

DELHI DEVELOPMENT AUTHORITY
(DEV. CONTROL & BUILDING)

F.1(3)95/MP

Dated:21.7.95

Minutes of the 46th Technical Committee meeting held on 11.7.95 at 9.30 A.M. in the Conference Hall, 5th floor, Vikas Minar.

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, Commissioner(Planning)
4. Sh.K.J.Alphonse, Commissioner(LM)
5. Sh.Santosh Auluck, Chief Architect.
6. Sh.K.K.Bandyopadhyay, Addl.Commr.(DC&B)
7. Sh.P.C.Jain, Addl.Commr.(AP)
8. Sh.P.N.Dongre, Addl.Commr.(TYA)
9. Sh.Prakash Narayan, Director(PPR)
10. Sh.R.K.Jhingan, Director(Landscape)

TOWN & COUNTRY PLANNING ORGANISATION

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

DELHI POLICE

12. Sh.A.U.Siddiqui, Inspector Admn. Traffic

D.E.S.U.

13. Sh.D.K.Suri, S.E.(P)II

MUNICIPAL CORPORATION OF DELHI

14. Sh.Sunil Mehra, Sr.Town Planner.

LAND & DEVELOPMENT OFFICE

15. Sh.B.L.Nimesh, Land & Dev. Officer.
16. Sh.L.D.Ganotra, Engineer Officer

SPECIAL INVITEES :

17. Sh.A.C.Chakravarti, Surveyor Officer, Archeological Survey of India, for item no.47/95
18. Sh.M.K.Batra, Sr.Surveyor, Archeological Survey of India, for item no.47/95
19. Sh.Pradeep Behari, ACA-I, DDA
20. Sh.M.N.Khullar, ACA-II, DDA
21. Sh.C.P.Rastogi, Dir.(SPG), DDA. for item no.47/95.
22. Sh.Aggarwal, Director(SA), DDA for item no.42&43/95
23. Sh.Chander Ballabh, Director (AP)-I, DDA.item no.44/95
24. Sh.Amit Dass, Dy.Dir.(ZP)II, DDA. 47 & 48/95

The following items were discussed:

1. Item No. 42/95
Sub: Master Plan for Petrol Pumps.
PA/Jt.Dir.(Plg)/PIIs/89

After detailed discussion, the Technical Committee observed that a revised proposal be prepared in consultation with the Oil Companies in terms of present demand in relation to size of the petrol pump, site with numbers of filling points which will not only serve two wheelers, three wheeled vehicles but also four wheeled vehicles. The exercise for locating sites of petrol pumps should continue but the revised proposal be prepared with in a fortnight and placed before the Technical Committee meeting alongwith complete report on the Master Plan for petrol pumps which should also contain norms related to petrol pumps in terms of coverage, FAR height and other guidelines.

2. Item No. 43/95
Sub: Guidelines for grant of NOC for petrol pumps in rural use zone.
F.7(23)67/MP/Pt.I

The guidelines prepared on this matter were discussed in detail and Technical Committee approved the same conceptually with the observation that the guidelines should have further input in terms of map showing the rural areas, procedure to be followed, necessary regulations as well as operationalisation aspects. Views on the same be obtained from the Oil Companies before placing these guidelines in the next Technical Committee meeting.

3. Item No. 44/95
Sub: Carving out of petrol pump sites in commercial centre - 6nos.
ACA-I/HUPW/DDA/95/122

The proposal of petrol pumps sites in various commercial centres were approved with the observation that further details be worked out for sending the cases to the Lands Deptt. for allotment of these sites.

contd. ..

4. Item No.46/95

Sub: Formulation of Development Control Norms for Club Buildings in Delhi.

F.3(44)94-MP.

Proposed development control norms for club buildings in Delhi were discussed in detail and the same were approved with the modification that these would be applicable for the plot sizes 5000 sqm upto 10,000 sqm. for land allotted in recreational areas. Regulations be prepared to operationalise such norms.

5. Item No. 47/95

Sub: Amendment in MPD-2001 under section 11-A of D.D.Act 1957 as a part of draft zonal plan for zone 'D' New Delhi.

F20(14)93/MP.

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

contd. ...

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

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

This issues with the approval of Vice-Chairman,
D.D.A.


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

Memo No.F.1(1)95/MP

Dated: 21.7.95

Copy to:-

1. OSD to VC for information of the later.
2. Engineer Member, DDA
3. Commissioner(Planning)
4. Commissioner(Lands)
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. Lands & Development Officer(L&B)
14. Sr. Architect(H&TP)CPWD
15. Deputy Commissioner of Police(T)
16. Chief Engineer(Plg)DESU
17. Director(landscape)DDA
18. Commissioner(LM)DDA
19. Secretary to LG.
20. Director(PPR)


21/7/95
(P.V. MAHASHABDEY)
Joint Director(MP)

TCM. 11.7.95

DELHI DEVELOPMENT AUTHORITY
(DEV. CONTROL & BUILDING)

No.F.1(1)95-MP

Dated : 6.7.95

MEETING NOTICE

The 46th Technical Committee meeting of the DDA will be held on 11.7.95 at ~~10.00 A.M.~~ ^{9.30 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

