MOUD on 9.12.88 and 31.1.89, it was suggested that 30 acres of land be used by the CPWD for construction of Type-IV and Type-V houses, 20 acres of land may be used by Slum Wing, DDA for putting up of 1500 dwelling units and remaining land may be set apart for community services, parks, etc. for common use.

4. Before the above ^{to Hon'ble} prepared arrangement could be finalised, L.G., Delhi wrote a letter, UDM stating that the entire land should be given to Delhi Admn. for the rehabilitation of the evictees of Slum Katras.

5. In the meantime, MPD-2001 was also finally notified on 1.8.90. As per MPD-2001 "Part of the Mata Sundari area belonging to Central Govt. is recommended to be reserved for rehabilitation of the families from the Walled City in the process of redevelopment of Katras." (page 123 of Gazette notification).

Accordingly, draft ZDP of Zone 'D', which has been approved by the DDA vide Resolution No. 103/93 dt. 27.7.93 for inviting objection/suggestions, stipulates that part of Mata Sundari area be reserved for the rehabilitation of the families of the Walled City. The land use of the area under the reference as per draft zonal plan is residential which is earmarked for 'Redevelopment'. The draft ZDP stipulates that a redevelopment plan may be prepared within the framework of the MPD-2001 and ZDP.

6. Subsequently, MOUD constituted a sub-committee under the Secretary Urban Imp., Delhi Administration to go into the matter. According to the report of the Sub-Committee dated 22.8.91, the following break-up was recommended for utilisation of the land:

(i)	General Pool Housing	- 14 acres.
(ii)	Slum Tenements	- 10 acres.
(iii)	Delhi Admn. for Staff Qtrs.	- 10 acres.
(iv)	Community Facilities/open space etc.	- 39 acres.
Total:		<u>73 acres.</u>

7. According to the minutes of the meeting held on 9.8.92 under the Chairmanship of Secy. (MOUD), "there shall be no relocation of people living in the Katras in Mata Sundari Area."

8. Further, Sr. Architect, CPWD vide his letter dt. 7.7.93 stated that Secy. (UD) disagreed with the concept of development of slum resettlement in this area which is at a prime location and also in view of huge requirement of government quarters and the acute scarcity of land in Delhi. However, there is still no formal decision with regard to proposed distribution of area as suggested by the Sub-Committee.

9. The matter is placed before the Technical Committee.

Sub: Change of land use of an area measuring 84 ha. from 'Rural use' to 'Recreational' and 8 ha. from 'Rural use' to 'Commercial' at Bhalswa Lake, Delhi.

F.20(2)94/MP

Reference is invited to the Authority resolution No. 50/94 dated 24.5.95 which approved the change of land use of the land measuring 84 ha. from 'Rural' to 'recreation' use. The land use of the remaining 8 ha. earmarked for hotel-cum-conventional centre on the East of the Lake was recommended for change from rural to 'commercial' use.

2. The Govt. of India, Ministry of Urban Affairs and Employment was requested to convey the approval of the Central Govt. under section 11-A, Delhi Development Act 1957 to issue a public notice for inviting objections/suggestions from the public on 25.7.94. The Govt. of India Ministry of Urban Affairs and Employment and Employment had conveyed the approval of Central Govt. vide their letter No. K-13011/21/94-DDIB dated 21.12.94

Accordingly a public notice was issued on 29.4.94.

3. In response to the said public Notice one objection/suggestion with comments is given in appendix 'X'.

4. The matter with the details as above is placed before the Technical Committee for its consideration.



APPENDIX - 'X'

OBJECTION/SUGGESTION RECEIVED FOR CHANGE OF LAND USE OF AN AREA MEASURING 84 HA.
'RURAL USE' TO 'RECREATIONAL' AND 8 HA. FROM 'RURAL USE' TO 'COMMERCIAL' AT BHALSWA
LAKE, DELHI.

OBJECTION/SUGGESTION	COMMENTS
(1) Layout plan approach to the proposed commercial area (8 ha.) has not been indicated. This may be clarified in relation to road no. 50.	Existing approach es shall be improved for providing comfortable approach to the Golf Course and Commerical Complex. No new openings/connections shall be made on Road No. 50 for providing entry to the proposed complex.

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

F29(1)92/ Dns/77.....

