

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

NO.F.1(1)97-MP

Dated:4.11.97

MEETING NOTICE

The 81st Technical Committee meeting of the DDA will be held on 7.11.97 at 10.00 A.M. in the Conference Hall, 5th floor, IP Estate, New Delhi.

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



(A.K. JAIN)
ADDL. COMM. (DC&B)
MEMBER SECRETARY.

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

No. F.1(24)97-MP

Dated 20.11.97

Minutes of the 81st meeting of Technical Committee held on 7.11.97 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. P.K. Ghosh, Vice Chairman (In Chair)
2. Sh. R.K. Bhandari, Engineer Member
3. Sh. Vijay Risbud, Commissioner (Plg.)
4. Sh. K.K. Bandopadhyay, Addl. Commr. (MPD)
5. Sh. Chandra Ballabh, Addl. Commr. (AP)
6. Sh. A.K. Jain, Addl. Commr. (DC&B)
7. Sh. Pradeep Behari, Chief Architect
8. Sh. R.K. Jhingan, Director (L.S.)

T.C.P.O.

9. Sh. T.D. Bhatia, T.C.P.

C.P.W.D.

10. Sh. R.S. Kausal, SA (H&T.P) I
11. Sh. Akhalik, Architect

MOUA&E

12. Sh. Chaman Lal, L&D.O.

N.D.M.C

13. Sh. Arvind Kansal, Chief Architect

D.V.B.

14. Sh. V.K. Sakhuja, Chief Engineer (Plg.)
15. Sh. D.K. Suri, Addl. Chief Engineer
16. Sh. E.L. Asthana, Sr. Architect

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17. Sh. Sanjay Tyagi, ACP (Traffic)

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19. Sh. Gian Singh, Director ^{ate} General (Civil Defence & Home Guard).
20. Sh. J.L. Seth, G.M./OTL
21. Sh. S.D. Sharma, Dy. G.M., OTL/IOL
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39. Sh. S.P. Pathak, Joint Director (Narela), DDA
40. Mrs. Archana Mahapatra, Dy. Director (ZP), DDA
41. Sh. H.S. Dhillon, Dy. Director (TT), DDA.

1. Item No.54/97

Sub : Plan for setting up of Growth Centre at village Khanjawalan.

F.3(4)95-MP

Giving a general background of Mini Master Plan for Integrated Development of rural Delhi, the representatives of Deptt. of Rural Development, GNCTD and DSIDC made a presentation of the proposed development plan of Khanjawala Growth Centre. After detailed discussion, Technical Committee decided that GNCTD may modify the plan keeping in view the following suggestions:

- i) The proposed development which appears to be of urban nature needs to be integrated with the redevelopment of village Khanjawala as well as with the plans of surrounding urban extension.
- ii) Keeping in view MPD-2001 and Mini Master Plan, the projected population of growth centre be restricted to about 25000. Accordingly, proposed new area may be around 70 to 80 ha.
- iii) Proposed industrial area should be reduced and the kind of industries should be as per Master Plan that is only those type of industries given in Annexure III-G (Page 179 of the Gazette).
- iv) The Growth Centre may be planned keeping in view the feasibility of services, community facilities and proposed Expressway.
- v) Area statements/land use analysis should be given.

The representative of Deptt. of Rural Development, GNCTD/ DSIDC agreed to resubmit a modified proposal incorporating the above suggestions for consideration of the Technical Committee.

2. Item No.57/97

Sub : Change of land use of an area measuring about 556.5ha. (1381.25 acres) from 'rural use' to 'urban uses' bounded by Railway line to Rohtak, boundary of National Capital Territory, National Highway No.10 Nangloi JJ scheme.

F.20(9)97-MP

The objections/suggestions were discussed by the Technical Committee and it was agreed to consider existing natural features/forest area and conservation of existing drainage channels during formulation of detailed layout plans. The Technical Committee recommended that the proposal may be processed further for change of land use.

3. Item No.58/97

Sub : Amendment in MPD-2001 land uses u/s 11A of D.D.Act, 1957 as a part of draft zonal (Divn.) plan of Zone 'D' (New Delhi).

F.20(14)93-MP

The agenda item was discussed at length and it was observed that the recommendations of the DDA for change of land use have already been forwarded to MOUA&E for issue of final notification. As such, MOUA&E may either issue a notification with the recommendations of the Authority or revert back to Master Plan land use for the plots under reference on Jantar Manter Road. In case the land use is retained as PSP facilities, subletting of the institutional premises for residential, ancillary commercial and other institutions can be allowed by L&DO keeping in view the policy. It was further mentioned that at present DDA allows upto 40% of built-up area to be sublet with the prior approval of DDA for institutional, residential and service organisations like banks on payment of 25% of licence fee received. It was suggested that this may be examined by L&DO and Lands Branch of DDA whether it can be further allowed upto 50% of the built-up area.

4. Item No.50/97

Sub: Development of Oil Storage Terminal Complex at Holambi Kalan in Narela Project.

F.20(8)96-MP

After detailed discussion, Technical Committee desired that the opinion of NCR Planning Board for locating such major Oil Storage Terminal in Delhi (Holambi Kalan) covering an area of about 330 acres may be obtained. It was also desired that the locational aspects may be further studied keeping in view the proposed alignment of peripheral Expressway.

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- ✓ 19. Director (Landscape)
- ✓ 20. Secretary to L.G. ✓
- ✓ 21. Director (Bldg.) DDA Vikas Sadan ✓

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(P.V. MAHASHABDEY)
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- ✓ 27 Dir. (S.P.) DDA — Dayal
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F.20(14)93-MP

The agenda item was discussed at length and it was observed that the recommendations of the DDA for change of land use have already been forwarded to MOUA&E for issue of final notification. As such, MOUA&E may either issue a notification with the recommendations of the Authority or revert back to Master Plan land use for the plots under reference on Jantar Manter Road. In case the land use is retained as PSP facilities, subletting of the institutional premises for residential, ancillary commercial and other institutions can be allowed by L&DO keeping in view the policy. It was further mentioned that at present DDA allows upto 40% of built-up area to be sublet with the prior approval of DDA for institutional, residential and service organisations like banks on payment of 25% of licence fee received. It was suggested that this may be examined by L&DO and Lands Branch of DDA whether it can be further allowed upto 50% of the built-up area.

4. Item No.50/97

Sub: Development of Oil Storage Terminal Complex at Holambi Kalan in Narela Project.

F.20(8)96-MP

After detailed discussion, Technical Committee desired that the opinion of NCR Planning Board for locating such major Oil Storage Terminal in Delhi (Holambi Kalan) covering an area of about 330 acres may be obtained. It was also desired that the locational aspects may be further studied keeping in view the proposed alignment of peripheral Expressway.



F.1(24)97-MP

(A.K. JAIN)
Addl. Commr. (DC&B)
Member Secretary

Copy to:

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


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

1. Item No.54/97

Sub : Plan for setting up of Growth Centre at village Khanjawala.

F.3(4)96-MP

Giving a general background of Mini Master Plan for Integrated Development of rural Delhi, the representatives of Deptt. of Rural Development, GNCTD and DSIDC made a presentation of the proposed development plan of Khanjawala Growth Centre. After detailed discussion, Technical Committee decided that GNCTD may modify the plan keeping in view the following suggestions:

- i) The proposed development which appears to be of urban nature needs to be integrated with the redevelopment of village Khanjawala as well as with the plans of surrounding urban extension.
- ii) Keeping in view MPD-2001 and Mini Master Plan, the projected population of growth centre be restricted to about 25000. Accordingly, proposed new area may be around 70 to 80 ha.
- iii) Proposed industrial area should be reduced and the kind of industries should be as per Master Plan that is only those type of industries given in Annexure III-G (Page 179 of the Gazette).
- iv) The Growth Centre may be planned keeping in view the feasibility of services, community facilities and proposed Expressway.
- v) Area statements/land use analysis should be given.

The representative of Deptt. of Rural Development, GNCTD/DSIDC agreed to resubmit a modified proposal incorporating the above suggestions for consideration of the Technical Committee.

2. Item No.57/97

Sub : Change of land use of an area measuring about 556.5ha. (1381.25 acres) from 'rural use' to 'urban uses' bounded by Railway line to Rohtak, boundary of National Capital Territory, National Highway No.10 Nangloi JJ scheme.

F.20(9)97-MP

The objections/suggestions were discussed by the Technical Committee and it was agreed to consider existing natural features/forest area and conservation of existing drainage channels during formulation of detailed layout plans. The Technical Committee recommended that the proposal may be processed further for change of land use.

3. Item No.58/97

Sub : Amendment in MPD-2001 land uses u/s 11A of D.D.Act, 1957 as a part of draft zonal (Divn.) Plan of Zone 'D' (New Delhi).

F.20(14)93-MP

The agenda item was discussed at length and it was observed that the recommendations of the DDA for change of land use have already been forwarded to MOUA&E for issue of final notification. As such, MOUA&E may either issue a notification with the recommendations of the Authority or revert back to Master Plan land use for the plots under reference on Jantar Manter Road. In case the land use is retained as PSP facilities, subletting of the institutional premises for residential, ancillary commercial and other institutions can be allowed by L&DO keeping in view the policy. It was further mentioned that at present DDA allows upto 40% of built-up area to be sublet with the prior approval of DDA for institutional, residential and service organisations like banks on payment of 25% of licence fee received. It was suggested that this may be examined by L&DO and Lands Branch of DDA whether it can be further allowed upto 50% of the built-up area.

4. Item No.50/97

Sub: Development of Oil Storage Terminal Complex at Holambi Kalan in Narela Project.

F.20(8)96-MP

After detailed discussion, Technical Committee desired that the opinion of NCR Planning Board for locating such major Oil Storage Terminal in Delhi (Holambi Kalan) covering an area of about 330 acres may be obtained. It was also desired that the locational aspects may be further studied keeping in view the proposed alignment of peripheral Expressway.

 F.1(24)97-MP


(A.K. JAIN)
Addl. Commr. (DC&B)
Member Secretary

3. Item No.58/97

Sub : Amendment in MPD-2001 land uses u/s 11A of D.D.Act,1957 as a part of draft zonal (Divn.) plan of Zone 'D' (New Delhi).

F.20(14)93-MP

The agenda item was discussed at length and it was observed that the recommendations of the DDA for change of land use have already been forwarded to MOUA&E for issue of final notification. As such, MOUA&E may either issue a notification with the recommendations of the Authority or revert back to Master Plan land use for the plots under reference on Jantar Mantar road. In case the land use is retained as PSP facilities, subletting of the institutional premises for residential, ancillary commercial and other institutions can be allowed by L&DO keeping in view the policy. It was further recommended that at present DDA allows upto 40% of built-up area for sub-letting which may be examined by L&DO/lands Branch, DDA whether it can be increased further.

exact language of resolution be used. I gather that this was decided to increase to 50%.

4. Item no.50/97

Sub: Development Oil Storage Terminal Complex at Holambi Kalan in Narela Project.

F.20(8)96-MP

After detailed discussion, Technical Committee desired that the opinion of NCR Planning Board for locating such major Oil Storage Terminal in Delhi (Holambi Kalan) covering an area of about 330 acres may be obtained. It was also desired that the locational aspects may be further studied keeping in view the proposed alignment of peripheral Expressway.

Reliance

SUPPLEMENTRY AGENDA FOR TECHNICAL COMMITTEE HELD ON 7.11.97

I N D E X

Sl.No.	ITEM NO.	PARTICULARS	PAGE NO.
12.	57/97	Change of land use of an area measuring about 556.5ha. (1381.25 acres) from 'rural use' to 'urban uses' bounded by Northern Railway line to R ohtak in the North, boundary of Natilonal CJapital Territory in the West, National Highway No.10 (100m r/w) in the South and existing urban area (Nangloi JJ scheme) in the east, comprising residential -112.1 ha.;recreational-105.8 ha.;industrial((light manufacturing)-264.8 ha. ;commercial (wholesale & warehousing)-63.3 ha;and circulation-10.5 ha. F.20(9)97-MP	1-6
13.	58/97	Amndment in MPD-2001 land uses u/s 11 -A of D.D.Act.1957 as a part of draft Zonal (Divn.) plan of Zone 'D'(New Delhi) F.20 (14)93-MP	7-10
14.	59/97	R eg.clearance/sanction of farm house in 'Rural use zone' as per MPD-2001 declared as Development Areas of DDA F.3(103)96-MP	11-16

Sub:- Change of land use of an area measuring about 556.5 ha. (1381.25 acres) from 'rural use' to 'urban uses' bounded by Northern Railway line to Rohtak in the North, boundary of National Capital Territory in the West, National Highway No.10 (100m r/w) in the South and existing urban area (Nangloi JJ Scheme) in the east, comprising residential - 112.1 ha.; recreational - 105.8 ha.; industrial (light manufacturing) - 264.8 ha.; commercial (wholesale & warehousing) - 63.3 ha.; and circulation - 10.5 ha.
(File No.F.20(9)/97-MP)

Attention is invited to the Authority's Resolution No.79 dated 30.6.87, vide which change of land use of an area measuring 556.5 ha. (1381.25 acres) was approved for processing the change of land use from 'rural use' to 'urban uses'.

2. The Ministry of Urban Affairs & Employment vide its letter No.K-13011/22/94-DDIB dated 19.8.97 conveyed the approval of the Government to issue public notice to invite objections/suggestions from the public for the proposed change of land use under Section 11-A of the Delhi Development Act, 1957 (Appendix-I).

3. The public notice for inviting objections/suggestions was issued by DDA on 27.8.97 (Appendix-II) for the proposed change of land use for 556.5 ha. of land from 'rural use' to 'urban uses' comprising residential - 112.1 ha.; recreational - 105.8 ha.; industrial (light manufacturing) - 264.8 ha.; commercial (wholesale and warehousing) - 63.3 ha. and circulation - 10.5 ha. on the North of National Highway No.10 (Rohtak Road).

4. In response to the public notice dated 27.8.97, 180 objections/suggestions have been received from the public. These objections/suggestions have been categorised into four categories:-

..../-

- 1) Most of the objections/suggestions are against the acquisition of land by the Government requesting regularisation of the existing unauthorised constructions.
- ii) Prof. A. K. Moitra, Director, School of Planning & Architecture, has suggested to take up environmental impact assessment of the proposed scheme as the proposed urbanisation in the belt will generate traffic as well as industrial pollution from the proposed industrial uses.
- iii) The Chief Regional Planner, NCR Planning Board and Shri H. S. Dhillon, Deputy Director(TT), DDA, have suggested to provide 100m green buffer on either side of NH-10. The Chief Regional Planner, NCR Planning Board has further submitted that the proposed scheme is not in conformity with the land use of the Regional Plan as it is coming in the green belt/green wedge.
- iv) The N.G.O. Forum for NCR has submitted that the proposed urbanisation in the belt is in violation of the Master Plan for Delhi-2001 wherein the area has been shown as a green belt. The proposed urbanisation will deteriorate the environment and the concept of healthy city has suggested for construction activity on the periphery of the NCR.