<u>S.No.</u>	<u>Item No.</u>	<u>Particulars</u>	<u>Page No.</u>
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2.	43/95 Div(SA)	Guidelines for grant of NOC for Petrol Pumps in rural use zone. F.7(23)67-MP/Pt.I	3
3.	44/95 ACA(SA)	Carving out of Petrol pumps sites in commercial centre - 6 nos. ACA-I/HUPW/DDA/95/122	7
4.	46/95 Div(API) ACA(I)	Formulation of Development Control Norms for Club bldgs. in Delhi. F.3(44)94-MP	9
5.	47/95 Dw(2P)	Amendment in MPD-2001 under section 11-A of D.D.Act, 1957 as a part of draft zonal plan for zone 'D', New Delhi. F.2(14)93-MP.	11
6.	48/95 Dw(2P)	Plans in r/o G.H.S. School at Kidwai Nagar No.2, New Delhi. F.16(15)93-MP	16
7.	49/95 Dw(2P)	Proposal for addition/alteration to the CBCI Hostel at 1, Ashoka Place, New Delhi. F.16(9)92-MP	18

Subject: MASTER PLAN FOR PETROL PUMPS

PA/Jt. Dir (P/G) II/(1) 89

1. The issue of petrol p^um^ps was discussed in the meeting of the Technical Committee of the DDA held on 25.01.94. Following decision was taken :
 "Technical Committee desired that a comprehensive Master Plan for Petrol Pumps for the NCTD 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 Divisions A to H for inviting objections/suggestions and the decisions taken by the Authority from time to time. (Annexure I)

3. Summary of the proposals is as under :-

3.1 Requirement and proposed sites.

- 3.1.1. In Delhi Urban Area (Plg. Divisions 'A' to 'H') against the requirement of 282 petrol pumps a total number 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 therein.

3.3 The locations are subject to change with the approval of the Competent Authority while preparing 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 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 19M R/W and above.

5. The draft report alongwith the plan is also laid on the table.

6. Proposals contained from Para 3 to 5 above are submitted for the consideration of the Technical Committee.

Handwritten signature

-2-A-

MASTER PLAN OF PETROL PUMPS IN DELHI

JUNE 3 95.



DELHI DEVELOPMENT AUTHORITY

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MAPS

1. Plan showing existing and proposed Petrol Pumps as per Zonal Development Plans.
2. Plan showing area identified for locating Petrol Pumps in rural use zone.

MASTER PLAN FOR PETROL PUMPS

1. DECISION OF THE TECHNICAL COMMITTEE

- 1.1 The issue of petrol pumps was discussed in the meeting of the Technical Committee of the DDA held on 25.01.1994. Following decision was taken.

"Technical Committee desired that a Comprehensive Master Plan for Petrol Pumps for the NCTD 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."

- 1.2 On the basis of the Technical Committee decision, the important actions identified are as under :

1. Preparation of comprehensive Master Plan for Petrol Pumps for the NCTD.
2. Siting of petrol pumps to be avoided in the Green Area.
3. The Committee for petrol pumps outside the urbanised limits in the rural use zone to submit the report.

2.0 MASTER PLAN FOR DELHI-2001 PROVISIONS

MPD-2001 approved by the Government of India and notified on 01.08.1990 has the following provisions regarding Petrol Pumps.

- 2.1 Petrol Pump is defined as "a premises for sale of petroleum products to consumers it may include servicing of automobiles."

2.2 Activities permitted in the use premises are Petrol Pump Softdrink and Snack Stall, Automobile Repair Shop.

2.3 Petrol Pumps sites may be permitted in Central and sub-Central-Business District, District Centres and Community Centres (only filling station) and in residential and industrial use zones in urban area. In the rural areas, these may be permitted along the National Highways,, in villages identified as growth centres and on proposed major rural roads. At the time of preparation of layout plans of residential, commercial, industrial and other areas, the locations of Petrol Pumps should be indicated as per the following norms :

Norms for provision of Petrol Pumps :

S.No.	Land Use/Use Premises	Standard
1.	Residential Use Zone	One Petrol Pump per 150 ha. of gross residential area.
2.	Indsutrial Use Zone	One Petrol Pump per 40 ha. of gross industrial area.
3.	Freight Complexes	Two Petrol Pumps in each Freight Complex.
4.	District Centres	Two Petrol Pumps in each District Centre.
5.	Community Centres	One Petrol Pump (only filling station) in each Community Centre.

2.4 Regulations for locating the petrol pumps are as follows :

- (i) Minimum distance from the road intersections
 - (a) For minor roads having less than 30 meter Right of way : 50 meter.
 - (b) For major roads having Right-of-way of 30 meter or more: 100 meter.

- (ii) The minimum distance of the property line of petrol pumps from the centre line of the roads should not be less than 15 meters on roads having less than 30 meter Right-of-way. In case of roads having 30 meter or more right-of-way, the right-of-way of the road should be protected.

2.5 Plot Size :

- (a) Only filling station 30m x 17m and small size 18m x 15m* (for two & three wheelers)
- (b) Filling-cum-service station minimum size 36mx30m and maximum 45m x 33m.
- (c) Frontage of the plot should not be less than 30 meter.
- (d) Longer side of the plot should be the frontage.