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. 12394a 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 ~~xxxx~~ 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 of 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.

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SUBJECT : MASTER PLAN FOR PETROL PUMPS

PA/TA DIX (119)2/1189

1. The issue of petrol pumps was discussed in the meeting of the Technical Committee of the PDA held on 25.01.94. Following decision was taken:

"Technical Committee desired that a comprehensive Master Plan for Petrol Pumps for the MPD including objectionable outlets to be relocated be prepared. Till such time, that the Master Plan is prepared individual cases of resiting of objectionable outlets and allotment of fresh site be decided on merits of each case.

Technical committee further desired that the siting of the Petrol Pumps in the green areas be avoided. The Technical Committee also desired that the committee to suggest sites outside the urbanised limits in rural use zone should submit its report without delay."

2. Keeping in view the decision of the Technical Committee the Master Plan for the petrol pumps has been prepared on the basis of the provisions laid down in MPD-2001. Zonal Plans approved by the Authority of Planning Division A to H for inviting objections/suggestions and the decisions taken by the Authority from time to time.
3. Summary of the proposals is as under:-
 - 3.1 Requirement and proposed sites
 - 3.1.1 In Delhi Urban Area (Plg. Division A to H) against the requirement of 282 petrol pumps a total no. of 352 sites (including the existing) are proposed, on the basis of the draft zonal plans approved by the Authority.
 - 3.1.2 In rural use zone the sites will be provided by the oil companies as per the procedure to be decided by the Authority.
 - 3.1.3 In urban extension schemes the sites will be proposed as per standards given in MPD-2001.
 - 3.2 Resitement of objectionable petrol pumps:
Individual case will be considered by the Technical Committee on the merit of each case, based upon the guidelines given herein.

[Signature]
9/6/95

- 3.3 The locations are subject to change with the approval of the Competent Authority while preparing a detail site plan due to non-availability of land and other Planning considerations.
4. MASTER PLAN MODIFICATIONS:
- 4.1 Petrol pumps to be provided in all use zones except Recreational -P1(Regional Park) as an infrastructure related to circulation system and locations found feasible/desirable; keeping in view ~~xx~~ that it does not have adverse environmental impact.
- 4.2 Filling stations of size 17m x 30m and 15m x 18m could be located on zonal plan roads i.e. roads of 18M R/W and above.
5. The draft report alongwith the plan is laid on the table.
6. Proposal contained from Para 3 to 5 above is submitted for the consideration of the Technical Committee.

S. S. S. S.

SUBJECT:- Guidelines for grant of NOC for petrol pumps in rural use zones.

F.7(23)67-MP-PT-I

1. Technical committee in its meeting held on 3.7.93 vide item No. 67/93/TC decided as under:- (Annexure I)

"Technical Committee observed that MPD-2001 had made provision for petrol stations in the 'rural use zone' and, therefore, keeping in view the provisions of MPD-2001, the petrol pump sites could be located. Detailed comprehensive guidelines may be worked out considering (i) Existing petrol pumps in rural areas (ii) Masterplan provisions (iii) plans of growth centres prepared by MCD (iv) system of issue of no objection (v) plan prepared by SLC etc. by a group consisting of Commr. (LM) Dir. (AP), Jt. Dir. (SA) and Town Planner, MCD. However, the Technical Committee was of the view that there should not be any objection for location of the petrol pump sites, so identified and within the provisions of the guidelines, if the land is privately assembled for such purposes."

2. *Commr. (LM) who was in* The chairman of the committee decided to ~~table~~ *Co-opt* State Level Coordinator (UTD) as a special invitee for the said meetings.

3. The group met on 23.9.93 and 21.1.94. Commr. (LM) vide his D.O. No. F.7(4)/91/MP/496 dt. 12.12.94 has submitted the agenda note for the Technical Committee given in annexure (II)

4. In addition to the recommendations made by the Chairman of the Committee following is also put up before the Technical Committee for its consideration

- × (i) These will be allowed to be set up on private land.
- (ii) The location will be determined by the market

potential by the oil company in the area identified as rural use zone on the copy of the plan (Annexure III)..