5. The above objections/suggestions have been examined and the para-wise comments are as follows:-

- i) At present there is no proposal to acquire land by Government.
- ii) In accordance with the Environment Act, the environmental impact assessment will be carried out before the project is taken up for development.
- iii) The Ministry of Urban Affairs & Employment has already conveyed while giving the approval for inviting public objections/suggestions for the same change of land use

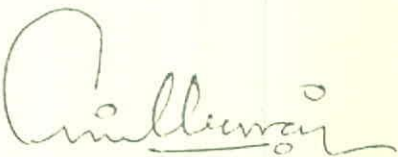
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that the proposed urban extension as a part of MPD-2001 approved by the Authority may be taken up for processing the change of land use. The stipulated green belt along the National Highway No.10 will be kept reserved.

- iv) This area as per MPD-2001 Land Use Plan was never a green belt and the portion indicated as 'green belt' along the UT border in the Urban Extension Plan has been retained in this proposal. In the area unauthorised development is already taking place and, therefore, this is the right time to develop this area in a planned manner being a part of the Urban Extension of MPD-2001.

6. Keeping in view the above, it is proposed for consideration of the Technical Committee to approve the change of land use of the area measuring 556.5 ha. (1381.25 acres) from 'rural use' to 'urban uses' comprising residential, recreational, industrial, commercial and circulation.

7. The proposal contained in the above para is placed before the Technical Committee for consideration and approval and to suggest to the Authority to recommend to the Ministry of Urban Affairs & Employment to notify the above said change of land use.


(ANIL BARAI)
DIR (NCR, UE & PPR)

-4-

APPENDIX - 1

BY SPECIAL MESSENGER

भारत सरकार
शहरी कार्य और रोज़गार मंत्रालय
शहरी विकास विभाग

GOVT. OF INDIA
MINISTRY OF URBAN AFFAIRS AND EMPLOYMENT
DEPARTMENT OF URBAN DEVELOPMENT

D.O.No.K-13011/22/94-DDIB

नई दिल्ली-110011, तारीख

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Dated New Delhi-110011, the

199

19th August, 1997

N. P. SINGH
Phone : 301 9377

Dear Shri Ghosh,

Please refer to your D.O. letter No. F.20(25)/94/MP/6618 dated August 8, 1997 regarding the grant of Land use change/ planning permission in the case of M/s. A.B. Tools Ltd. and the Indian Oil Corporation, which have been pending for a long time. Earlier, the Vice-Chairman, DDA in his D.O. No. F.20(25)/94/MP/ dated March 12, 1996 had clearly indicated that the site under reference falls partly in the area earmarked for commercial use (wholesale/warehousing) and partly under recreational use as per MPD-2001. It was also subsequently indicated by Commissioner (Planning) during discussions that a resolution in this behalf had been passed by the DDA in the year 1987. This being so, the change of land use from 'Agricultural/Rural' to 'Commercial' (wholesale/warehousing) already stands confirmed in the Master Plan MPD-2001 and no other formalities in this regard are any more required.

2. What applies to the case of A.B. Tools is equally applicable to the case of I.O.C. in respect of an area of 97.07 acres, which was also notified way back in August, 1988 for inviting objections/suggestions for change of land use from 'Agricultural/ Green Belt' to 'Warehousing and Storage'. F 3(8)83 mp

3. As repeatedly clarified by this Ministry, it is once again confirmed that wherever the draft Master Plan has assigned any particular land use to a parcel of land and that Master Plan has subsequently been notified with the approval of the Government, no cases need to be individually floated for grant of permission for change of land use.

Keeping in view the above, the following clarifications are issued in respect of the various points mentioned in your letter of August 8, 1997 referred to above:-

In case the land use assigned and approved by the Authority in respect of any parcels of land prior to the notification of MPD-2001 are considered to be a part of the Master Plan (MPD-2001) as indicated in your predecessor's D.O. letter of March 12, 1996 on the subject addressed to this Ministry, the planning permission may be granted to the concerned applicants (M/s. A.B. Tools and the I.O.C.), after imposing such conditions as are considered necessary and which could be legally imposed. If, however, the aforesaid land use assignments are not considered to be an integral part of MPD-2001, this may be treated as the needed approval of the Government for change of land use based on the approvals already granted by DDA and the planning permission could be accorded after notifying the required change of land use.

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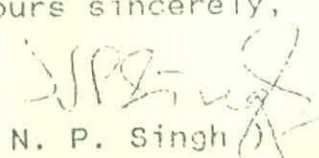
In either case, the conditions which are imposed should be those which are necessary from the the planning angle and sustainable legally. Accordingly, the following points should be considered while imposing the proposed conditions:-

- (a) There is no objection to reserving the required R.O.W. for NH-10, buffer greens as per NCR Plan on either side of the National Highway and for service/access roads to segregate the local traffic from the long distance traffic along the National Highway and for provision of approach roads to and exit facilities from the commercial area. At the same time, since construction of the required service and access roads and provision of infrastructural facilities like water supply, sewerage and drainage, etc. in the urban extension area may take time, necessary undertakings should be obtained from the parties to whom planning permission is granted binding them to pay the development charges as well as betterment levy/impact fee under the provisions of the D.D. Act, as and when any development activities are taken up in the area by a local body, DDA or any other development agency.
- (b) Allowing only temporary structures would neither be feasible nor practicable. Accordingly, planning permission will have to be accorded to enable parties concerned to take up regular/permanent constructions.
- (c) & (d) Licence fee or other charges, if any, to be levied for grant of planning permission and development will have to be in conformity with the existing rules applicable in this behalf.
- (e) When a particular area stands notified in the Master Plan as urban extension area, separate permission of the NCR Planning Board for change of land use from 'Agricultural Green/Rural' to 'Urban Uses' is no longer necessary. However, in case the DDA proposes to develop or grant permission to develop any area out-side the urban/urban extension limits (i.e. in the rural area), NCRPB's permission would be essential.

5. I would appreciate if you kindly take necessary action in the above two cases immediately, keeping in view the instructions given above. Further, the DDA may also take simultaneous action for preparation of the indicative land use plans/zonal plans covering various zones in the urban extension areas beginning with the specified areas on either side of the National Highways as directed earlier.

With regards,

Yours sincerely,


(N. P. Singh)

Shri P.K. Ghosh,
Vice-Chairman, DDA,
Vikas Sadan, I.N.A.
New Delhi-110 023.

DELHI DEVELOPMENT AUTHORITY

No.F.20(9)/97-MP

Dated : 27.8.97

PUBLIC NOTICE

The following modification which the Central Government proposes to make to the Master Plan/Zonal Development Plan for Delhi, is hereby published for public information. Any person having any objection or suggestion with respect to the proposed modification may send the objection or suggestion in writing to the Secretary, Delhi Development Authority, Vikas Sadan, 'B' Block, INA, New Delhi within a period of thirty days from the date of issue of this notice. The person making the objection or suggestion should also give his name and address.

MODIFICATION

"The land use of an area measuring about 556.5 ha. (1381.25 acres) bounded by Northern Railway line to Rohtak in the North, boundary of National Capital Territory in the West, National Highway No.10 (100M R/W) in the South and existing urban area (Nangloi JJ scheme) in the east, is proposed to be changed from 'rural use' to urban use, comprising of residential 112.1 ha., recreational- 105.8 ha., industrial (light manufacturing) - 264.8 ha. Commercial (wholesale and warehousing) - 63.3 ha. and circulation 10.5 ha."

2. The plan indicating the proposed modification will be available for inspection at the office of Jt. Director, Master Plan section, Vikas Minar, 6th floor, I.P.Estate, New Delhi on all working days within the period referred to above.



(V.M. BANSAL)
COMMISSIONER-CUM-SECRETARY
DELHI DEVELOPMENT AUTHORITY

Am

VIKAS SADAN
'B' BLOCK, INA
NEW DELHI

Dated the 30.8.97

Sub: Amendment in MPD-2001 land uses under section 11-A of D.D. Act, 1957 as a part of Draft Zonal (Divisional) Plan of Zone 'D' New Delhi).
F.20(14)93-MP

1. **BACKGROUND:**

Apropos the Draft Zonal Plan of Zone 'D' (New Delhi), the Govt. of India, Ministry of Urban Development conveyed the approval under Section 11-A of D.D. Act, 1957 to issue a public notice for inviting objections/suggestions from the public, for change of land use of 5 plots as given below:-

- | | | |
|------|--|--|
| i) | 1.50 ha in sub-zone D-2 Mata Sundri area | From recreational to public and semi-public. |
| ii) | 1.00 ha in plot No.3 Jantar Mantar Road | From 'PSP' to 'residential'. |
| iii) | 1.00 ha in plot No.5 Jantar Mantar Road | From 'PSP' to 'residential'. |
| iv) | About 1.17 ha in sub-zone D-5 near Howeloc Road. | From 'recreational to 'PSP'. |
| v) | 6.00 ha falling in sub-zone D-13 (Chanakyapuri) near Railway area. | From 'recreational to 'residential' (Guest House). |

Accordingly, a Public Notice was issued on 27.8.94. in response to the public notice, 3 objections/suggestions were received. The Authority vide its item No.19/95 dated 23.2.95 resolved that the Govt. be approached for final notification in respect of land use for Sl. No. (i), (iv) and (v) of para above. In so far as to (ii) and (iii) are concerned, it was resolved that the matter be referred for studying the land use/development norms of all Jantar Mantar plots in view of the historic importance of the Jantar Mantar complex.

Accordingly, a study of land use and development controls of Jantar Mantar area was carried out and the proposal was placed before the Authority in its meeting held on 11.9.95 and the following was resolved:

- i) the land use on the other side of the road is residential;

Contd....2..

- ii) the land use of these plots was residential in the previous Master Plan;
- iii) the land use of these plots was stated to be residential in the leases issued by the L&DO.

In the light of the above, it was resolved that the proposal as considered in the Technical Committee be approved. Accordingly, the MOUA&E vide our letter dated 22.9.95 was requested to issue final notification for the proposed changes of land use.

- 2) MOUA&E vide its letter dated 5.8.97 addressed to VC, DDA requested DDA to examine the land use of plot Nos. 5 & 8 and whether PSP would include the Govt. & Corporate Offices. Vide DDA letter dated 8.9.97 it was clarified that land use of plot No.5 & 8 is 'public and semi-public facilities' and 'residential', respectively as per MPD-2001. However, the land use of plot No.5 was recommended to be changed to residential use by the Authority in its meeting held on 11.9.95. It was further clarified that PSP does not include Govt. & Corporate offices, while Govt. is a separate land use, corporate offices fall under commercial activity.
- 3.) Ministry of Urban Affairs & Employment vide its letter dated 18.9.97 addressed to Commr.(Plg.), DDA has stated that the properties on either side of Jantar Mantar Road which are still available for development, may be allowed to be developed as offices (Govt. & Private/Corporate). The Ministry has requested DDA to examine this from planning angle for change of land use of these plots from 'existing use' to 'commercial' (Offices

Contd...3..

Private/Corporate). Keeping in view the recommendations of Technical Committee & Authority, a reply has been sent to MOUA&E vide DDAs letter dated 9.10.97 reiterating the decision of the Authority and the following observations:-

'The limits of the CBD at present are confined to sub-zone D-1 upto Tolstoy Marg. The area under reference is neither part of the CBD nor its extension. It needs to be carefully considered whether commercialisation would trigger a chain reaction and request from other properties for change of land use for commercial use (offices). No doubt the plots under reference are uniquely situated outside the congested CBD area, yet within the walking distance from it. But in case these are changed for commercial use, this area would also get congested with problems of parking. It may be added that draft ZDP of Zone 'D' recommends a low intensity development in the surrounding area to the LBZ boundary.

- 4) It is to mention that vide DDA's circular dated 8.7.95 (Annexure....1) allows institutions to sublet a portion of the premises for the purpose of service organisations like banks on payment of 25% of licence fee and also for residence of the functionaries of the organisation subject to certain conditions.

Attention is also drawn to Section 11(2) of DD Act whereby the Central Government may make any modification in the Master Plan & Zonal Development Plan. Whereas the power conferred on the Authority is restricted, the powers of the Central Govt. are unrestricted. As such the Central Govt. may issue a final notification in respect of change of land use as it may deem fit.

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


(C.P. Bhatnagar)
Dir (PL&D)

DELHI DEVELOPMENT AUTHORITY
DIRECTOR (LANDS) OFFICE

No: PW 4841896/14-24/11-11

Dated : 8-7-96.

C I R C U L A R

Sub : Subletting of the institutional premises.

Delhi Development Authority has decided to allow permission for subletting of the institutional premises with immediate effect subject to following conditions:-

1. The allottee institutions should put up the building by fully utilising the permissible FAR;
2. The institution can let out a portion of the built up area to institutions of similar nature after obtaining prior permission of the DDA by furnishing a copy of the certificate of registration and a copy of memorandum and articles of association of the licensee institutions.
3. The institution may also be allowed to sublet a portion of the premises having built with prior approval of the DDA for service organisations like banks; on payment of 25% of the licence fee received;
4. The institution can also utilise a portion of the premises for the purpose of residence of the functionaries of the organisation subject to the condition that the area so used does not exceed 15% of the built up space subject to a maximum of 150 sq.mtr.
5. The total area sublet under the above categories and the area used for residential purposes should, however, not exceed 40% of the built up area.
6. In cases of subletting of the premises to institutions of similar nature covered under para (2), without prior approval of the DDA, the lessee shall be required to pay 15% of the rent so realised for the leased premises and 30% from the service organisations like banks etc. who use the place for commercial purposes.

(Signature)
DIRECTOR (LANDS)

Copy to:

- | | |
|---------------------------|--|
| 1. Finance Member | 6. Chief Accounts Officer |
| 2. Engineer Member | 7. Secretary, DDA |
| 3. Principal Commissioner | 8. Director (LC) |
| 4. Commissioner (LC) DE | 9. Director (RL) |
| 5. Commissioner (Plg.) | 10. Jt. Director (Coordn.) |
| | 11. DE (IL) / DD (C) / DD (E) / DD (F) / DD (G) / DD (H) / DD (I) / DD (J) / DD (K) / DD (L) / DD (M) / DD (N) / DD (O) / DD (P) / DD (Q) / DD (R) / DD (S) / DD (T) / DD (U) / DD (V) / DD (W) / DD (X) / DD (Y) / DD (Z) |

Sub: Regarding clearance/sanction of farm houses in 'Rural Use Zone' as per MPD-2001 declared as 'Development Areas' of D.D.A.