2.6 New Petrol Pump shall not be located on the road right-of-way less than 30 meter.

2.7 It is permitted in use zones RD, C-1, C-2, M-1 & M-2 which are defined as under :

- (a) RD - Residential Use Zone
- (b) C-1 Retail and General Business.
- (c) C-2 Wholesale and Warehousing.
- (d) M-1 Light & Service Industries
- (e) M-2 Extensive Industry.

2.8 Park, Parking, Circulation and Public Utilities are permitted in all use zone.

3. MASTER PLAN FOR DELHI 62

3.1 Petrol Pumps were permitted in Community Centres & District Centres.

3.2 The Petrol Pumps/Petrol Filling Stations were also permissible if allowed by the Competent Authority after special appeal in the following use zones :

- (i) Residential - On Roads of 100' R/W and above.
- (ii) Commercial (C-1, C-2)
- (iii) Industrial

* Size 15m x 18m has been added as per Notification No.12016/5/79-DD IIA/VA/IB dated 15.5.95

4. MASTER PLAN FOR PETROL PUMPS 62

4.1 The Authority vide resolution number 76 dated 05.02.1962 prepared a Master Plan for sites of new Petrol Pumps. The salient features of the Master Plan are as under :

4.1.1 Master Plan for Petrol Pumps has identified 299 Petrol Pumps sites including the existing (113) Petrol Pumps sites in different zones (Planning Division) in the Urban Area,

Planning Division	Existing	Proposed	Total of Existing and Proposed	Total reqd. for population in 1962
A	5	5	10	22
B	5	10	15	26
C	20	10		24
D	40	32	72	42
E	9	40	49	50
F	15	44	59	52
G	39	26	45	50
H	-	19	19	40
TOTAL	113	186	299	306

4.1.2 32 existing petrol pumps sites were not considered desirable (objectionable petrol pumps) and it was recommended either to retain or resite them on merit of each case.

4.1.3 The standard for petrol pumps adopted was one Petrol Pump for 1500 population.

4.1.4 The siting of petrol stations is recommended to be in conformity with the proposed land uses in order to ensure the maximum function of the urban community as proposed in the Master Plan. Keeping this objective in view, the petrol stations should be located as far as possible at the centre of Community Complex as well as in the District Centre. A petrol filling station can be installed if allowed by a Competent Authority, in the "Residential Use Zone", provided the station is such which will not create a nuisance or hazard.

4.1.5 Location of petrol station along major traffic routes:

It is proposed to locate petrol stations along with the major traffic routes at approximately 1/2 mile distance along trunk roads and national highways and 1/4 mile distance within the urban area with the exception of those sites which occur in compact shopping or commercial area e.g. district centre or central business district etc. The location of petrol station, however must be on either side of the road alternatively to facilitate service to both the inbound and outbound traffic.

4.1.6 The regulations regarding approval of sites for future petrol pumps given as under :

(i) Distance of petrol Stations from Road intersections:

The distance of petrol Stations from any road intersections should not be less than:

(a) for minor roads 150 feet from the tangent point of the intersection.

(b) for major roads 300 feet from the tangent point of the intersection.

(ii) Distance of petrol station from the centre line of the road. The minimum distance of the property line of petrol stations from the centres line of the road must not be less than 50 feet or half of the proposed right of way of road whichever is more. However, variation can be approved in special cases if allowed by a competent Authority after complete investigation.

(III) Plots sizes for petrol Stations :

- (a) Filling Station - Minimum size recommended is 100 feet x 55 feet.
- (b) Filling-cum-Service- Minimum size recommended is 120 feet x 100 feet. While the maximum is 150' x 110'.

4.1.7 The proposed petrol pumps sites were identified on a map. In this map the sites were located in different use zones including the recreational use zone.

4.2 Later on when it has not been possible to locate petrol pumps sites, within framework of resolution and the Master Plan of Petrol Pumps, new sites were carved out in different areas, as per the requirements and demands by the Oil Companies.

5. OTHER AUTHORITY RESOLUTIONS

5.1 As per Authority Resolution Number 28 dated 28th April, 1976 decisions were taken regarding the buildings to be permitted on the Petrol Pump sites. The important provisions are as under :

- (i) In case of filling-cum-service station of size 120' x 100' the covered area could be permitted to the extent of 2700 sq.feet (22.5%) (excluding canopy area) instead of 1500 sq.feet.
- (ii) In case of filling-cum-service station of 120'x 150' ground coverage to the extent of 5000 sq.feet (excluding canopy area) instead of 3500 sq.feet could be permitted subject to the condition that underground fuel tanks are provided below the pump is land in both the cases.

(iii) To increase the built up space further the mezanine floor to the extent of 25 percent of ground coverage achieved could be allowed for the use of office and storage.

(iv) The total built up space could be utilised for repairing servicing, storage, show rooms and office premises.

(v) Standard plans to be adopted may be prepared.

(vi) Basement be permitted as per Bye Laws.

5.2 Authority vide Resolution Number 130 dated 15th October, 1957, further permitted petrol pumps sites of the size 15M x 18.5 M to serve three wheelers and scooters.