- (iii) *The rural use zone excludes predominately ridge area in the south and urban extension defined in MPD-2001.*

- iv) The Oil company would submit the proposal to BDA on the identified road stretch where they intend to establish the petrol pump and will obtain NOC from BDA.
- v) The general condition of setting up shall be in accordance with IRC: 12-1983 on the subject "Recommended practice for location and layout for road side motor fuel filling and fuel filling cum service station" (Annexure IV).
- vi) Approved road right of way will be followed.
- vii) wherever the road right of way is not approved the minimum set back of the site will be 15 mts. from the central line of the existing road.
- viii) The land between the existing road R/W and the property line of the proposed retail outlet will be owned and maintained by the Oil company and no construction shall be allowed in this zone except the approach roads to the retail outlets.
- ix) The oil company shall obtain the approval of the central PWD/State PWD/Fire/Explosive Deptt. as required.
- x) The building plans shall be submitted for approval to the local bodies.
- xi) No claim for alternate site will be entertained in case of change of circulation in the area.

5. In view of the recommendations made by the Chairman of the Committee and the observations of the Planning Department following is proposed for consideration:-

- i) The petrol pump can be allowed to be set up on private lands in rural use zone identified therein by the Oil Company.
- ii) The Oil company would submit the proposal on identified road stretch where they intend to set up the petrol pump and will obtain NOC. to BDA
- iii) The general conditions of setting up the petrol pump shall be in accordance with the IRC: 12-1983 on the subject "Recommended practice for location and layout for road side motor fuel filling and fuel filling cum service station".
- iv) The Oil company shall also obtain approval of the Central PWD/State PWD/Fire/Explosive Deptt. and would submit the building plan for approval.

*from Road
in the form of
a written
responsibility
to the
Department
for the
filed.*

to the local bodies.

v) No claim for alternate site will be entertained in case ~~the~~ petrol pump so set up gets affected in the process of urbanisation at a later date.

(vi) The proposal contained in para 5 above is submitted for the consideration of the Technical Committee.



Subject:- Carving Out of Petrol Pump sites in Commercial Centres - 6 Nos.

ACA-1/AUPW/DDA/AS/122

In various commercial centres being planned in different part of Delhi, the following sites have been identified for petrol pumps. These sites would be considered for approval and allotment after taking actions as proposed for each of the sites.

A) Manoolpuri Distt. Centre:

Two petrol pump sites have been identified in this Distt. Centre. The layout plan of the Distt. Centre has been approved by the Screening Committee and Delhi Urban Arts Commission at conceptual stage. The areas where petrol pump sites are proposed, are vacant and the plans have been sent to the Engineering Department for demarcation. The details of the two sites are as under:-

Site No. I:

Petrol pump with service station measuring 36 mts. x 30 mts. located towards the north of the Distt. Centre - The site faces 24 mts. r/w and is statistically located on the side from where it would cater to large volume of traffic.

Site No. II

This is for a filling station measuring 30 mt. x 17 mt. and is also located on the north of the Distt. Centre. This site faces the peripheral road within the Distt. Centre running parallel to the 24 mt. r/w road. It is located near the multi-storeyed garages and the service centre of the Distt. Centre.

B) Community Centre, Kalkaji Extn. A-14:-

One petrol pump site is (Filling Station) proposed in this Commercial Centre. This site is measuring 30 mts. x 17 mts. The site is lying vacant and the plans have been sent to the Engr. Deptt. for demarcation. The layout plan of this Community Centre has been approved by Screening Committee and DUAC at the conceptual stage.

C) Community Centre, Sector 'V', Vasant Kunj:

A 30 mts. x 17 mts. petrol pump site (filling station) is proposed in this Community Centre. The site is encroached by jhuogies which will be required to be cleared. The proposed scheme of this community centre was approved by Screening Committee, but has not been approved by DUAC so far, who have suggested certain modifications.

contd...2/-

D) Community Centre, Kondli Gharoli:-

This Community Centre has not been designed as yet, but has been assigned to a Consultant. However, as decided in the meeting with the Vice-Chairman, DDA, one site having an area equal to 36 mts. x 30 mts. in trapizodal shape has been proposed facing 45 mt. r/w road. The Community Centre has an area of about 4.15 hecets.