File No. F.3(103)96-MP

1. A large number of references have been received from M.C.D. relating to Farm Houses in the 'Rural Use Zone' forming a part of 'Development Area No. 176' declared vide Notification No.F.16(2)91-L&B/Plg/5399-7474 dated 6.5.92 covering an area of 4080 ha. This area is bounded by Development Area No. 79 in the North, Mehrauli-Gurgaon Road in the East, existing high tension line in the South and Defence -IAAI land/NH-8 in the West. This Development Area covers Vasant Kunj Housing Scheme as well as area between Vasant Kunj and Vasant Vihar.
2. As per Master Plan for Delhi-2001 part of this Development area falling towards the South of Vasant Kunj Housing Scheme forms a part of 'Rural Use Zone' in spite of its being a development area of D.D.A. and a part of this area forms a part of MPD-Recreational-Regional Park.
3. As per the provisions in MPD-2001 farm houses are permitted for Rural Use Zone in a minimum plot size of one ha. to be developed for folowers, fruits, vegetable poultry farming etc. The Authority vide Resolution No. 41 dated 27th March 1991 while discussing the Urban Extension schemes resolved that 'As per the provisions of MPD-2001 farm houses are permitted in 'Rural Use Zone'. As the 9000 ha. now proposed to be declared as Development Area, is required for planned Urban Extension of the Delhi Urban limits appropriate amendments will be made in MPD-2001 so as to prohibit the construction of Farm Houses in the proposed Development Area/Urban

Extension and also in all those rural areas which are declared as Development Area from time to time. This was referred on 25.11.91 to Ministry for their approval under section 11-A of Delhi Development Act, 1957 to issue public notice for inviting objections/suggestions from public.

4. Again the Authority while discussing the issue of farm houses in areas under large scale acquisition of land for projects vide Item No. 114/96 dt. 6.9.96 resolved that the farm houses existing in the Development Area and in the proximity of the project/proposed urban extension must be included the urban area. Also the maximum size of the plot should be 1000 sqm. inclusive of existing construction. The owner of the approved farm houses should be allowed to retrain an area permissible under the urban land ceiling Regulation Act (maximum plot size not to exceed 500 sqm.) No additional area for servant quarters or pump houses will be allowed. The owner shall not be entitled to alternative residential plot under the scheme of Large Scale Acquisition and Disposal of Land.
5. Within this Rural Use Zone declared as Development Area No. 176 there is no proposal of Urban Extension in this area as per Master Plan for Delhi-2001. This issue has also been discussed in the Technical Committee meeting held in July'97. Already this area is full of farm houses which otherwise are permitted in the Rural Use Zone. Presently in this area new farm houses are neither being considered for sanction by M.C.D. nor by D.D.A.
6. In order to resolve vexed issued of sanction of farm houses in this area and in view of the factual position given in para 2.2 above, either this part of Development Area No. 176 covering Rural Use Zone could be considered for denotification from the Development Area of DDA so that MCD could take up the sanction of farm houses as per the provisions of MPD-2001.

7. In the alternative the decision dated 27.3.91 of the Authority could be modified to the extent of permitting farm houses in this part of Development Area No. 176, the land use of which as per MPD-2001 is "Agricultural and Water Body-Rural." Accordingly DDA could take up the sanction of farm houses within this Development Area as per the MCD (enclosed) policy regarding "Farm Houses and Farm buildings in the agricultural green belt and rural use zone". Therefore, the Authority's decision dated 27.3.91 may need modifications for its application to Rural Use Zone covered by Development Area No. 176 for permitting the farm houses in the Development Area under reference.
8. In this area, no urban extension has been envisaged and any urbanisation or development would involve processing of change of land use and clearance from N.C.R. Board. Therefore, the decision taken earlier to acquire lands in this area through L&B Deptt. notifications dated 27.6.96 and dt. 24.6.97 for 369 bigha 01 biswa and 369 bigha 01 biswa respectively of village Malikpur Kohi alias Rangpuri in the name of Vasant Kunj, Phase-IV may also need review so that the policy recommended could be applied uniformly. It is further submitted that so far there is no scheme by the name of Vasant Kunj, Phase-IV.
9. It may be observed that the proposal as contained in paras '7' and '8' above could be considered for adoption for the present as the denotification may unwittingly affect the desirable green/farm houses at the back of prestigious International Hotel Complex project proposed in between Vasant Vihar and Vasant Kunj Housing Scheme.
10. In view of the factual position given above, the proposal as contained in paras '7' and '8' is placed before the Tec.Comm. for its consideration.

MUNICIPAL CORPORATION OF DELHI

No. 133/1/1981/0-0

Dated: 21.1.81

From

The Commissioner,
Municipal Corporation of Delhi.

To

The Secretary,
Municipal Corporation of Delhi.

Item No: 223 'C'

Subject: Farm Houses and other Farm buildings in the
"Agricultural Green Belt" and "Rural" use zone.

1. The Delhi Development Authority vide its resolution no. 122 dt. 10.9.81 has approved certain amendments pertaining to the zoning regulations for farm houses and other farm buildings in the "Agricultural Green Belt" and "Rural" use zones.

The amendments which have affected the Master Plan stipulations have been processed u/s 11-A of Delhi Development Act, 1957. These modifications have been notified & published in the Gazette of India vide S.O. No. 761(E) dated 25.10.82 by the Govt. of India, Ministry of Works & Housing vide notification no. K-12016/3/81-D.D.11A dated 25.10.82. The aforesaid modifications pertaining to the Master Plan is reproduced as under:-
No. P. 1(194)0-0-00.

PUBLIC NOTICE.

It is hereby announced for public information that in exercise of the powers conferred by sub-section 2 of section 11-A of Delhi Development Act, 1957 (61 of 1957), the Central Government in the Ministry of Works & Housing vide their notification no. K-12016/3/81-D.D.11A dated 25.10.82 published in the Gazette of India Extraordinary vide S.O. No. 761(E) dated 25.10.82 have made the following modifications in the Master Plan for Delhi:-

MODIFICATIONS:

(A) The words "of minimum one acre plot" appearing after the words "the plot area limitation" in line 3 under the heading "Agricultural Green Belt" 10: Use Zone A.1., at page 49 of the Master Plan shall be omitted.

(B) At page 59 of the Master Plan the table given under the heading 11. "Agricultural Green Belt" & "Rural" use zones, be omitted and the following be added after the words, "They are as follows:-"

(i) The minimum size of a Farm shall be as under:-

(a) One-sided and open (BTL) Farms: 1 hectare.

(b) One-sided, closed, open and other live-stock Farms: 2 hectares.

(ii) The maximum coverage & height of dwelling unit shall be as under:-

Category	Maximum coverage of dwelling unit	Maximum height of dwelling unit
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(a) 1 hectare & above but less than 2 hectares.	100 sq. mts (including mezzanine floor)	Single storeyed maximum height 6 mts.
(b) 2 hectares & above	150 sq. mts (including mezzanine floor)	Single storeyed maximum height 6 mts.

(Sd/-) Secretary, Delhi Development Authority.

(2) The copy of the D.D.A. resolution no.122 dated 10.9.81 forwarded by the Dy. Director(M.P.) vide letter no.F.3(194) 63-4.P. dated 3.11.82 vide which amendments in the Farm House regulations have been approved & the details given with respect to the changes made in the previous regulation is reproduced as under:-

(A) It is proposed to amend the Master Plan zoning regulations in the case of agriculture green belt and rural use zone as under:-

i) Before the table giving the size of farm, maximum coverage and maximum height etc., on page 59, the following to be added.

The minimum size of a farm shall be as under:-

- a) Orchard or vegetable farm 1 hectare
- b) Poultry farms, stud farms, dairy farms and other live-stock farms 2 hectares

ii) The present table giving the size of farms, maximum coverage and maximum height etc. on page 59 shall be deleted and substituted by:-

Size of Farm	Maximum coverage of dwelling unit.	Maximum height of dwelling unit.
1 hectare and above but less than 2 hectares	100 sq.mts.	single storey maximum height 6 mts.
2 hectares and above	150 sq.mts.	single storey maximum height 6 mts.

iii) Foot note no. 4 under the table on page 59 right hand side to be deleted and substituted as under:-

Government may allow temporary sheds depending on the requirements of different types of farms, besides the permissible permanent construction (refer modifications(ii) above).

iv) The following words on page 49 right hand side under 'uses permitted' in use zone A-1 will be deleted or minimum one acre plot.

(B) It is proposed that superseding the previous decision of 14-1-81 regarding farm houses the provisions should now be as under:-

- 1) Minimum size of the farm:
 - a) Orchard and vegetable farms 1 hectare.
 - b) Poultry farms, stud farms, dairy farms and other live-stock 2 hectares.

ii) Approach Road:-

- a) An approach road to the farm should have a minimum right of way of 13.5 mtrs(45ft).
- b) When the approach road serves more than one farm then the minimum right of way should be 12.29 mtrs(40ft).
- c) Within the farm there should be drive ways of minimum 10 ft. (3 mtrs approx) width if serve the farm house, office and storage buildings).

iii) Set backs for farm buildings:-

a) The set back of any farm buildings from the right of way of roads will be as follows:-

Type of road	Set back from centre line
National Highway(100ft right of way).	200 ft. (61 meters approx)
State highway/urban road (200 ft. right of way)	125 ft (37.5 meters approx)
National urban road 100'	75 ft (24.5 meters approx)
Village road 60 ft.	45 ft (13.5 meters approx).

b) There should be a minimum distance of ten feet(3 mtrs. approx) between sheds in the farm. (This need not be provided on either side of the building).

c) The minimum distance of any farm building from the public

no 15 ft (4.5 meters approx).
 Minimum distance of any farm shed from building
 dwelling unit shall be 25 ft (7.5 meters approx).
 For farm houses are given in the master plan.
 Average and height, for farm houses and farm buildings.

Type of Farm	Size of Farm on ground for permanent dwelling unit.	Maximum coverage on ground for farm sheds	Maximum coverage permanent House	Maximum height
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1) Vegetable orchard farm & above but less than two hectares	One hect. 100 sq.mtrs.	1% excluding permanent construction	6mts at edge & 4.0 mtrs. at top.	3.7mts
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-do-	two hect. & above	1% excluding permanent construction	6mts at edge & 4.0 mtrs. at top.	3.0mts
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ii) poultry farm stud farm & other live stock farm	2 hect. 150 sq.mtrs. & above	10% excluding permanent const.	6mts at edge & 4.0 mtrs. at top.	3.3mts
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b). Basement shall be permitted to the maximum extent of ground floor coverage.

v) Specifications:

Farm Houses: As per building bye-laws for residl. buildings

farm sheds:

a) Sheds should be constructed on pillars, with walls not higher than 4ft. (1.2 meters approx).

b) The remaining height of the farm shed can be covered with meeting or other similar materials.

c) The maximum height of the roof of the farm shed shall not exceed 4 mtrs. at eye level.

vi) Services-water supply and drainage.

a) Good potable water supply should be available in the farm for human consumption in case a farm house is build upon. For this purpose, the competent authority will stipulate the standards of quality.

b) Open sanitary drains or covered drains may be provided to clean the sheds in case of dairy farms as required by the competent authority, drains should also be provided for carrying rain water in the case of all buildings. Septic tanks should be provided for disposal of human and animal wastes with necessary dispersion trenches.

c) The dispersion trenches of the septic tank should be 1 foot (15 mtrs. approx) away from any tank shall be an open well to prevent surface pollution. These should also be minimum 15 ft. (4.55 mtrs. approx) from property line.

RECOMMENDATIONS: Since, the H.C.D. previously also approved the farm house regulations as prescribed by the D.O.A. for the amendments made now to the existing farm house regulation the amendments made in the master plan (duly notified & sanctioned by the Govt. of India) was placed before the Committee of members the powers of the committee n/a 400 (2)(b) of the act for approval & incorporation of the amendments in the building bye-laws.

SA/-Commissioner.

Slum No: 223/61

Location No.

2022/31-24.1.83. 1983/33/TP/537/202 24.21.1.83 is

Approved.

Attested True Copy.

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

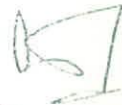
NO.F.1(1)97-MP

Dated:4.11.97

MEETING NOTICE

The 81st Technical Committee meeting of the DDA will be held on 7.11.97 at 10.00 A.M. in the Conference Hall, 5th floor, IP Estate, New Delhi.

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



(A.K. JAIN)
ADDL. COMM. (DC&B)
MEMBER SECRETARY.

I N D E X

SL.NO.	ITEM NO.	PARTICULARS	PAGE NO.
1.	46/97	Proposed 'T' Junction design of Rohtak Road (NH-10) and 40 Mtr. R/W Road leading to PVC Market , Tikri Kalan.F.5(6)97-MP	1-4
2.	47/97	Proposal of cremation Ground near facility centre Geeta Colony in River Yamuna Bed (Zone 'O' F.3(52)97-MP	5-7
3.	48/97	Proposed cremation ground near village Badarpur (behind Police Station and Sports Stadium) F.3(21)94-MP	8-10
4.	49/97	Permission for construction of 9 Residential Single storey quarter within Police Wireless transmitting station complex at Siri Fort Village,. F.3(54)90-MP	11-13
5.	50/97	Development of oil storage terminal complex at Holambi Kalan in Narela Project.F.20(8)96-MP	14-23
6.	51/97	Change of land use of an area measuring 4.0 ha. (10 acres) from 'Recreational' to 'Public and Semi-Public facility' (Cremation Ground) in the North of Bapraula Nallah and East of NH-2 (Ring Road) New Delhi. F.3(21)93-MP	24-26
7.	52/97	Change of land use of area measuring 7.11 ha. (17.57 acres) at Bijwasan from 'Rural Use' to 'Commercial' & Warehousing (Petroleum Products H.P.C.)F.20(12)97-MP	27-28
8.	53/97	Proposed modifications in building permission on the plot sizes up to 90 sq.m. in Rohini. PA/Dir./Bldg./97/DDA/416	29-32
9.	54/97	Plan for setting up of Growth Centre at village Khanjawala. F.3(4)95-MP	33-36
10.	55/97	Policy for Regularisation of Banquet Halls in N.C.T of Delhi. F3(7)93-MP	37-39
11.	56/97	Change of land use of area measuring 4.5 acres from 'commercial' (Hotel) C-3 to 'Govt. Offices' in the premises of Indira Gandhi Indoor Stadium. F.20(32)82-MP	40-41

Sub :

Proposed 'T' junction design of Rohtak Road (NH-10) and 40 Mtr. R/W Road leading to PVC market, Tikri Kalan.
File No.F.5(6)/97-MP

INTRODUCTION/BACKGROUND

The proposed junction is falling outside the urban limits as per MPD-2001 plan. The minimum R/W of National Highway as per MPD-2001 is 100 Mtr. outside the urban area and 60 Mtr. (min.) 80 Mtr.(max.) in the urban area (wherever possible). The other 40 Mtr. R/W proposed road is leading to the new PVC market forming a 'T' junction with NH-10 (Rohtak Road). As per the Zonal Plan of Zone-'G' the R/W of Rohtak Road (NH-10) has been shown as 60 Mtr. (200 Ft.) R/W of National Highway as per Ministry of Transport is 60 Mtr. and PWD has sent the draft alignment plan of Rohtak Road (NH-10) with 60 Mtr. R/W & the same is being implemented by them. This proposed junction is falling in the Zone-'J' and the Zonal Plan of this zone has not been prepared.