6. PROVISION OF PETROL PUMP SITES & LAND USE PROVISIONS:

6.1 The provisions of Master Plan for Delhi Perspective 2001 for Petrol Pumps are given in the Para-2.

6.2 The provisions of Master Plans for Delhi 62 are in para-3.

6.3 The provisions of Master Plan for Petrol Pumps-62 is given in para-4.

6.4 The petrol pumps as per Master Plan for Delhi-62 were allowed in some of the use zones. In the Master Plan for Petrol Pumps 62 the sites were located in different use zones with respect the circulation system of the city.

6.5 In the Master Plan Perspective 2001 specific provision is given that park, parking, circulation and public utilities are permitted in all use zones.

6.6. Recreational land use in the Master Plan for Delhi is normally termed as "Green Area". The Master Plan has sub-categorised the recreational area into (a) Regional Park, (b) District Park and (c) Play Fields (d) Stadium and Sport Complexes. In these sub-categories of recreational land use, a number of activities are permitted including Local Government office (Maintenance), Police Post, Fire Station, Residential Flats for watch and ward, Library, Sports Training Centres, Post and Telegraph Office, Restaurants and Health facilities. Thus, it would be seen that recreational areas are not exclusively for plantation and development of parks but also to be used for other activities. Circulation i.e. road network and its related infrastructure is to be provided in all Use Zones, including recreational. As per Master Plan, parks, parkings, circulation and public utilities could be located in all use zones in any part of the city.

Thus, the location of petrol pump wherever necessitated have been provided keeping in view the requirement of circulation system and at such location that this activity does not degrade the environment of the area, in different use zones.

7. ZONAL PLANS FOR THE URBAN AREA :

7.1 As per requirements of Delhi Development Act, after the inception of MPD-2001 Draft Zonal Plans for the Eight Zones (Planning Divisions A to H) in the Urban Area, have been prepared. These draft Zonal Plans have been approved by the Authority. The Draft

Zonal Plans approved by the Authority are being processed as per requirement of the Act. In the Zonal Plans Petrol Pump sites (details given in the following table) have been provided in all use zones based on the standards given in the MPD-2001.

PETROL PUMP SITES REQUIREMENTS (AS PER MPD-2001) EXISTING & PROPOSED

ZONE (1)	REQUIRED (2)	EXISTING (3)	PROPOSED (4)	TOTAL (3+4)
A	5	4	3	7
B	13	9	3	12
C	16	23	7	30
D	26	60	3	63
E	60	28	36	64
F	74	46	28	74
G	27	24	17	41
H	61	7	54	61
TOTAL	282	201	151	352

NOTE :

- The existing and proposed sites shown in the table above/plan annexed are as shown in Zonal Plans approved by the Authority.
- There are few more sites which are existing/come up recently not shown in the Zonal Plans will also form part of the Master Plan of petrol pumps.
- The sites which have been approved separately by Technical Committee/Screening Committee/V.C. not shown in the Zonal Plans

will also form part of the Master Plan of petrol pumps.

- The locations shown in the plan are notional, the allotments will be made on the basis of detail site plans approved by the Competent Authority.
- More number of sites are proposed than required as some of them may not be feasible while detail planning.
- The locations are subject to change with the approval of the competent authority, while preparing the detail site plan due to non-availability of land and other planning considerations.

8 MASTER PLAN FOR PETROL PUMPS

8.1 With the background information, Master Plan for Petrol pumps has been prepared within the framework of the Master Plan/Zonal Plans Perspective 2001.

8.1.1 Provision of Petrol Pumps site in the Urban Area:

(a) The Petrol pumps sites in the urban area (zones from A to II) would be as given in the Zonal Plans. The draft Zonal Plans are already approved by the Authority or are in the process of approval (Refer Map-1).

(b) Any change in nos. and locations while finalising the Zonal Development Plans will automatically form part of the Master Plan of petrol pumps in respect of sites which are not allotted/functional.

8.1.2 Provisions of Petrol Pumps sites in the Urban Extension.

In case of Urban Extension, Urban Extension Plans have been prepared/are being prepared. In these plans sites are/would be indicated as per standards given in the Master Plan for Delhi Perspective 2001. In the plans already approved, the Petrol Pumps sites have been provided as follows:

- | | | |
|----|-------------------|----|
| 1. | Dwarka, Phase-I | 17 |
| 2. | Narela | 5 |
| 3. | Rohini, Phase-III | 8 |

8.1.3 Rural Use Zone :

In case of Rural Use Zone, on the subject a Committee was constituted by the Technical Committee under the Chairmanship of Commissioner (Lands Management). The report of this committee has not been received so far. The Rural use Zone identified for the propose of locating Petrol Pumps is shown on the map. (Refer Map-2).

8.2 The different categories of petrol pumps as far as possible would be located as under:-

- 1.) Filling-cum-service station (33M x 45M) shall be located outside the urbanisable limits on National Highways, State Highways and major rural roads.
- 2.) Filling-cum-Service Station (30m x 36m) shall be located on arterial roads.
- 3.) Filling Stations (30m x 17m) shall be located in the District Centre.