E) Pocket 'R' and 'Q', Dilshad Garden:-

The area between pocket 'R' and Pocket 'Q' in Dilshad Garden was proposed for development of three religious sites, 2 dispensaries, one petrol pump, two taxi stands and park. The proposal for three religious sites adjoining the existing overhead tank was approved by Screening Committee earlier. The petrol pump site measuring 36 mt. x 30 mt. facing 45 mts. r/w road was proposed on the suggestion of Screening Committee. This requires approval of the Vice-Chairman.

The proposal for above mentioned 6 sites for petrol pumps is placed before the Technical Committee for consideration and approval.

Bardip Behari

Sub: Change of land use of an area measuring 1 hect. from 'Recreational use to Public and semi public use' (Cremation ground / Burial ground) in Shalimar Bagh Block C&D.

F.20(12)94/MP.

Reference is invited to the Authority Resolution No. 71/94 dated 9.8.94 approving the proposal for development of a composite cremation ground/burial ground in an area measuring 1.0 hect. (2.5 acres) with proper green buffer and having separate entry. The change of land use of the site from 'recreational use' to 'Public and semi-public' use of the MPD-2001 was approved.

2. The Govt. of India, Ministry of Urban Affairs & Employment was requested to convey the convey approval of the Central Govt. under section 11-A of Delhi Development Act 1957 to issue a Public Notice for inviting objections/suggestions from the public on 31.10.94. The Govt. of India, Ministry of Urban Affairs and Employment had conveyed the approval of Central Govt. vide this letter no. K-13011/4/95 DDIB dated 28.2.95. Accordingly a Public Notice was issued on 29.4.95.

3. In response to the said public notice one objection/suggestion was received from Director(T) DDA, which is given with comments in appendix 'X'.

4. The matter with the details as above is placed before Tech. Committee for its consideration.

....
T.V. Maheshwari

OBJECTION/SUGGESTION RECEIVED FOR CHANGE OF LAND USE OF AN AREA MEASURING 1 HECT. FROM RECREATIONAL USE TO PUBLIC AND SEMI PUBLIC USE (CREMATION GROUND/BURIAL GROUND) IN SHALIMAR BAGH BLOCK C&D.

OBSERVATIONS	COMMENTS
(i) A green buffer of 15m width may be provided between the R/W on the proposed side to camouflage the area.	This has been taken care of and is a matter of further detailing by the implementing agency/MCD. A setback of 35 mtrs has been provided upto the envelope line for the cremation ground.
(ii) Adequate parking space may be provided for parking of vehicles after the said green buffer.	It is also a matter of further detailing and will be taken care of by the implementing Agency/MCD.
(iii) One gap in verge may be provided on the road in front of the proposed side.	This is also a matter of further detailing at the time of implementation by the concerned agencies.

DRAFT AGENDA ITEM FOR TECHNICAL COMMITTEE

Subject:- Formulation of Development Control Norms
for Club Buildings.

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Delhi Development Authority has been allotting land for construction of club Buildings in different zones. For development of these Club Buildings, the MPD 2001 has not prescribed the development norms, except for site of 10,000 sq.mts. of plot area, which is designated as recreational Club to cater to ~~the~~ population of 1 lakh.

There is a provision in M.P.D. 2001 that the "Use:" for which development controls norms are not provided, norms can be made by the Authority. In compliance with this provision, a small group was constituted which prepared the draft norms as given at Annexure 'B'. These were considered in the Technical Committee meeting under item No. 80/94/TC held on 6.9.94 and the decision was as follows:

After detailed discussion, the Technical Committee desired that proposed development controls norms of club buildings may be examined by the IFC keeping in view the Technical Committee observations that the green areas should be conserved as much as possible with minimal judicious building for club.

In order to consider the problems faced by the existing Clubs, a number of Clubs were visited and finally a report was prepared which was discussed with the Vice-Chairman on 20.6.95 and was approved in principal. He desired that these norms may be placed before the Technical Committee for approval. The report regarding the development norms of club buildings is enclosed at Annexure 'A' for consideration of Technical Committee and its approval.

....

P. Indip N. Khan

DELHI DEVELOPMENT AUTHORITY
(HOUSING & URBAN PROJECTS WING)

No. F. 3(44)/94-MP.

The Master Plan for Delhi 2001 proposed a Recreational Club for 1 lakh population under the Social and Cultural Facilities (page 140 of the Gazette Notification). The area prescribed for this recreational club is 10,000 sq.mts. The Master Plan does not include the norms for development for the Club Buildings. It was, therefore, decided in one of the internal Planning Committee meetings that the development control norms for Club buildings should be finalised.