The proposed 'T' junction is located on Rohtak Road (NH-10) near village Tikri Kalan, Delhi-Haryana Border as shown in the location plan placed as (Annexure-I).

1.2

BACKGROUND :

Director (Narela Project) has sent the proposal for preparation of junction design of Rohtak Road (NH-10) with Road 40 Mtr. wide (proposed) leading to the PVC market. The land for this road has already been acquired as intimated by the Director (Narela).

proposed road from the Rohtak Road.

4.0 RECOMMENDATIONS FOR CONSIDERATION

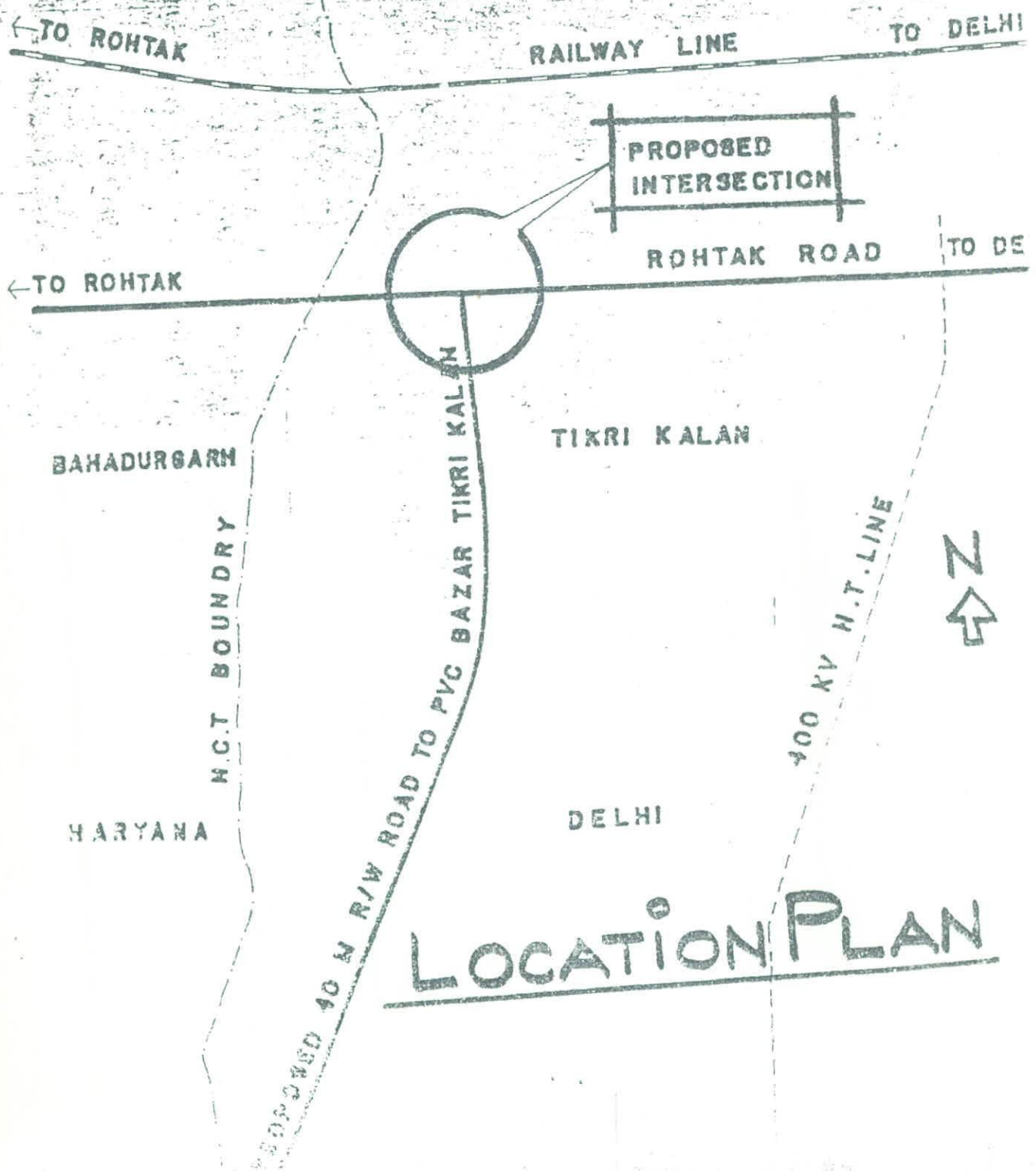
The case is put-up to the Technical Committee for the consideration of the following :-

- i) Fixation of R/W of Rohtak Road (NH-10) i.e. width of 100 Mtr. as proposed in the MPD-2001 while the Ministry of Transport recommends R/W of 60 Mtr. for National Highway. PWD is implementing the R/W with 60 Mtr. R/W.
- ii) Approval of the detailed (layout plan of the intersection as proposed in Drawing No.Dir.(T)/G-97/I-01(DDA).
- iii) DDA/PWD shall plan for three times the number of trees required to be cut (if any).
- iv) Detailed feasibility shall be obtained from the PWD for the main Rohtak Road (NH-10) and of this stretch.

Kuldeep
Dir(TT)

H.S. Phillon
(H.S. PHILLON)
DY DIRECTOR TT.

ANNEXURE-1



LOCATION PLAN

S.R. NO. 2 / ITEM NO. 47/97/TC

Sub : Proposal of Cremation Ground near Facility Centre, Geeta Colony in river Yamuna Bed (Zone-'O')

File No. F-3(52)/97.M.P.

S1.0 BACKGROUND

1.1 Hon'ble Chief Minister of Delhi desired that on the pattern of Nigam Bodh Ghat a Cremation Ground site be developed near Geeta Colony on the eastern bank of river Yamuna. This Cremation ground should have provision of usual cremation ground. Electric Crematorium, Bathing facilities & allied infrastructure. For such an activity approximately 4.00 Ha of land (100 Acres) be identified. To identify such a site a team of officers from MCD, T&F and DDA should inspect the site jointly.

1.2 The inter-departmental officers jointly identified piece of land during their site inspection held on 19.1.96 under the Chairmanship of Chief Engineer, MCD.

1.3 The site selected was located in between the ^{Spur} no.14 & no.15.

1.4 In the meantime a proposal for locating a burial ground in river bed area is also being processed/considered by DDA. Keeping in view the totality of proposals a new site North of Supra no.15 near existing Cremation Ground is found to be more appropriate for the purpose. The details are given as under:

1.5 Location

South	:	Proposed Burial Ground
North	:	Green Fields
West	:	River Yamuna
East	:	Marginal Bund Road/Geeta Colony

1.6 Area of the Scheme

4 Ha for Electric Crematorium facility. In addition to the above there will be green belt of about 50 Mtr to separate the Cremation Ground from the existing Marginal Bund road (As shown in the Plan). **Annexure - 'A'**


2.0 DETAILS OF EXAMINATION

2.1 The proposed site will have electric Crematorium with adequate Parking facilities.

- 2.2 This Cremation Ground site will be centrally located to facilitate the entire Trans Yamuna Area and is in continuation to the existing Cremation Ground opposite Geeta Colony.
- 2.3 It falls in River Bed Zone 'Q' and its development area No. 173 of the DDA.
- 2.4 The site so being suggested is in conformity with MPD-2001 land use plan.
- 2.5 As the area falls in River Bed Zone 'Q' it will require clearance from Yamuna Committee (Central Water Commissioner)/ I&F, GNCTD.
- 2.6 The project/scheme is confirming to the component of Yamuna Action Plan of Ministry of Environment & Forest, Govt. of India.
- 3.0 PROPOSAL

In view of the above from planning point of view, we may have no objection for use of 4 Ha of land by MCD for the purpose of extension of existing Cremation Ground subject to clearance from CWC etc.

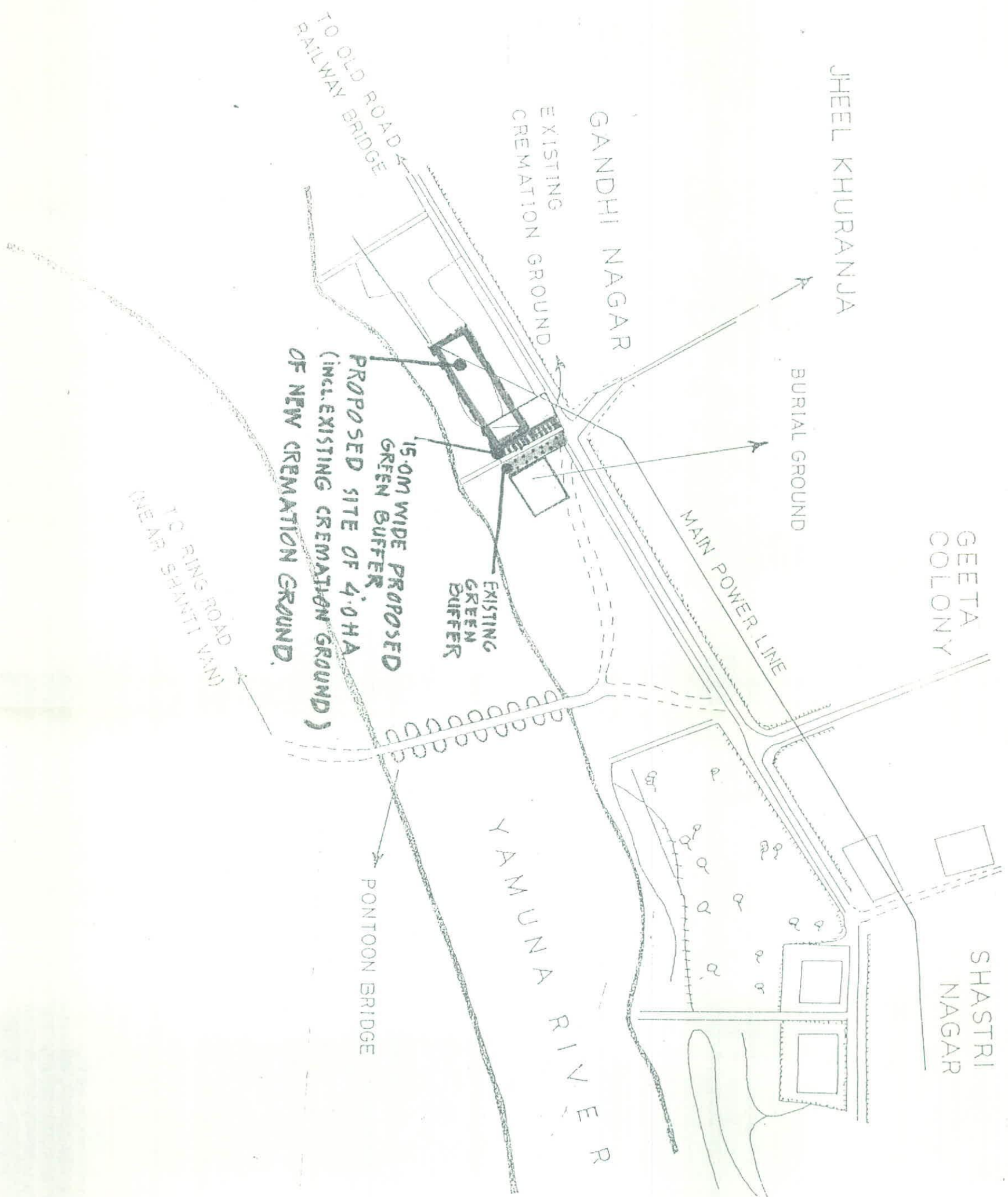
- 4.0 Proposal contained in para 3.0 above is placed before the Technical Committee for its consideration.


3/11/02
S. B. K. Chakraborty
Asst. Dir. (pln)

D. D. A

NOTE:

ACTUAL SITE LOCATION AND DIMENSIONS
WILL BE DETERMINED AFTER PHYSICAL
SURVEY.



SITE PLAN FOR PROPOSED CREMATION
GROUND OPP. GEETA COLONY.

SCALE 1:5000 19 SEPT 1997

DEALT BY

Asst Director



DY. DIRECTOR

DIRECTOR

DRG NO

SPECIAL PROJECTS

S.R.NO. 3/ITEM NO. 4B/97/TC

SUB: Proposed cremation ground near village Badarpur (behind police station and Sports Stadium).

File No. F.3(21)94-MP.

1.0 Sh. Ramvir Singh Bidhuri, Member Delhi Vidhan Sabha as well as Delhi Development Authority vide letter dated 3rd Sept. '97 has requested Hon'ble L.G. for locating a cremation ground in around 2000 sq. yards land for serving the population of around 50,000 persons of village Badarpur. A large number of representations of Sh. Bidhuri were earlier received in this connection and the land behind police station and around it were suggested for locating the cremation ground.

2.0 EXAMINATION:

2.1 As per the MPD-2001 cremation ground are to be located within a 3 miles (4.8 km.s) radius of the residential areas. Within a radius of around 2 Kms. from village Badarpur two cremations grounds-one in village Tajpur and another of MCD in village Lal Kuan are - already existing.

2.2 The request for allotment of land for cremation ground in village Badarpur was discussed in a meeting held on 21st Sept. 1995 under the chairmanship of VC, DDA in which Shri. Bidhuri, MLA was also present. In this meeting it was decided that the problem relates to MCD and also no land of DDA was available near the village for the purpose. Since the MLA has been constantly requesting for locating a cremation ground near village Badarpur the site suggested by the MLA was inspected by AC(AP) alongwith the MIA. As per the report the land is lying vacant and has a number of keekar trees. The land is about 2.5 mtr. to 3mtr below the existing road.

2.3 The land use of the land under reference as per MPD-2001 as well as draft Zonal DEVe. Plan of Zone-F is Recreational-Regional Park, Whereas cremation grounds are permitted only in Public and Semi-Public- PS-7 Category landuse.

2.4 As per the report of Lands Deptt. the land under reference has been acquired and placed at the disposal of DDA and further transfer to Hort. Deptt. since 17.5.1971.