4. Filling Stations (15m x 18m) shall be located in the local shopping centre/Community Centre. These could be located on roads of 18 meter and above.

9. POLICIES OF RESITEMENT OF THE PETROL PUMPS

Resitement of the petrol pumps shall be considered on the following basis :

1. The site of petrol pumps is required for any road widening and scheme of other Government Agencies.
2. The access to the petrol pump has been obstructed because of implementation of any Urban Development Scheme.
3. The Technical Committee of the DDA should be the Deciding Authority for resitement.

10. SUMMARY OF PROPOSALS :

10.1 Requirement and proposed sites.

10.1.1 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.

10.1.2 In rural use zone the sites will be provided by the oil companies as per the procedure to be decided by the Authority.

10.1.3 In urban extension schemes the sites will be proposed as per standards given in MPD-2001.

10.2 Resilement 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.

10.3 The locations are subject to change with the approval of the Competent Authority while preparing detail site plan due to non-availability of land and other planning considerations.

11. MASTER PLAN MODIFICATIONS :

11.1 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 that it does not have adverse environmental impact.

11.2 Filling stations of size 17m x 30m and 15mx18m could be located on zonal plan roads i.e. roads of 18 MR/W and above.

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

F 7 (23) 67-MP Pt.1

1. Technical Committee in its meeting held 5.7.93 vide Item no. 67/93/TC decided as under :
"Technical Committee observed that MPD-2001 has 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) Master Plan provisions (iii) Plans for growth centres prepared by MCD (iv) System of issue of No Objection (v) Plan prepared by SLC etc. by a group consisting of Commissioner (LM), Director (AP), Jt. Director (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 purpose."
2. Commissioner (LM) who was the Chairman of the Committee decided to co-opt State Level Co-ordinator (UTD) as a Special Invitee for the said meetings.
3. The group met on 23.9.93 and 21.1.94. Commissioner (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 (I).

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.
- (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 DBA on the identified road stretch where they intend to establish the Petrol Pump and will obtain NOC from DBA.
- (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".
- (vi) Approved road right of way will be followed.
- (vii) Wherever the road right of way is not approved, the minimum setback 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 areas.

5. PROPOSAL : In view of the recommendations of the Chairman of the Committee and the observation of the Planning Department, following is proposed :

- (i) Petrol Pumps in rural use zone (as identified on plan) may be permitted along the National Highways and Major rural roads of R/W not less than 30 mts. on private lands.
- (ii) In growth centres these will be planned as a part of the comprehensive development plan and will be allotted to the Oil Company by the land owning agencies.
- (iii) The general conditions of setting up of Petrol Pump shall be in accordance with the IRC:12-83 on the subject "recommended practice for location and layout for road side motor fuel filling and motor fuel filling-cum-service stations" of the Indian Road Congress.
- (iv) The Oil Company shall obtain the approval of the road Managing Authority (CPWD/State PWD)/Fire/Explosive departments for locating a petrol pump.

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

ACA 7/AUPW/DOA/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) Mandolpuri 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 mt. 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-storied 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 jhaddies 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 Charoli:-

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 trapezoidal shape has been proposed facing 45 mt. r/w road. The Community Centre has an area of about 4.15 hec.

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.

Randip Behari

40

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, including sites 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 "Uses" 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 IPC 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.

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V. K. Sharma

NOTE ABOUT CLUBS

CLUB	Plot Area	Membership	Covered area		Activities	Outdoor	Parking	Deficiencies pointed out by Club Mana
			ground level	total floor area	Indoor			
1. 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- cars at peak hours.	Bad-Minton courts (Indoor health club, Guest rooms, space for bigger parti
2. Bugh	64000 sq. mts.	6,000	2,400	2,600	- Changing rooms - Bar room -1 - Card room -1 - Gymnasiums -2 - Restaurant -1 - Badminton - Courts (Indoor) 2 - Guest room - 20 nos. (Double rooms) - Lounge - 1	Tennis Courts- 10 nos. Swimming pool- Cricket prac- tice pitch - Skating Rink-	About 150- cars at peak hours	TV Room Conference ro Reception Lou Table Tennis r Library Squash Courts
	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		
	3000		2000 sq. mts.		Restaurant Diningroom Kitchen Bar Partyroom Offices Snackbar. Storage.	Swimmingpool		
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 Cottages - Staff Qtrs.	30 Tennis Courts. Swimming Pool		
2700 Sq. mt. + Addl area for Swimming pool	1300	9,000 Sqm. Permissible	2,700 Sqm. Permissible		- Bar - 1 - Dining Hall - Kitchen - Card Rooms - offices - Changing rooms - Lounges - Billiard room	Swimming Pool		
7000 sq. mt.	1200	1800 sq. mt. (Plan sanctioned)			Bar Restaurant Dininghall Kitchen Billiard room Card room T.T. rooms Offices.	Tennis Courts		Hall for function Swimmingpool Health Club

S.NO.1/Item No.80/94/T-C.

Subject: Formulation of Development control norms for Club-Buildings

(F.3(24)/7C/M.P. 21)

Requests are being received requesting DDA for laying down the development controls for the club buildings allotted by D.D.A. The DDA has in recent past allotted land for construction of the Club in New Friends Colony, Naraina Vihar, Preet Park, Mandakini Enclave etc. Request is also coming for additions/alterations of Chemsford Club building, Raisina Road, New Delhi.