To arrive at a practical solution, a number of clubs were visited and information collected. The comparative statement as per the information gathered is enclosed.

Earlier, the Sub Committee constituted for this purpose suggested three types of plots for recreational clubs - i.e. those having plot area of 2,000 sq.mts, 5,000 sq.mts. and 10,000 sq.mts. But after studying the facilities and the memberships of different Clubs, it is observed that in order to maintain a Club and provide facilities required by the Members, it is difficult to sustain a club having a plot area of 2,000 sq.mts. only. The important facilities provided or asked for by the Members of any Club, include the Card Rooms, Dining Room, Bar room, health club, swimming pool and a study area in addition to space for large gatherings or parties. After careful deliberations and working out the areas required for various activities essentially for clubs, it is found that a Club can survive if it has a membership of around 2000 minimum. By providing some of the essential activities to cater to these members, the following norms are arrived at:

Type 'A'

Plot Area - 5,000 sq.mts.

Type 'B'

Plot area - 10,000 sq.mts.

Development Controls:-

- 1) Maximum permissible ground coverage - 20% (*)
- 2) Maximum permissible F.A.R. - 50
- 3) Maximum Height - 3 storeyed
- 4) Basement - with the curtilage of the building if this is used for club activity, the same will be counted in FAR.

Parking

1767 car space per 100 sq.mts.² of floor area

Residential Component

15% of the total floor area- inclusive of Guest Room and Maintenance Staff Quarters.

(*) For existing Club buildings, the ground coverage may be relaxed to 25% (max).

On the basis of these controls, a plot of 5,000 sq.mts.² will provide a covered area at the ground level equal to 1,000 sq.m and the total floor area equal to 2,000 sq.m.² The parking facility of 40 cars will be required for this Club. The area available for 10,000 sq.mts.² of plot will be 2000 sq.mts.² at the ground level and 5,000 sq.mts.² as the total floor area.² The parking requirement for this category shall be 83 cars space.

NOTES:

1. The norms proposed shall be applicable to all sizes of plots allotted for construction of Club Buildings.
2. The plans which have already been sanctioned with a different set of norms may continue on the basis of approved plans. But for further sanctions, the norms prescribed above shall apply.

52
Randeep Pachan

INFORMATION ABOUT CLUBS

NAME OF CLUB	Plot Area	Membership	Covered area		Activities	Outdoor	Parlino	Refic. painted by Club
			ground level	total floor area				
Vasant Vihar	Approx. 5300 Sqm. + plot for 6 tennis courts.	5,500	1772 Sqm.	5,300 Sqm.	-Card Room-2 -Bar -2 nos. -TV Room -1 no. -Lounge -1 no. -offices -Dining Room -Kitchen -Changing rooms -Guest rooms- -Suites - 4 nos. -Squash Court -1 -Billiard room	Swimming pool Tennis courts- 6 nos.	About 150 hrs at peak hours.	Refic. painted by Club
Punjabi Bagh Club	64000 sq. mts.	6,000	2,400	2,600	- Changing rooms - Bar room -1 - Card room -1 - Gymnasium -2 - Restaurant -1 - Badminton - Courts (Indoor) 2 - Guest room -20 nos. - (Double rooms) - Lounge -1 - Bar room-2 - Dining room-1 - Card Room-2 - Billiard room-1 - offices - Bank - Changing rooms	Tennis Courts- 10 nos. Swimming pool Cricket prac- tice pitch - Shuttle Rink	About 150 hrs at peak hours.	TV Room Confer. Recept. Lobby Library Squash
Punchsheel Club	2 acres + space for tennis courts.	4,000	2,000 sq. mts.		- Bar room-2 - Dining room-1 - Card Room-2 - Billiard room-1 - offices - Bank - Changing rooms	Swimming Pool Tennis Courts		
Golf Club		3000		2000 sq. mts.	- Restaurant - Dining room - Kitchen - Bar - Party room - offices - SnackBar - Storage.	Swimming pool		
Amkhana Club	1,12,000 sq. mts. (28 Acs.)	10,000		Main club area - 4000 sqm. Restaurant, kitchen, staff qtrs. - 4,000 sqm.	- Party room - Restaurant - Dining Hall - Separate dining Hall for Children - Kitchen - shops - Library - Gymnasium - Squash Court - Bars - Residential Compound - Staff qtrs.	30 Tennis Courts. Swimming Pool		
Indarjang Club	2700 Sq. mt. + Acre area for Swimming pool.	1300	9,00 Sqm. Permissible	2,700 Sqm. Permissible	- Bar - 1 - Dining Hall - Kitchen - Card Rooms - offices - Changing rooms - Lounges - Billiard room	Swimming Pool		
Bandniketan Club	7000 sq. mt.	1200		1800 sq. mt. (Plan sanctioned)	- Bar - Restaurant - Dining hall - Kitchen - Billiard room - Card room - T.T. rooms - Offices.	Tennis Courts		Hall for function Swimming pool Health Club.