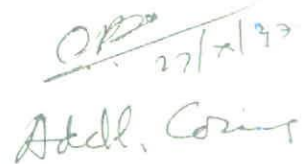
3.0 PROPOSAL :

3.1 An area measuring around 2000 sqm. having approach of 9 mtr. width from an old road leading from Mathura road paralalled to Mehrauli - Badarpur Road has been proposed for cremation ground for providing connection of 9mtr. wide road a few of the existing jhuggies will have to be demolished. It is further pointed out that a large number of keekar and other trees are existing on the site which would have to be retained as per the policy. The proposal for location of a cremation ground in the land under reference would require processing the land use from 'Recreational - Regional Park to public and semi-public' - P.S.-7- Cremation and Burial Ground. The change of land use may be processed subject to confirmation from MCD.

3.2 The proposal for locating a cremation ground as per the above condition is placed before the Technical Committee for its consideration.


J. D. V.


24/10/97
D. V. K.


27/11/97
A. D. L. Coring

ITIS

VILLAGE
TUPHANGABAO

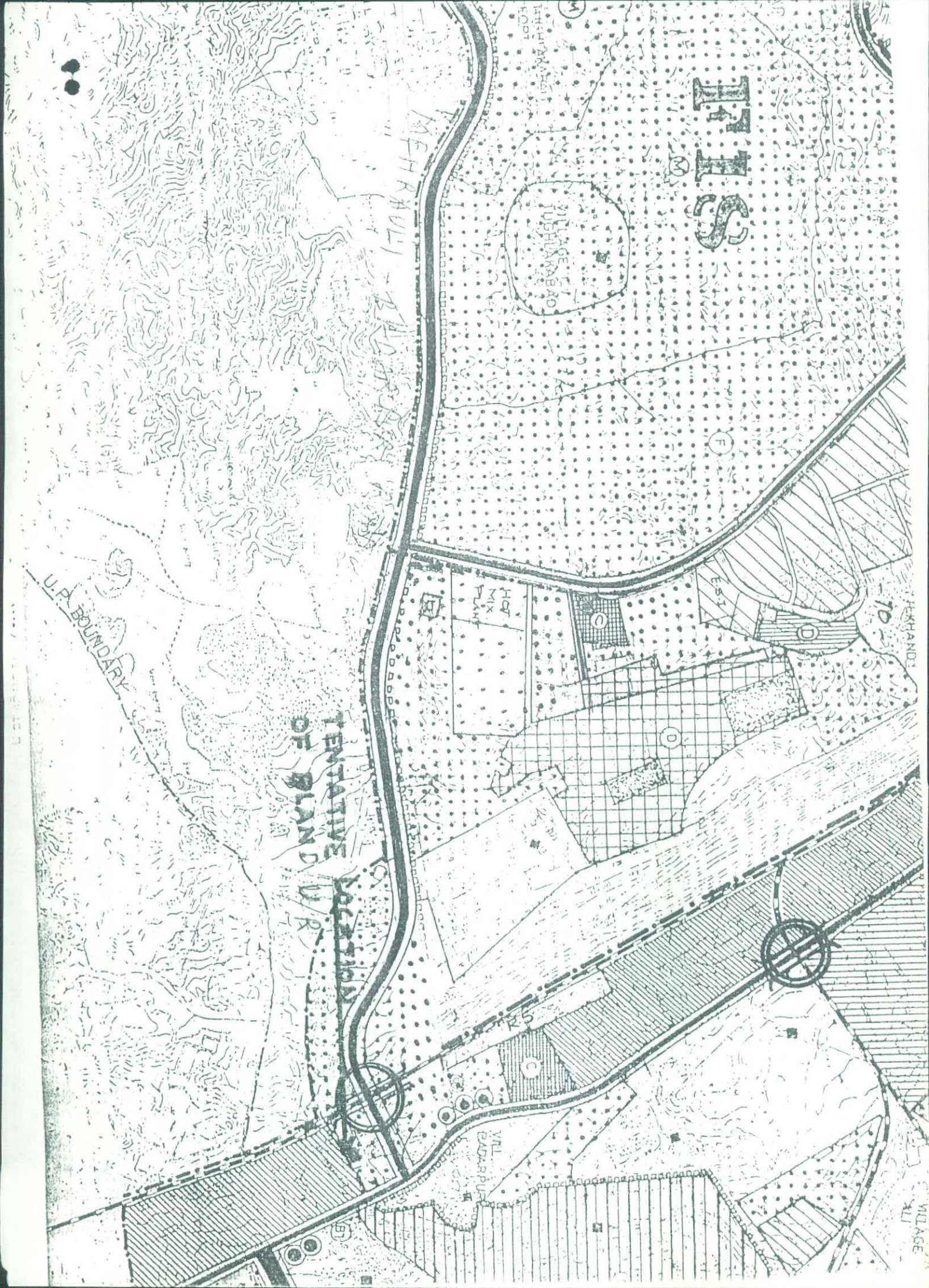
HOT
MIX
PLANT

TENTATIVE
LOCATION
OF PLANT

U.P. BOUNDARY

HEMANG

VILLAGE
XII



SR. NO. 4 / ITEM NO. 49 / 97 / TC

SUB: PERMISSION FOR CONSTRUCTION OF 9 RESIDENTIAL SINGLE STOREY QUARTER WITHIN POLICE WIRELESS TRANSMITTING STATION COMPLEX AT SIRI FORT VILLAGE.

FILE NO: F. 3(54)90-MP/Part-I.

1.0 BACKGROUND:

1.1 Director (Police Telecommunication), Ministry of Home Affairs, Govt. of India vide letter dated 3rd Oct. '97 has requested for approval of the construction of 9 residential quarters of the following description:-

S.No.	Type of Qtrs.	Ground coverage (Sqm.)	No.	Total floor area (Sqm.)
1.	Type-V	173.72	1	173.72
2.	Type-IV	83.45	2	166.90
3.	Type-III	56.70	4	286.80
4.	Type-II	45.46	2	90.92
Total		364.33 sqm.	9 Nos.	723.34 sqm.

All the quarters are of single storey and are proposed within the land already handed over to them for Interstate Police Wireless Transmitting Station by the Directorate of Coordination (Police Wireless).

2.0 EXAMINATION:

2.1 An area measuring around 32 acres was handed over by Delhi Admn. to Directorate of Coordination (Police Wireless) Ministry of Home Affairs, Govt. of India for the Interstate Police Wireless Transmitting Station sometime in May 1965. In the landuse plan of MPD-2001 a piece of land surrounded by Master Plan Recreational-District Park is earmarked for 'Public' and 'Semi-Public'-PS-6-Communication-Transmission Site / Transmission Centre. The area of which the land under reference forms a part was declared as Development Area No. 93 of D.P.A. but regarding the demarcation

the dates are available with the Lands/Engg. Deptt.

2.2 The case has already been discussed in the Technical Committee meetings held on 4.3.91, 7.1.92 and 10.12.92. The decisions of these meetings are reproduced below:-

(i) The Decision of Technical Committee meeting dt. 4.3.91:-

"Technical Committee Recommended that only 9 residential quarters for watch and ward staff be allowed as incidental use within the boundary of wireless station, as shown in the land use plan, and not in the Master Plan Green area where the quarters were proposed to be constructed. The Technical Committee also desired that the area shown as Master Plan Green should be acquired by DDA for the said purpose".

(ii) Decision dt. 7.1.92:-

"The Technical Committee again discussed this matter and decided that its earlier decision in the matter should stand."

(iii) Decision dt. 10.12.92 :-

"The item was discussed. It was decided that the report from the Commr. (Lands) on the inspection of the site be placed in the next meeting."

2.3 In pursuance to the decision of the Technical Committee meeting held on 10.12.92 the matter was referred to the Lands Deptt. for examination/ comments but till date the report/file has not been received.

2.4 Regarding the decision of the Technical Committee meeting held on 4.3.91 in which 9 residential quarters for watch and ward staff were recommended for incidental use within the boundary of Wireless station, Director (Police Telecommunication) vide his above referred letter has submitted that the equipments at the transmitting station are very sophisticated and computer based, thereby necessitating highly placed officers for keeping watch and ward as well as maintenance/ repairing of the equipment in emergency for maintaining

round the clock communication. Regarding the proposal for permitting 9 residential quarters within the boundary of the wireless station and acquisition of M.P. Green by DDA for the said purpose, Director (Police Telecommunication) has submitted a copy of the layout plan showing boundary of the transmitting station marked in Red and the approach road to the transmitting station through DDA green land.

3.0 RECOMMENDATION:

3.1 The proposal of the Directorate of Coordination (Police Wireless) Ministry of Home Affairs, Govt. of India for permission to construct 9 residential quarters of different types as per the details in para 1.1 and within the police Wireless Transmitting Complex is placed before the Technical Committee for its consideration.

Dir (AP) - I
M (AP) *[Signature]*
16/1/12

SR-NO. 5/ITEM NO. 50/97/TC

SUB: DEVELOPMENT OF OIL STORAGE TERMINAL COMPLEX
AT HOLAMBI KALAN IN NARELA PROJECT.

File No. F.20(8)/96-M.P

1.0 BACKGROUND:

Indian Oil Company vide letter no. OP/HKP/IX PL-
TANKAGE dated 25th April, 1996 followed by request from
other oil companies have requested for allotment of land
at Holambi Kalan for setting up POL Terminal to meet the
demand for National Capital Territory of Delhi for the
reasons given as under:

- Growing demand of NCT of Delhi is proposed to be met
through this terminal. Augmentation of facility and
tankages at existing Bijwasan and Shakurbasti is not
possible.
- The safety requirements and guidelines shall be compli-
ed and approval obtained by various agencies.
- Terminal will be connected by feeder pipeline with
the existing Mathura-Jalandhar Pipeline passing near
Bawana.
- Railway siding shall be provided within the terminal
and shall be shared by all the oil companies.

2.0 ACTIONS TAKEN:

- i) The proposal with land requirements were discussed in
detail in various meetings with Oil Companies' officers.
A reference was made to Oil Co-ordination Committee for
giving NOC for allotment of land for this purpose at
Holambi Kalan. Oil Co-ordination Committee vide letter
no. 6506 dated 28.6.96 (Annexure-'A') has cleared the
proposal.
- ii) Suitable site along the railway line was identified
to the West of existing Delhi-Ambala Railway line which
is shown in Plan at Annexure 'B'. The site was also
jointly inspected by officers from DDA and Oil Companies.
- iii) Indian Oil Corporation who is acting as Nodal Agency on
behalf of Oil Companies have communicated vide letter no.
OP/HKP/IX P-97 dated 15-3-97 (Annexure-'C').
- a) A layout of facilities to be provided by Oil

Industry for 330 acres (laid on the table) The companywise land requirement shall be as follows:

-	Indian Oil Corporation	200 acres*
-	IBP	35 acres.
-	BPC	50 acres.
-	HPC	<u>45 acres.</u>
	Total	<u>330 acres.</u>

* This includes following common areas:

Pipeline Terminal	20 acres.
Lube Plant	30 acres.
Common facilities	30 acres.

- b) The plot of land to be allotted will have adequate road connection for heavy vehicles from G.T. Karnal Road. IOC is approaching railways to examine the feasibility of providing desired railway siding.
- c) Oil Industry will require 3000^{kw} (approximate) HT power which needs to be provided by Delhi Vidut Board to respective oil companies. Further provision is required to be made by Govt. of NCTD for drinking water pipeline and sewerage disposal outlet.

3.0 DETAILS & EXAMINATION:

- i) The provisions of MPD-2001 are re-produced below:
- " Third major oil terminal site should be developed near Holambi Kalan on Delhi-Ambala railway line in the beginning of next decade i.e. in 1991. This site could be connected to the existing oil pipe line through a 8 km. pipe link. This storage depot shall be mainly for white oil and LPG".
- As per the Urban Extension Plan of MPD-2001, this forms part of Narela Subcity. Zonal Development Plan of this Subcity is under preparation.

- ii) The layout plan was examined and following observations are made:
- The proposed site can be connected by road by extending 80mt. wide existing road from G.T. Karnal road to Alipur road in Narela Project, Phase-I.
 - The site is mostly free from encroachment and can be incorporated suitably in Draft Zonal Development plan for Zone 'M'. This site can also be linked temporarily from existing Narela Bawana road.
 - The water supply and sewerage lines can be

extended through proposed road net work. However, the land has not been acquired for the roads. Suitable arrangements are to be made by the Oil companies for provision of basic services like water supply and sewerage, electricity etc. temporarily.

- MRTS route has been proposed parallel to railway line on the West side. Further, the freight terminal as part of IFC is to be developed on the east of the railway line. In view of this, the RITES consultants for MRTS to Govt. of NCTD was requested to give comments. The observations and conditions of the MRTS are given in letter at Annexure 'D'.

- This area is part of development area No. 175 of DDA.

iii) LAND USE:

The present landuse of the area under consideration is 'Rural'. The change of landuse will be required from 'rural' to 'commercial' (C-II) oil depots.

4.0 RECOMMENDATIONS FOR CONSIDERATION:

Oil Companies have requested for allotment of land by DDA and also advised for obtaining necessary approvals for project execution. The matter is placed before Technical Committee for considering one, out of two alternatives given below:

Alternative A: With the change scenario about impact on the environment, priority being given to formation of common economic zone for DMA towns, it would be better if oil terminals can be located in DMA towns in relation to rail network envisaged in NCR plan, if found feasible by the oil companies in the interest of Union Territory of Delhi.

Alternative B:

- 1) Proposed location of oil terminal in Narela subcity near Holambi Kalan as shown in the plan, Annexure 'B'.
- ii) If the alternate^{is} is agreed, the oil companies shall jointly obtain all the clearances such as: (given below)
 - a) Northern Railway for railway sidings.
 - b) Govt. of NCTD/RITES in relation to the proposed MRTS.
 - c) Preparation of Environmental Impact Assessment and clearance from the Environmental Impact Assessment Authority for the National Capital Region.
 - d) Clearance for supply of power from Delhi Vidyut Board.
 - e) Supply of water and disposal of sewerage from Municipal Corporation of Delhi.
 - f) Clearance from Chief Fire Officer, MCD.

Once the above clearances are obtained, the matter can

COORDINATION COMMITTEE

ESTABLISHED BY

GOVT OF INDIA, MINISTRY OF PETROLEUM

AND NATURAL GAS

Plot No. 1, Sector 1, Connaught Place

Central Area, Lodhi Road, New Delhi - 110003

Phone : 4362501, 4360413, 4360414 Fax : 4361213

Telex : 031 65120

Telefax : 031 65120



तेल समन्वय समिति

संस्थापक

भारत सरकार, पेट्रोलियम एवं प्राकृतिक गैस मंत्रालय

द्वितीय तल, कोर - 8, कनॉट प्लेस, नई दिल्ली

7, इण्डियन स्टेट्स बिल्डिंग, लोधी रोड, नई दिल्ली - 110003

दूरभाष : 4362501, 4360413, 4360414 फैक्स : 4361213

No. 6506

June 28, 1996

Shri A.K. Gupta

Director (Narela) Project

Delhi Development Authority

Vikas Minar

Indraprastha Estate

NEW DELHI - 110 002

Subject : Allotment of land at Holambi Kalan/Narela for setting up of POL Terminal.