2. M.P.D.-2001 has recommended land quantum for such recreational facilities i.e. Barat Ghar, Community room, Community hall-cum-library and Recreational Club as per the details given below :-

S.No.	Use	Area in Sq.Mtr.	Population (in person)
1.	Community Room	660	5,000
2.	Barat Ghar/ Dharmshala/Night Shelter	800	-
3.	Community hall- cum-library	2,000	15,000
4.	Recreational Club	10,000	1,00,000

The development controls for the use No.2 & 3 in the above table has been given in the Master Plan but no controls have been given for the use at S.No.1 & 4.

3. The norms for Club-Building were discussed in the Internal Planning meeting held on 29.7.93, wherein a sub-committee was constituted to work out these norms. The report of Sub-Committee has been received and is annexed. After studying the different

.....2/-

wards and the existing Club Buildings the following areas have been recommended for different sizes of Club Building :-

a. Category I:

Area of plot	-	2000 sq.mts.
Ground coverage	-	30%
F.A.R.	-	75
Set backs Front	-	9 mts.
Side I	-	3 mts.
Side II	-	6 mts.
Rear	-	6 mts.
Height	-	9 mts. (2 storeyed max.)
Basement	-	Equal to ground coverage.

b. Category II:

Area of plot	-	5000 sq.mts. (50% of the area to be kept as green and 50% area to be considered for building)
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Controls on building portion of the plot:

Ground coverage	-	30%
FAR	-	75
Set backs	-	Front - 9 mts. Sides - 6 mts. Rear - 6 mts.
Height	-	9 mts. (2 storeyed max.)
Basement	-	Equal to ground coverage

c. Category III:

Plot area	-	10,000 sq.mts. (60% of the plot area to be kept as green and the building shall be allowed on 40% of the plot).
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Controls on building portion of the plot:

Ground coverage	-	30%
FAR	-	75
Set backs	-	Front - 15 mts. Sides - 6 mts. Rear - 6 mts.
Height	-	9 mts. (2 storey max.)
Basement	-	equal to ground coverage.

Note: The permissible maximum coverage on ground floor and FAR in no case be less than the permissible area and FAR for the largest size plot in the lower category.

d. Other controls in all the three categories

1) Residential component :

15% of the total floor area shall be allowed for residential purpose and for watch and wardstaff, essential staff and guest house.

2) Basement :

It shall be below the ground floor and to the maximum extent of ground coverage. It will be counted in FAR excluding the area required for servicing.

3) Parking

Only surface parking will be allowed @1.33 car space per 100 Sq.mts. of plot area.

e. The height of the club has been kept deliberately low to give a feeling of openness. Since the basement can also be used, it was felt that some of the indoor games can be provided at the basement level.

f. The residential component has been recommended in compliance with the Master Plan recommendations for public and semi-public premises (Page-164 of the notification of Master Plan).

5. The report of sub-committee is submitted for consideration of Technical Committee so that necessary change in the Master Plan can be processed.

DECISION

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

Checked
12/10/94

12.10.94

17.10.94

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

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

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

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

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

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

3. Land Uses:

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

LANDUSE DETAILS OF PLOTS ON JANTAR MANTAR ROAD

Plot No.	Present Position	MPD-62	ZDP-D 4	NDRAC	MPD-2001
2-21 Ashok Road	Govt. Bungalow	Residential	PSP (EDU)	Residential	P.S.P
2-23 Ashok Road	-do-	-do-	Residential	-do-	Residential
3 Jantar Mantar	Kerala Govt. Guest House	-do-	PSP (EDU) (changed from PSP to Resi. use vide K-13011/1/72/UDI dt. 15.12.72)	-do-	PSP
5 Jantar Mantar	Pvt. Bungalow	-do-	PSP (EDU)	-do-	-do-
7 Jantar Mantar	Political Party offices	-do-	PSP (Socio Cultural)	PSP (INST.)	-do-
9 Jantar Mantar	Old Dilapi-dated structure (Private)	-do-	-do-	-do-	-do-
6 Jantar Mantar	Pvt. Bungalow	-do-	Residential	Residential	Residential
6X-4 Jantar Mantar	Group Housing	-do-	-do-	-do-	-do-
8 Jantar Mantar	Pvt. Bungalow	-do-	-do-	-do-	-do-
10 Jantar Mantar	Religious (Church) with outhouses	Social & cultural	Social & cultural	Social cultural/Religious	PSP (Religious)

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

5. Archeological Survey of India Guidelines

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

The ASI vide its notification dt. ~~16.6.92~~ ^{15.5.91} had defined control zones around listed monuments. This is comprised of 100 m distance from the protected limits of a monuments as prohibited zone; where no building activity is permitted and further beyond it upto 200 m distance as the regulated area, where building activity is to be regulated after getting permission from the ASI. The ASI notification was considered by the Tech. committee in its meeting held on 13.4.92. The Technical committee was of the view that to prescribe prohibited/regulated zones irrespective of the size of the monument was arbitrary and without proper justification. Instead it would be appropriate if the construction/development of areas in the vicinity of monuments are regulated under the respective town planning acts through the Master Plan/ Zonal Plans.