Pandip Behar

Sub: Amendments of MPD-2001 land use u/s 11A of D.D.Act 1957 as a part of draft Zonal Plan of zone 'D' New Delhi.

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F.20(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 changes of land use in MPD-2001 for inviting obj./sugg. 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 the 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.

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3. Land uses

The total scheme area is approx. 8.96 hec. consisting of ten properties. Plotwise details are given below:

LANDUSE DETAILS OF PLOTS ON JANTAR MANTAR ROAD

Plot no.	Present Position	MPD-62	LAND USE		MPD-2001
			ZDP-D 4 (Appd. Earlier)	NDRAC	
# X-21 Ashok Road	Govt. Bungalow	Residential	PSP (EDM)	Residential	P.S.P
# X-23 Ashok Road	-do-	-do-	Residential	-do-	Residen
# 3 Jantar Mantar	Kerala Govt. Guest House	-do-	PSP (EDM) (changed from PSP to Resi. use vide K-13011/1/72/UD1 dt. 15.12.72)	-do-	PSP
# 5 Jantar Mantar	Pvt. Bungalow	-do-	PSP (EDM)	-do-	-do-
# 7 Jantar Mantar	Political Party Offices	-do-	PSP (Socio-cultural)	PSP (INST.)	-do-
# 9 Jantar Mantar	Old Dilapidated structure (Private)	-do-	-do-	-do-	-do-
# 6 Jantar Mantar	Pvt. Bungalow	-do-	Residential	Residential	Resi.
# 6X/4 Jantar Mantar	Group Housing (Pvt.)	-do-	-do-	-do-	-do-
# 8 Jantar Mantar	Pvt. Bungalow	-do-	-do-	-do-	-do-
# 10 Jantar Mantar	Religious (Church) with D.C. Houses	Social & Cultural	Social & Cultural	Social Cultural/Religious	PSP (Religious)

4.

4. The NDRAC of the Ministry of Works and Housing (Now MUDAL) had taken up detailed 3 dimensional redevelopment proposals of the area. These were approved by the UDA vide Resolution no. 58 dt. 14.7.80 for inviting obj./sugg.. 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 150 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.

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5- A.S.I. Guide lines

The scheme is in the close vicinity of Jantar Mantar which is a protected manument and according to ASI guide-lines as conveyed vide Dir.(Monuments) letter No.24/6/89-M dt.16.6.89 a-propos Janpath lane scheme, two envelops 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. According to draft ZDP of zone 'D' approved by the DDA Res.no.103/93 dt.27.7.93 for inviting obj./sugg., it is envisaged that conservation scheme for areas of heritage and declared protected mnuments 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. Development Control norms

In view of above consideration, it is necessary that the land use and development control norms maintain a low intensity character which should be in consonance with the urban form study of Jantar Mantar and Bungalow Area in the vicinity.

A comparative statement of plotwise development control norms is attached.

9. Keeping in view the above facts, the matter is submitted for consideration.

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PLOTWISE DEVELOPMENT CONTROLS

Plot No.	MPD-62	ZDP-D4	NDRAC	MPD-2001
x-21	M.P.DEN. 150 PPA G.Cov.-35% FAR - 150	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.-26M
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 G.Cov.-33% FAR-133
6A/4	-do-	-do-	-do-	-do-
8	-do-	-do-	-do-	-do-
10	On the Merit of 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 revised to 11.0