Dear Sir,

With reference to your letter Nos. F-13(9)96/CRC/DDA/355 and 382 dated 10.6.1996 and 14.6.1996 on the above mentioned subject, our advice is as under :

Oil Industry plan of construction of POL Terminals at Holambi Kalan is for resitment of their existing individual Installations at Shakurbasti. The tankage and allied facilities including that of Railway siding therefore will be as per the scale of the facilities existing at Shakurbasti, at present. However, provision for additional tankage under consideration for meeting the incremental demand of POL products for Delhi in IX Plan and green belt for environmental protection is also required to be considered for allotment of land to individual Oil Companies at Holambi Kalan.

In addition to receiving rail input at Holambi Kalan Industry will also be receiving product ex-Mathura and Panipat Refineries by pipeline. Adequate provision therefore for additional land for constructing tankage for receiving pipeline input as well as meeting incremental demand of petroleum products would need to be considered while allotting the land to the individual oil companies.

Additional tankage and allied facilities proposals as indicated by the Industry members in their respective applications made to you are under consideration by OCC.

You may, therefore, take the above in view while allotting the land to individual Oil Companies as per their requirement.

Thanking you,

नरेला परियोजना

वि. वि. प्रा.

संयुक्त निदेश

दस्तावेज सं. 343

दिनांक 11/7/96

Yours faithfully,

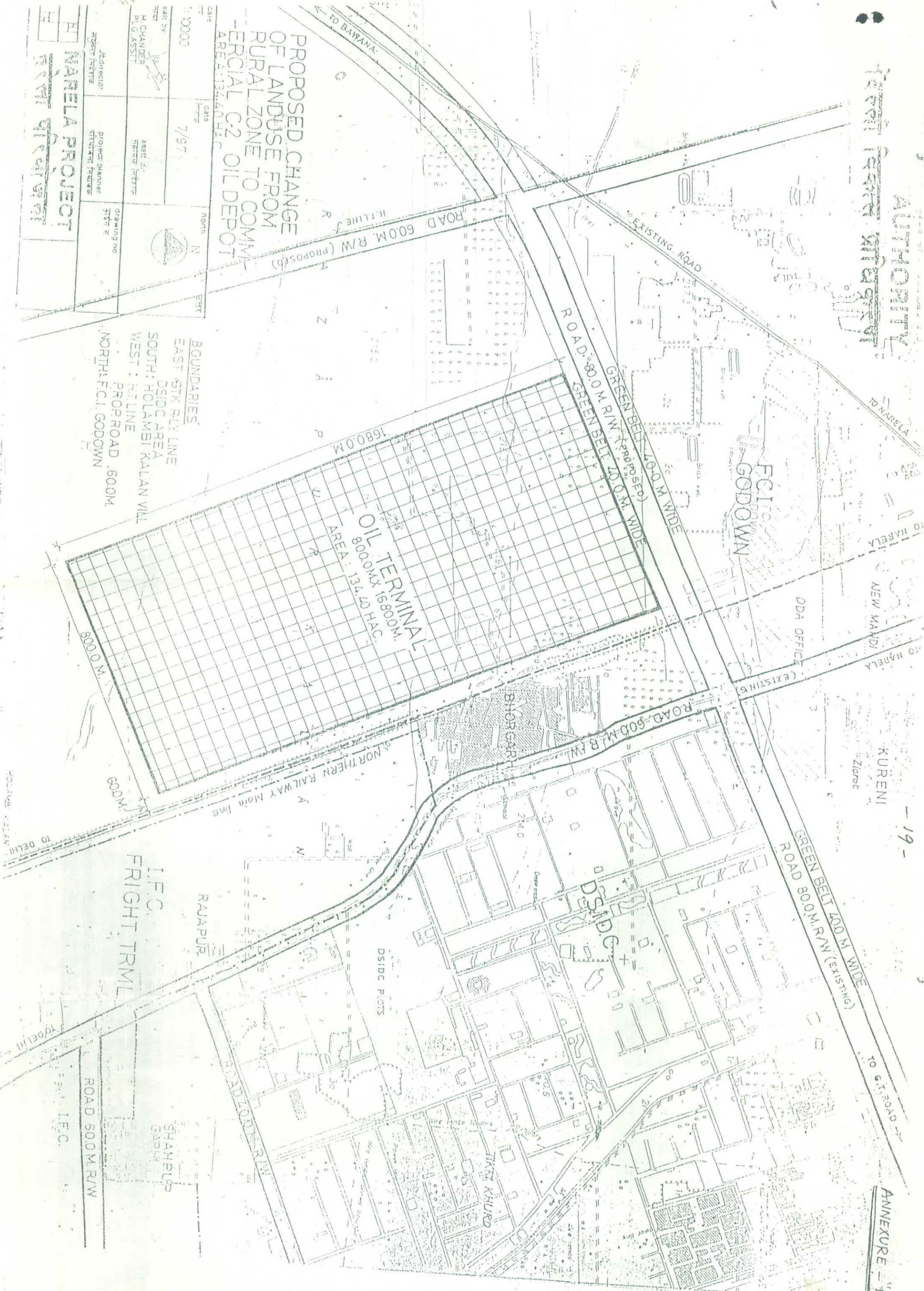
(Signature)

(P.V. VAIDYANATHAN)
DIRECTOR (PLANNING)

P.T.O.

ROAD 50.0 M. R/W

ROAD 50.0 M. R/W





REF: OP/HKP/IX P-97
DT : 15.5.97

Sri A.K.Gupta
Director (Narela Project)
Delhi Development Authority,
Vikas Nagar, IP estate,
New Delhi-110001

SUB : ALLOTMENT OF 330 ACRES OF LAND TO OIL INDUSTRY AT NARELA FOR SETTING UP OF POL TERMINAL.

8. OCC response dt. 4.12.96 addressed to Director (Projects) Narela giving recommendation for allotment of land to Oil Industry.

30/5/07

इंडियन ऑयल कॉर्पोरेशन लिमिटेड Indian Oil Corporation Limited



: 2 :

20. A lay out of facilities to be provided by Oil Industry has been prepared as enclosed. The requirement of 330 acres of land company wise is as follows:

(Land in acres)

Oil Comp.	Permainal	Pipeline Terminal	Lube Plant	Common Facilities (Sdg+CLSF)	Total
IOC	120	20*	30	30 *	150
IHP	35	-	-	-	35
RPC	50	-	-	-	50
HPC	45	-	-	-	45
GFL	250	20	30	30	330

* Common facility for Rly TW/BW siding, CLSF complex & P/Line station.

b. As already requested, besides 300 acres land recommended by OCC vide letter dt 4.12.96, IOC also needs additional 30 acres of land to set up a lube Plant which has also been shown in the lay out.

21. The facility layout & site plan have been made by us based on layout of " Narela Project " provided to Oil Industry by DDA wherein the proposed approach roads & development of area has been earmarked in DDA's master plan. With this, our understanding is that the plot of land to be allotted to Oil Industry for setting up of POL terminal, will have adequate highway roads for movement of heavy vehicle connected with GT-Karnal road.

b. By a copy of this letter, we are requesting Railways to examine feasibility of providing full rake TW unloading sidings. A site plan is being sent to Railways for the purpose.

c. Oil Industry will be needing a total of 3,000 KW(approx) HT power which needs to be provided by DESU to respective Oil company. Therefore, provision to this effect is required to be made by Delhi Govt besides drinking water pipeline & sewerage disposal outlet.

इंडियन ऑयल कॉर्पोरेशन लिमिटेड
Indian Oil Corporation Limited



: 3 :

a. Oil Industry members agree for making payment directly to DDA for the land allotted to their respective organization. The cost of common facility shall be equally shared between four Oil companies.

b. We request you to arrange to get the NOC from DDA's technical committee & advise further course of action to be taken by Oil Industry. The likely date by which possession can be given, be also advised for our obtaining necessary approvals for project execution.

Thanking you

Yours faithfully
For Indian Oil Corporation Ltd(MD)

(P.K. Atreya)

Dy General Manager(O)

CC : Commissioner(Planning), DDA.

CC : DRM, Northern Railway, Straight entry Road, Paharganj,
New Delhi-1 :

This is further to our letter dt 12.2.97. Request,
Please advise us feasibility of providing Railway siding
at Narela. Site plan of the area is enclosed (Two sets)

CC : Sr DCM : Att: D.P.S. Sandhu
Refer to the discussion held with you on
03.01.97. (Two sets of site plan enclosed.)

CC : Chief Engineer, DESU - For making necessary planning
please. (Two sets of site plan enclosed)



No. GMZRC/01/106/97/01
Dated, July 02, 1997.

Shri D. K. Saluja,
Director (II),
Delhi Development Authority,
Vikas Minar,
E. P. Estate,
New Delhi-110 002.

Subj: MRTS - Clearance regarding allotment of 330 Acres of
land to Oil Industries at Narela for setting of POI
Terminals.

Ref: Your Office letter No. F 20(8)96/MP/100 dated 18.6.97.

In reference to your letter No. F30(8)96/MP/100 dated
18.6.97, a detailed discussion was held in the chamber of Shri
Pathak, Dy. Director/Plq/Narela Project, DDA, Vikas Minar, New
Delhi on 1.7.97 with our Asstt. Manager Shri R. K. Jala.

As desired, we furnish our comments as under :

1. MRTS is being proposed on the south of existing Northern
Railway track. Oil terminal is also being proposed south of
existing Northern Railway track & MRTS. Connection for oil
terminal can be made possible only if the oil siding is elevated
to the required height giving proper clearance for crossing
proposed MRTS and existing Northern tracks.

2. Proposed MRTS being on the south side of existing Northern
Railway track and oil terminal also on the same side a clear
passage has to be provided keeping in mind the proposed MRTS
trucks, its stations and approaches etc.

As requested by Shri Gupta, please find enclosed a set of
Sketch Drawings for their office use.

Thanking you,

Yours faithfully,

(C. B. K. Rao)
General Manager/MRTS

Pls send with file no F 30(8)96 MP

SP (MRTS)
JL used

S.R. NO. 6/ITEM NO. 51/97/TC

Sub : Change of land use of an area measuring 4 Ha (10 acres) from "Recreational" to "Public and Semi Public Facilities" (Cremation Ground) in the North of ~~Bapra~~ Bapraula Nallah and East on NH-2 (Ring Road), New Delhi.

F.No.F.3(21)/93-MP

Reference is invited to Authority resolution No.43/94 dtd. 24.5.94 (Appendix-I) vide which the land use of an area measuring 4 Ha (10 acres) was approved for processing the change of land use from re-creational to public and semi public facilities (Cremation Ground).

2.0 The Ministry of Urban Affairs and Employment vide its letter No.K-13011/19/94-DDIB dtd. 26th June,97 (Appendix-II) conveyed the approval of the Govt. to issue public notice to invite objections/suggestions from the public for the proposed change of land use under section-11 of DDA.

3.0 The public notice was issued by DDA on 23.8.97 (Appendix-III) inviting objections/suggestions for the proposed change of land use for 4 Ha of land from "Recreational" to "Semi Public Facilities" (Cremation Ground) in the North of Bapraula Nallah and East of NH-2 (Ring Road), New Delhi.

4.0 In response to the public notice dtd. 23.8.97 Director (Traffic Transportation, DDA) has suggested not to provide approach road from the ring road as it will create problems. It has been discussed with the representative of the MCD and it has been agreed that the approach to the Cremation Ground would be provided from the proposed 45 Mtrs. vide road leading to Pontoon Bridge (Plan laid on the table) and not from the ring road.

4.1 Further it is pointed out that at the time of the initiating the proposal the land use of the area as per MPD-62 was recreational but as per MPD-2001 the site under reference falls in Zone-O for which the land use is "A-4 (Agricultural and Water Body)".

5.0 Keeping in view the above it is proposed for the consideration of the Technical Committee to approve the change of land use of an area measuring 4.0 Ha from "Agricultural and Water Body" to public and semi public facilities (Cremation Ground).

6.0 The proposal contained in para 5.0 above is placed before the Technical Committee for consideration.


22/10/97

ITEM NO.

43/94

A-24.05.94

Sub : Change of land use of an area measuring 4 ha. (10 acres) from 'recreational' to 'public and semi-public facilities' (Cremation Ground) in the North of Darapula Wallah and East of NH.2 (Ring Road), New Delhi.

F.3 (21)/93-MP.

For Office Use Only

P R E C I S

The Technical Committee in its meeting held on 29.4.88 decided as under:-

"The site of about 10 acres keeping in view the proposed alignment of extended Ring Road in the East, Kalinidi Colony and New Friends Colony, as shown on the plan, be developed with proper landscaping and parking facilities. The site be developed in such a manner that the cremation ground at link Road also be replaced at this location and the congestion at Nigam Bodhi Ghat be also reduced. If necessary, part of the proposed site could be developed for an electric crematorium also. The total scheme should be get cleared from Technical Committee and DUAC".

2. The position of land for cremation ground, measuring 16,107 sqm. (3.976 acres) without approach road was handed over to MCD on 21.9.92. Thus, Chief Engineer, MCD vide his letter dated 26.11.92 requested for an approach road to the site of cremation ground already handed over to them.

3. The request of MCD was considered by the Technical Committee in its meeting held on 8.3.94. The Committee felt that the land required for an approach road (18 mtrs. R/W) should form part of that site of 4 ha. The Technical Committee recommended for processing the change of land use of this area from 'recreational' to 'public and semi-public facilities' (cremation ground).

Contd.....

4. The proposal is placed before the Authority for its consideration & approval for processing the change of land use of an area measuring 4 ha. (10 acres) from 'recreational' to 'public' and semi-public facilities' (cremation ground).

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R E S O L U T I O N

It was resolved that the proposal as contained in para-4 of the agenda item be approved.

Compare with original
[Signature]

[Signature]
H. K. NABBAR
Assistant Secretary
Delhi Development Authority
13721

SR. NO. 7 / ITEM NO. 52/97/TC

Sub: Change of landuse of area measuring 7.11 ha (17.57 acres)
at Bijwasan from "Rural use" to "Commercial" & warehousing
(Petroleum products - HPC)
(File No. F.20(12)97/MP

.....