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

6. Bungalow Area

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

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

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

7. Green Area

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

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

PLOTWISE DEVELOPMENT CONTROLS

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

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

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

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

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

Cd. Jay..

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

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

3. The provision of MPD-2001 regarding standards and norms for Sr. Sec. School are as given below:

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

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

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

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

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

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

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

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

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

(Kdow)

Sub: Proposal for addition/alternation to the CBCI Hostel at 1, Ashoka Place.

File No. F.16(9)92/MP

N.D.M.C. vide its letter dt. 4.8.92 had forwarded set of plans to DDA to convey the Development Control Norms for the proposed addition/alternation to the CBCI Hostel which is part of campus known as Delhi Catholic Archdiocese located at 1, Ashoka Place, New Delhi. This campus consists of buildings of various categories namely Jesus and Mary School, St. Columbus School and CBCI Hostel alongwith other buildings like Church building, Archbishop's House, Cathedral Cottage, Community Hall etc.

2. DDA vide letter dt. 29.10.92 addressed to NDMC observed that the above mentioned property is located on the periphery of the New Delhi Bungalow Area, wherein it is envisaged to have a low intensity development based upon urban form study. As such, no specific Development Control Norms for the area were conveyed to NDMC.

3. The DUAC vide its letter dt. 4.8.94 referred a set of drawings for the above mentioned proposal to furnish comments for regulatory provisions including guidelines for Lutyen's Bungalow Zone.

4. The DDA vide its letter dt. 15.9.94 replied to DUAC that the Development Control Norms for this case could be on the basis of campus layout plan, which should be prepared and got approved.

5. The Architects vide letter dt. 7.10.94 have submitted a site plan alongwith photographs of the model directly to the DDA with respect to above. The present proposal is for an additional residential block to be connected to the existing CBCI building on the east side. Details of the proposal are as under:-

Contd. ...

i)	Net Plot Area	65711.90 sqm
ii)	Total Existing Ground Coverage	15088.28 sqm
iii)	Total area under construction of Ground Floor.	926.94 sqm
iv)	Proposed area on ground floor	389.09 sqm
v)	Total(ii+iii+iv)	16404.31 sqm
vi)	Permissible Ground Coverage	16428.00 sqm
vii)	Ground Coverage utilised (inclusive of proposals)	24.97%
viii)	FAR(Existing+Proposed)	56.5

It is observed that the FAR is 56.5 including all above mentioned proposals. The buildings are mostly four storied or less in height.

6. The land use of the plot as per ZDP of zone D-5 is 'Hr. Secondary School attached to the Church'. The plot is shown as 'PSP(Hospital)' in MPD-2001, which seems to be a printing error. In the draft ZDP of Zone-D approved by the DDA vide resolution No. 103/93 dt. 27.8.93 & published for inviting objection/suggestion, the land use of the area has been indicated for 2 Senior Secondary School + Religious.

7. Since it is not possible to demarcate clearly the use premises for educational and religious areas separately, the norms for educational or religious use thus can not be applied to this plot.

8. i) The plot under reference is within one plot depth of the proposed New Delhi Lutyen's Bungalow Area boundary under which low intensity development could be undertaken with the approval of the DUAC.

ii) It is observed from the copy of agenda of the NDMC meeting held on 25.10.94 & 20.3.95 that the NDMC have been considering the proposals of addition/alternation of various other buildings within this premises from time to time without the notice of the DDA or the DUAC.

contd. ...

9. The present proposal is for addition of an extra residential block to the CBCI hostel for the persons connected with the Church activity and proposed ESS site. As already stated above, no residential component is permitted in the religious area as well as in the senior secondary school area, which are the land uses prescribed in the draft ZDP of Zone 'D'. This campus known as Delhi Archdiocese having a net area measuring 6.57 ha., therefore this campus does not fall even under the educational & research centre. (large campus i.e. about '8 hect.) as prescribed in the Master Plan, wherein residential component is permitted.

10. The prescribed land use at the Master Plan level is public and semi public for this site. This area can be treated as Public and Semi-Public (for which no specific regulations are given). The norms for which are:

Ground Coverage	25%
FAR	100
Max. height	26 mtrs.

15% of the total floor space can be allowed for residential purposes.

In this proposal, the FAR is 56.5 and the Ground Coverage is 24.97%. The residential component in the proposal falls within the allowable limit of 15% floor space, as per the Master Plan Norms under PSP use.

The plot is situated within ^{the} one plot depth of New Delhi Lutyen's Bungalow Area boundary which envisages low intensity development, as per the recommendation submitted to the Central Govt. which is yet to be finally decided by the Government.

Considering the proposal falling within the permissible ground coverage and FAR under the PSP norms, the additional residential block to CBCI building may be allowed along with the small electric sub-station site, subject to the condition that no further extension/addition in the floor area will be permitted after this proposal, in future.