BACKGROUND :

1. General Manager North Zone HPC vide his letter dated 2.9.97 addressed to Hon'ble Lt. Governor Delhi has requested for immediate change of landuse for HPC storage facilities of their petroleum products to maintain uninterrrupted supplies. According to him this project of theirs has been approved under 8th Plan. The land is located adj. to the Indian Oil Corporation Installation at Bijwasan.
2. About 10.1 ha (25 acres) of land was identified between the existing IOC Terminal and Village Bijwasan and DDA was requested to acquire the land in the year 1992. The proposal was examined by the Project Planner (Dwarka) and it was established that a part of this identified land is affected within the proposed R/W of Express-way about 3 ha.
3. The land and Bldg. Deptt. GICTD was requested by DDA vide letter dated 6.9.93 for acquiring 7.1 ha land falling within the Revenue Estate of Village Bijwasan under emergent provisions after leaving the land falling in the proposed Express-way. The land was notified on 3.5.94 under planned development of Delhi. The matter was earlier discussed in the Tech. Committee in its meeting held on 4.6.94 and 6.9.94 observed that the matter needs to be further discussed in a meeting where representatives of the NCR Planning Board State Coordinator Oil Companies Director of Civil Defence, Chief Fire Officer and Defence/Airforce may also be invited.
4. The No Objection from Ministry of Defence, Airport Authority and Chief Fire Officer have been received and has recommended for taking action to be utilised by HPC.
5. HPC was handed over 3.64 ha land (9 acres) out of the notified land of 7.1 ha (17.57 acres).

6. In Civil Writ Petition No. 625/94 Bhagwan Singh Vs. HFC Ltd. the court has stayed for the acquisition for want of change of landuse. It is, however, pointed out that Hon'ble L.G. has already accorded permission to start construction in the acquired land.

7. It is not a Development Area of DDA.

MPD-2001 PROVISIONS

8. According to MPD-2001 Bijwasan which is an existing oil terminal depot near Delhi Airport should be contained within the the area already allotted for this purpose. At most it may be allowed to expand by about 8 ha (20 acres) by adding land lying between the existing terminal and Delhi Airport boundary. It is also mentioned that Bijwasan shall be major storage depot for white oil. The case is being processed within the provisions of MPD-2001.

PROPOSAL FOR CONSIDERATION:

9. It is recommended that an area measuring about 7.1 ha (17.57 acres) bounded by proposed Express-way in the North, existing 40 ft. Village Road in the East, Village Bijwasan in the South and vacant/ rural use land in the West, is to be changed from "Rural Use" to "Commercial" (Warehousing and Depot) - HFC Petroleum Products.

10. The matter is submitted for consideration of the Tech. Committee.

DA (AP)-1

24/11/97
ACCAI

SR.NO. 8 / ITEM NO. 53/97/TC

Sub: Proposed modifications in building permissions on the plots sizes upto 90sq.m. in Rohini.

PA./DIR/BLDG/97/DDA/416

1.0 BACKGROUND:

- 1.1 The Initiation of the Rohini Project was based on the demands of DDA Registrants mainly belonging to EWS/LIG category. Hence, 70% of the plots earmarked in Rohini are for EWS/LIG Category and are ranging from 26.00 sqm to 48.00 sqm. In addition to this, some percentage of plots were for MIG, ranging from 60.00 to 90.00 sqm. To facilitate the construction activities, the standard designs for various sizes of plots were prepared which are being issued to the allottees of these plots. With this concept/background, Rohini Project was excluded from the provisions of BBL-83.
- 1.2 It has been observed at Rohini that construction of basements, Steps/Ramps outside the plot line, Projections outside the plot line in the form of Chajja and Balcony on the public land, Amalgamation and Conversion of Residential plots for Commercial purposes is becoming a phenomenon, whereas they were not envisaged in standard plans.
- 1.3 Considering the low affordability of the people, smaller sized plots were envisaged in Rohini, since in no way their living requirements are less than the other people who are economically well off, incremental housing was envisaged. The genuine requirements of the families living in these plots have led to the deviations indicated above but in absence of such provisions in standard plans, building permits could not be issued to them, despite the fact that a large population is living in Rohini without paying appropriate revenue to the Govt. and facing constant danger of 'Sealing-cum-Demolition' of their premises.
- 1.4 This was discussed earlier in Technical Committee in its meeting held on 14.9.93 and following was the approval -

"The Technical Committee observed that the 'Development Controls provided in Development Code of MPD-2001, applicable to residential plots with regard to coverage, FAR, height, basement, setback, etc. be followed. Extra coverage/FAR only to the extent of 5% of 13.5 sq.m. whichever is less, as being followed, may also apply on plots in Rohini Scheme. In no case, building should be allowed on road a common lands."

- 1.5 It is high time that a logical due consideration to the requirements of the residents of Rohini be given and a decision be taken in this regard based on the factual position at site. A large number of people come in public hearing & Lok Shilp and have represented that these common/general deviations in buildings be regularised after accepting appropriate compounding fee. The main issue which need to be considered are given as under:

2.0

2.1 PROJECTION IN PLOTS:

- 1 Presently, no projections are allowed/accepted in plots of Rohini (except 45cm projection in front boundary of 26 sqm) because in absence of setbacks, projections come in public/common land. Considering the tiny size of plots, it becomes genuine requirement of the people to provide some open area which they can use for refreshing themselves/breathing freely after a long tiring day.
 - a. It is proposed that a projection in front upto the width of 90cm in the shape of balcony, may be permitted on First Floor only in full width of plot. This may be permitted after charging a compounding fee @ Rs. 500/- per Sq.m. The corner plot may be allowed for additional projection of 90cm width upto a maximum half depth of plot. This may be compounded @ Rs. 1000/- per Sq.m. because it will be an additional facility to the owners of corner plots.
 - b. 45cm wide sun-shed chhajja be permitted in openings at lintel level. Since, it is for only protection of openings from sun and rain, it is proposed to be accepted without any compounding fee.

2.2 BASEMENT:

As per the provisions of MPD-2001, 20% of basement area is given free of FAR for storage purpose on the residential plots and remaining is counted in FAR. The same should be applicable in Rohini.

2.3 F.A.R.:

- a. Based on the calculation done for standard plans in Rohini, it is observed that on one side the plots are small in size and on other side the permissible FAR is also less in comparison to that stipulated in MPD-2001. The present status with respect to standard plan, MPD-2001 provisions and discrepancy between the two is as under -

PLOTS IN PHASE I, II & III:

Plot size	FAR as per standard plan	FAR as per MPD-2001	FAR Difference
26.0 Sqm	125(136)	150	25.0(14.0)
32.0 Sqm	150	150	NII
48.0 Sqm	150	150	NII
60.0 Sqm	150	180	30.0
90.0 Sqm	133.3	180	46.6

Figures in () Indicates the position in Phase - III.

The addition in FAR will result in increase in height & number of D.U.s from the standard plan.

- b. It is proposed that FAR & height as proposed in MPD-2001 be applicable in Rohini and the additional FAR be compounded after charging the fee like charges of equivalent component of land, based on the declared current prices which should be worked out by Lands/Finance Deptt.

2.4 ACCESS IN PLOTS:

In the absence of setbacks in the plots, the access in the houses is directly from the open space/public land by way of ramps/steps, as the plinth envisaged is 45cm. minimum. Most of such cases have been booked under unauthorised construction due to this, but considering their genuine requirements it is proposed that ramps/steps upto a length of 90 cm be allowed subject to an undertaking from the owner that if required for public purpose he will remove the same. The ramps/stairs should be such that they facilitate drain beneath them.

3.0 MODIFICATIONS IN PLAN:

Above mentioned provisions may require modification in standard design hence, it is proposed that the modified plan be submitted by the individual allottee and the same shall be examined as per the provisions of MPD-2001 & Unified Building Bye-laws - 83.

Sub : PLAN FOR SETTING UP OF GROWTH CENTRE
AT VILLAGE KHANJAWALA
F.3(4)95-MP

1. BACKGROUND :

Superintending Engineer III, DSIDC vide his letter dated 28.10.97 has submitted a proposal for development of Growth Centre at Khanjawala for approval of the DDA. It is stated that the proposed development of Growth Centre forms part of the overall scheme of Mini-Master Plan for integrated development of rural Delhi.

2. OBSERVATIONS :

The proposal to develop Khanjawala as one of the Growth Centres has been examined from Master Plan point of view with the following observations:

- i) Mini-Master Plan of Rural Delhi was considered by Delhi Development Authority in its meeting held on 17.6.96 vide item no.53/96. The decision of the Authority is given below:

"The proposal of GNCTD regarding the implementation of Mini Master Plan Project for integrated development of rural Delhi was approved subject to a) the Growth Centre plans falling in the urban extension be formulated keeping in view the indicative urban extension land use plan prepared by DDA; b) the detailed layout plan for each growth centre be got approved from the Technical Committee; c) the proposal be incorporated in MPD-2001 under review and, therefore, change of land use may not be required"

Village Khanjawala is one of the proposed Growth Centres in the Mini Master Plan Project, approved by the Authority, although the same did not figure in the list of 11 proposed Growth Centres as per MPD-2001.

- ii) Khanjawala falls at the threshold of the proposed Urban Extension Phase-IV (Plan laid on the table).

- iii) A number of villages/Growth Points, such as Sultanpur Dabas, Rasulpur, Ranikhera, Ghewra, Karala, Madanpur Dabas, etc. falling in the influence zone of the proposed Growth Centre, form part of the proposed Urban Extension plan approved by DDA as part of MPD-2001.
- iv) As per the text report of the Growth Centre, Khanjawala covers a total revenue area of about 470.5 hact. Out of this, about 157 hact. is earmarked to be developed for different activities/uses as per the following breakup:-

Sl. No.	Land Use	Area in Hact.	Percentage
1.	Residential	54.30	34.58
2.	Commercial(6.4 rural community Centre+3.0 wholesale market+ 3.0 tourism)	12.40	7.89
3.	Industrial(including idle parking)	16.00	10.19
4.	Public & Semi public	16.90	10.76
5.	Govt. Office	1.00	0.64
6.	Utilities & Services	6.22	3.96
7.	Transport & Circulation	29.52	18.80
8.	Ecological infrastructure (green areas)	20.46	13.17
Total		157.00	

As given in the report, about 75 hac. of land is proposed to be developed under this scheme from the existing rural use to non-rural use activities. However, existing landuse break up has not been given.

v) POPULATION PROJECTION:

According to the proposal, the planning of the Growth Centre is to cater to a projected population of 1.32 lac by 2011 A.D. It may be noted that as per 1991 Census, population of Khanjawala is only 6100. In view of the decadal growth rate of 27.85%, the projected population of Khanjawala in the year 2011 works out to 9970 persons. The justification to develop extended abadi for 15,000 population as well as new residential development for additional 8,000 population as part of this scheme is to be examined.

vi) Proposed Industrial/Commercial Development:

As part of the proposed 157 hac., the proposal is to develop 16 hac. industrial area and about 12.4 hac. of commercial area. As per MPD-2001, the planning of industrial area in a Growth Centre is to be restricted to Rural industrial estate and the nature of industrial units permitted are to be as per the list given in Annexure III-G on page 179 of the Gazette. As such it may be considered whether such large scale : proposed Industrial/Commercial development involves MPD-2001 modification and approval of NCR Planning Board.

vii) OTHERS: For integrated development of the proposed Urban Extn. city level networks,

Contd....4....

viz, Expressway/Arterial Roads, utility corridors etc. are envisaged in MPD-2001. The development plan may suitably incorporate such provisions to the extent feasible at this stage or at later stage. All the existing natural features e.g. village ponds, forests, natural drains, monuments, wells etc. will also have to be properly conserved.

The detailed plans, layout, service plan etc. shall require approval of the concerned Local Bodies/Depts.

3. RECOMMENDATIONS :

With the above observations, the proposed scheme for development of Khanjawala Growth Centre is put up for consideration of the Technical Committee. Further, the approval of scheme, layout plans, service plans etc. shall be obtained from GNCTD, Local Bodies and other concerned departments.



(S.P. BANSAL)
Dir (ZP)

SUB: Formulation of regulations for banquet Halls and other establishments in Delhi.
F.3(7)/93-MP

1. The Principal Secretary (UD) GNCTD vide his letter dated 3.11.95 had forwarded a report prepared by Town Planner, MCD with the following request :

- a) Consideration of the report prepared by Town Planner, MCD by DDA on framing of Rules & Regulations and also for regularisation of existing Banquet Halls in Delhi.
- b) The matter contained in the above report affecting Master Plan as well as consequential amendment of bye-laws to be examined.
- c) Proposal of adhoc licence considering the usefulness of such banquet halls to be examined.

2. Earlier the issue of Banquet halls on a reference received from Commissioner, MCD was discussed in the Technical Committee meeting held on 21.1.93 vide item no. 3/93. The decision of the Technical Committee is reproduced as follows:

The Technical committee observed that Banquet Hall within the residential premises is not a permitted use and therefore, felt th at residential premises cannot be allowed to be used for such activities. However, keeping in view that there is a genuine need for such banquet halls, proper sites be identified during the planning process at suitable locations as part of regular schemes developed and desired that MCD may be informed accordingly.

3. The matter was again discussed in a meeting held in the chamber of Principal Secretary, GNCTD, on 12.1.96 where after detailed discussion on the issue of regularisation of existing the banquet halls, it was recommended to set up a group by DDA to study the problems and to regularise the existing banquet halls under present circumstances as they are not permitted as per MPD-2001.

4. Accordingly a group was constituted vide L.G.'s order dated 24.3.96 under the chairmanship of Principal Commissioner, DDA with Commr. (Plg.) Commr. (LM), Chief Fire Officer, GNCTD, Joint Secretary (UD), GNCTD, Town Planner, MCD, Chief Architect NDMC, DCP(L) Delhi Police, as members of Additional Commissioner, DC&B, DDA as Member Secretary.

...../-

SUB: Report of the Group constituted by L.G. on formulation of Regulations for Banquet Halls in Delhi; regularisation of existing and new sites vis-a-vis Master Plan for Delhi-2001.

1.0 INTRODUCTION

1.1 A Group was constituted for formulation of regulations for banquet halls in Delhi vide L.G.'s orders dated March 24, 1996 consisting of the following :-

- | | | |
|----|------------------------------|------------------|
| 1. | Principal Commissioner, DDA | Chairman |
| 2. | Commissioner (Planning), DDA | Member |
| 3. | Commissioner (LM), DDA | - do - |
| 4. | Chief Fire Officer, GNCTD | - do - |
| 5. | Jt. Secretary (UD), GNCTD | - do - |
| 6. | Town Planner, MCD | - do - |
| 7. | Chief Architect, NDMC | - do - |
| 8. | DCP (Licensing) Delhi Police | - do - |
| 9. | Addl. Commissioner (DC&B) | Member Secretary |

2.0 SCOPE

2.1 The Scope of the Group was confined to the following :-

- (a) to identify reasons for emergence of Banquet Halls;
- (b) to formulate norms for regularisation of existing Banquet Halls vis-a-vis size, location fronting road, parking, fire hazard etc;
- (c) to identify amendments in MPD-2001/Building Bye-laws;
- (d) to frame Rules & Regulations under section 56 & 57 of D.D. Act.