11. The matter is placed before the Technical Committee for consideration of the proposal contained in Para '10' above.

DELHI DEVELOPMENT AUTHORITY
(DEV. CONTROL & BUILDING)

No.F.1(1)95-MP

Dated : 6.7.95

MEETING NOTICE

The 46th Technical Committee meeting of the DDA will be held on 11.7.95 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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2.	43/95	Guidelines for grant of NOC for Petrol Pumps in rural use zone. F.7(23)67-MP/Pt.I	2
3.	44/95	Carving out of Petrol pumps sites in commercial centre - 6 nos. ACA-I/HUPW/DDA/95/122	7
4.	46/95	Formulation of Development Control Norms for Club bldgs. in Delhi. F.3(44)94-MP	9
5.	47/95	Amendment in MPD-2001 under section 11-A of D.D.Act,1957 as a part of draft zonal plan for zone 'D', New Delhi. F.16(14)93-MP	11
6.	48/95	Plans in r/o G.H.S. School at Kidwai Nagar No.2, New Delhi. F.16(15)92-MP	16
7.	49/95	Proposal for addition/alteration to the CBCI Hostel at 1, Ashoka Place, New Delhi. F.16(9)92-MP	18

The following items were discussed:

1. Item No.42/95

Sub : Master Plan for petrol pumps.

PA/Jt.Dir.(Plg.)PIIs/89

After detailed discussion, the Technical Committee observed that a revised proposal ~~to~~ be prepared in consultation with the Oil Companies in terms of present demand in relation to size of the petrol pump, site with numbers of filling points which will not only serve two wheeler, three wheeled vehicles but also four wheeled vehicles. The exercise for locating sites of petrol pumps should continue but the revised proposal be prepared within a fortnight and placed before the Technical Committee meeting alongwith complete report on the Master Plan for petrol pumps which should also contain norms related to petrol pumps in terms of coverage, FAR, height and other guidelines.

2. Item No.43/95

Sub : Guidelines for grant of NOC for petrol pumps in rural use zone.

F7(23)67-MP/Pt.I

The guidelines prepared on this matter were discussed in detail and Technical Committee approved the same conceptually with the observation that the guidelines should have further inputs in terms of map showing the rural areas, procedure to be followed, necessary regulations as well as operationalisation aspects. ^{Views} ~~Opinion~~ on the same be obtained from the Oil Companies before placing these guidelines in the next Technical Committee meeting.

3. Item No.44/95

Sub : Carving out of petrol pump sites in commercial centre - 6 nos.

ACA-I/HUPW/DDA/95/122

The proposal of petrol pump sites in various commercial centres were approved ~~after detailed discussion~~ with the observation that further details be worked out ^{for sending the cases to the Local DDA for allotment.} and placed before the Technical Committee meeting. ^{if these sites.} ~~taking care that no action is left pending.~~

4. Item No.46/95

Sub : Formulation of Development Control Norms for Club Buildings in Delhi.

F.3(44)94-MP

Proposed development control norms for club buildings in Delhi were discussed in detail and the same were approved with the modification that these would be applicable for the plot sizes ~~upto 5000 sqm. and 5000 sqm.~~ ^{upto 10,000sqm.} ~~to 10,000sqm.~~ ^{for land allotted in recreational areas.} ~~In case of already allotted land the same norms be applicable while in case of proposals for addition/alteration in the existing club buildings relaxation of 5% on ground coverage was approved.~~ Regulations be prepared to operationalise such norms.

5. Item No.47/95

Sub ; Amendment in MPD-2001 under section 11-A of D.D.Act 1957 as a part of draft zonal plan for zone 'D' New Delhi.

F20(14)93- MP

The Technical Committee discussed in detail the development control norms alongwith already prescribed land use in the MPD-2001 for the plots on Jantar Mantar Road which was prepared after conducting the survey as desired by the Authority under item no.19/95 dt. 23.2.95. The representative of Archeological Survey of India stated that as per AMASR Rules 1959, Central Govt. has declared area upto 100 mtrs. from the protected limit of monument prohibited area for any constructional activity and further ~~beyond~~ 200 mtrs. as regulated area in which construction could be allowed only after getting the permission from the Director General, Archeological Survey of India. ~~And,~~ ^{And,} accordingly the proposal of plot no.8 which is located opposite to plot no.5 having prescribed land use as residential as per MPD-2001 had not been given NOC for construction of residential group housing on this plot ^{by the AS.I.} (Plot no.8). In this connection, it was also pointed out in the Technical Committee, the notification dt.15.5.91 of Archeological Survey of India was considered in the meeting of Technical Committee held on 13.4.92 and Technical Committee did not agree

considering the repercussion and resolved that construction/development be regulated as per respective Town Planning Act. The representative of A.S.I. ^{has requested to} ~~would~~ send their views in writing regarding ~~the~~ ^{the} ~~development~~ ^{development} in this area.

Land & Development Officer mentioned that the lease of plot no.5 was executed for residential purpose; and he was requested to send a copy of the same including ~~other plots~~. ^{with a view to examine the extent of rights granted for residential use of this plot.}

The Technical Committee ^{directed that} ~~deferred~~ ^{decided that} this item with the observation that the matter be examined ^{further} ~~in~~ view of the position explained above. ~~It is~~ ^{on receiving the} requisite information for ASI and L&DO.