3.0 BACKGROUND :

3.1 A large number of Banquet Halls have come up in recent past mainly in residential areas against the provisions of Building Bye-laws/Master Plan violating the sanctioned building plans. These are being used by public for solemnising functions like birthdays, marriage parties etc.

3.2 In the year 1992, MCD initiated prosecution

including arrest of owners under the amended Delhi Municipal Corporation Act with a view to close down such banquet halls and check further mushrooming of such commercial activities. The Community Welfare Banquet Association Delhi, has been representing to the Lt. Governor and other authorities on the plea that the banquet halls fulfil the important civic needs and these be permitted by changing the law/Master Plan and by giving licence on the pattern of permitting industries, factories, shops, guest houses, hotels etc. on payment of charges that may be fixed. A view was taken to keep these instructions in abeyance till further orders and also not to renew the licences given earlier besides issue of any further licence.

3.3 There are no two opinions in categorising Banquet Halls as a commercial activity and non-conforming activity in residential areas as per MPD-2001/Unified Building Bye-laws. This being non-compatible use, generates extensive local traffic movement, leading to unmanageable congestion on existing roads, strain on services, degradation of the environment due to the noise accumulation of garbage and air pollution, potential fire hazard, problems of law and order. As such, the grant of adhoc licence to these banquet halls running unauthorisedly in residential buildings was not favoured by DDA due to the following reasons :

- a) It will be in contravention to the provision of MPD-2001, unified building bye-laws, 1983 and UBL - 1993.
- b) It being a non-compatible use is likely to generate traffic hazard/congestion, degradation of residential environment due to the noise and air pollution and also a potential fire hazard.

3.4 A meeting was held under the Chairmanship of Principal Secretary (UD), GNCTD with the officers from DDA, MCD and Delhi Police, GNCTD etc. to discuss the framing of Rules & Regulations for new sites and also for regularisation of existing banquet halls. In the meeting, it was recommended that DDA should set up a group to study the problems to regularise these under the present circumstances. MCD was advised that the existing banquet halls should be got checked by Chief Fire Officer and those found to be dangerous on account of fire hazard and which are unable to take remedial measures should be closed down immediately. The Group was accordingly constituted.

4.0 MCD 1993 SURVEY :

- 4.1 According to the survey conducted by MCD in 1993, a total of about 50 banquet halls were found functioning in different parts of Delhi, mostly located on premises converted unauthorisedly and in violation of the approved schemes/occupancy. The salient points emerging out of the survey are as under :
- 4.1.1 About 50% of the banquet hall are located in residential area, 30% are in industrial area and only 10% are in commercial area.
- 4.1.2 The banquet halls were functioning in the plots sizes varying between 300 to 800 sq. yds., most of these are located on 18 mtr. wide road.
- 4.1.3 No building plans have been sanctioned. The ground coverage between 60% to 100% of the plot area and in most of the cases two storeyed structures are existing.
- 4.1.4 A kitchen & toilets (inadequate) are normally provided.
- 4.1.5 No parking provision has been made and in most of the cases it is totally missing.
- 4.1.6 These banquet halls are concentrated on NH-1/G.T. Road on Vikas Marg in East Delhi & in West Delhi as well.
- 4.1.7 No fire safety norms are observed by the owner.
- 4.1.8 This being a non-compatible use generate non local traffic movement, heavy parking, congestion on roads and strain on services, particularly electricity, water & sewerage, noise & air pollution resulting in degradation of residential environment.
- 5.0 PROVISION IN MPD 1962 & MPD - 2001 :
- 5.1 Neither MPD-62 nor MPD-2001 has a mention of the banquet hall premises. In MPD-2001, provision has been made for a Barat Ghar which is permitted use in residential commercial & industrial use zones. Barat Ghar has been defined as a "a premise used for marriage & other social functions and run by public agency". The use activities permitted within use premises have been indicated as 'a soft drink & snack bar upto 15 sqm.'.
- 5.2 As per MPD-2001, Barat Ghar sites are to be

provided while preparing layout/commercial/industrial schemes as per the prescribed norms. Due to non availability of such facility, however, there has been a tendency to convert existing buildings mainly in residential area into banquet halls unauthorisedly to meet the public demand.

5.3 DEFINITION

Conforming to the use and requirement, the definition of banquet hall has been worked out as of Barat Ghar with slight modification that "a premise used for marriage and other social functions and run by private persons/private agency/public agency".

6.0 ESSENTIAL ASPECTS:

6.1 The following aspects need consideration and examination for the existing and proposed banquet hall provision in Delhi.

- | | |
|---------------------------|---------------------|
| 1. Proper Land & Building | 7. Public order |
| 2. Traffic | 8. Sanitation |
| 3. Parking | 9. Water Supply |
| 4. Noise/Pollution | 10. Human Safety |
| 5. Power Load | 11. Health & Hygien |
| 6. Fire Safety | |

7.0 PROPOSED DEVELOPMENT CONTROLS:

7.1 The development controls have been worked out for two categories i.e. (i) regularisation of existing banquet halls and; (ii) new sites to come up in the planned scheme. These have been described below:-

7.1.1. SIZE OF PLOT

Minimum size of plot in case of existing cases is recommended as 500 sqm. and in new cases 800 sqm., on the pattern of Barat Ghar.

7.1.2. GROUND COVERAGE

Maximum ground coverage in existing cases is recommended on 50% whereas in new cases 33.33%

7.1.3. FAR : Max. FAR for both the cases is prescribed as 100.

7.1.4 MAXIMUM HEIGHT:

Maximum height in both the cases is recommended as 15m with a view to construct 4 storeyed structure.

7.1.5

MIN. FRONTING ROAD WIDTH

Minimum right-of-way for the regularisation of existing banquet halls is recommended at 16 mtr. whereas in the new developments it will be 18 mtr.

7.1.6.

BASEMENT:

- A) Basement is to be included in FAR calculations except equivalent to 25% of the ground coverage for services/storage and the remaining area may be used as a part of FAR and will not be used for Kitchen, bathroom and water closet (W/C). This recommendation is based on the modified building bye-laws notified on 15.5.95 in case of residential buildings.
- B) Basement area shall not exceed the ground floor coverage.

7.1.7.

PARKING:

- a) New Areas: The Master Plan provides for cinema and assembly building @ 1.67 ECS per 100 sqm. of floor space and it is recommended that the same be adopted for banquet halls also.
- b) Existing cases: In these existing/built-up cases, the reduced parking norms to the extent of 50% shall be provided subject to the condition that the remaining 50% parking charges as fixed by the local body may be recovered as compensatory measures.
- c) In case of Walled City and Special Areas, it is proposed to further reduce the requirement to nil where the system of 'drop & go' for the vehicle will be made applicable. No vehicle will be allowed parking. 100% parking area will however be charged by the local body as compensatory measures referred to in (b) above.

7.1.8.

MAXIMUM CAPACITY:

The occupant load as per building bye-laws, 1983 and modified BBL was studied which gives 0.6 sqm./person for assembly with fixed or loose seats and dance floors. It is 1.5 sqm. per person for assembly without seating facility including dining rooms. No separate norms have been provided for banquet halls. It is recommended that for the assembly with seating facility including dining rooms may be considered @ 2 sqm./person of plot

area/floor area as per the use of floor space.

7.1.9. RESIDENTIAL COMPONENT:

After detailed discussion, need for a residence for the owner/manager was felt besides the changing rooms at the time of social gatherings. It was recommended to follow the norms prescribed for the institutional buildings as per MPD-2001. Therefore, it was recommended that a maximum of 15% of total floor area be used for owners/managers residence, changing rooms and watch and ward residence only.

7.1.10. MEZZANINE FLOOR:

Mezzanine floor, if constructed will be counted in FAR as prescribed in MPD-2001.

7.1.11. These development control recommendations have been given in the tabular statement at Annexure-1.

8.0 PERMITTED USE ZONE

8.1 The banquet halls will be permitted in 'residential', 'public' & 'semi-public facilities', 'commercial' and 'industrial use zone'.

9.0 USE ACTIVITIES PERMITTED:

- a) Kitchen
- b) Store-cum-office
- c) Halls
- d) Residential @ 15% permissible floor area.
- e) Restaurant/Cafeteria will be strictly prohibited.

10.0 LEGAL & ADMINISTRATIVE STATUS:

Hotel/Guest Houses are regulated in Delhi under Municipal Corporation Regulation of Hotels, Lodging Houses and similar places By-Laws, 1964 notified on 10.1.1964 and Health Trade Licence is granted under sub-section (A) of section 21 of the MCD Act by Municipal Health Officer. Barats Ghars are not covered under any such regulations.

Prior to 1980, the premise uses were regulated by Deputy Commissioner of Police (Licence) under the Sarai Act. However, presently the premises have to be registered with DCP (Licensing) under Regulations for Keeping Places of Public Entertainment, 1980 under Delhi

Police Act. Banquet Halls are also recommended to be governed under the Delhi Police Act as required for places of entertainment, guest houses, hotels etc. DCP(Licensing) would be the final Licensing Authority who will obtain 'No objection' from the following agencies:-

1. Delhi Police

- i) DCP(Traffic)
- ii) Area DCP

2. Local Municipal Body

i) MCD

- a) Addl. Commr. (Health) Nodal Officer for MCD]
- b) Building Deptt.] MCD Areas.
- c) Town Planning Deptt.]

ii) NDMC

- a) Medical Officer (Health) Nodal Officer for NDMC] NDMC
- b) Chief Architect] Areas

iii) Delhi Cantonment Board

- a) Asstt. Health Officer (Station) Nodal Officer for Cantt. Area] Cantonment
- b) Senior Architect] Areas.

iv) DDA

- a) Director (Bldg.) Nodal Officer for DDA] DDA
- b) Director (Master Plan)] Areas.

3. Chief Fire Officer

11.0

MODIFICATION IN MPD -2001:

11.1

There being no provision for Banquet Halls in MPD-2001, the following modifications are required to be processed for incorporation of the same:-

a) On page 153 of the Gazette of India dt. 1.8.90 in the table. The following is to be incorporated:-

	RD	C1	C-2	M-1	M2
Banquet Hall	P	P	NP	P	NP

b) On page 155 RHS after the heading Barat Ghat, the following is to be added:

BANQUET HALL (010-A)

Banquet Hall, Soft Drinks and Snack Bar,

Residential Accommodation.

c) On page 160 LHS after the heading Dharamshala, Barati Ghar and Night Shelter, the following is to be added:-

Banquet Halls : (010-A)

Minimum Plot Size	800 sqm
Max. ground coverage	33.3%
Max. floor area ratio	100
Maximum Height	15 m.

- i) Minimum R/W in front 18 mtrs.
ii) Basement below ground floor and to the maximum extent of ground coverage shall be allowed and is to be included in FAR calculations except equivalent to the 25% of the ground coverage, if used for services/storage and the remaining area may be used as a part of FAR and will be used for kitchen, bathroom and WC.

d) On Page 170 RHS the following is to be incorporated:

BANQUET HALL 010 A

"A premise used for marriage and other social functions run by private persons/private agency/public agency."

12.0

PENAL PROVISIONS:

12.1

Penalties shall be imposed as contained in the provision of D.D. Act, 1957, MCD Act 1957, Delhi Police Act, 1980, NDMC Act, 1994 and Cantt. Board Act.

13.0

WALLED CITY/SPECIAL AREA:

13.1

The minimum right-of-way is recommended to be further reduced to 9 mtr. & 13.5 mtr. for Walled City & Special Area (as per MPD-2001) respectively. It will be regulated by 'drop & go' system elaborated in para 7.1.7(c) at page.5.

14.0

DRAFT REGULATIONS FOR BANQUET HALLS:

14.1

Based on the recommendations contained in the report, Draft Regulations for provision of Banquet Halls in Delhi under Section 57 of D.D. Act, 1957 have been worked out and are at Annexure. II.

These will be called as Banquet Hall Regulations, 1997 after its approval by MOUA&E Gazette Notification.

Sd/-
(VIJAY RISBUD)
Commissioner (Plg.)
DDA

(M.RAVIKANT)
Commissioner(LM)
DDA

(S.K.DHERI)
Chief Fire Officer
GNCTD

(RAJIV YADHUVANSHI)
Jt. Secy.(UD)
GNCTD

Sd/-
(V.K.BUGGA)
Town Planner,
MCD

Sd/-
(A.K.KANSAL)
Chief Architect
NDMC

Sd/-
ACP
OSD(Licensing)

Sd/-
(CHANDRA BALLABH)
Addl. Commr. (DC&B)
Member Secretary

Sd/-
(S.K.SHARMA)
Principal Commr./DDA
CHAIRMAN

Sub: Banquet Halls in Delhi.

DRAFT DEVELOPMENT CONTROLS

S.No. Particulars	For regulari- sation(Existing)	Proposed site
1. Min.plot size	500 sqm.	800 sq.m.
2. Max.Ground coverage	50%	33.33%
3. Max.FAR	100	100
4. Max. Height	15 m.	15 m.
5. Min. right-of-way Front road	16 m.	18 m.
6. Basement	As for proposed sites	One Only to be included in FAR except equal to 25% of the ground coverage for service/storage.
7. Set-backs	Front 8m Sides 3m Rear 3m	As per MPD-2001
8. Parking	0.67 ECS/100 sqm. floor space	1.67 ECS/100 sqm. floor space
9. Max.capacity	50 persons per 100 sqm.of floor space	50 persons per 100 sqm.of floor space.
10.Residential	15% of total floor space	15% of total floor space.

DELHI DEVELOPMENT AUTHORITY

DRAFT NOTIFICATION

In exercise of powers conferred by Sub-Section(i) of Section 57 of the Delhi Development Act, 1957 (No.61 of 1957), the Delhi Development Authority, with the previous approval of the Central Govt. hereby makes the following regulations:

1. DEFINITION: A premise used for marriage and other social functions and run by private person(s)/private agency/public agency.
2. TYPE
 - i) Existing Banquet Halls.
 - ii) Proposed Banquet Halls.
3. LOCATION
 - i) Residential area.
 - ii) Commercial area.
 - iii) Industrial area.
 - iv) Institutional area.
 - v) Walled City/Special area.
4. SIZE
 - i) Existing casesx 500 sqm.
 - ii) New cases 800 sqm.
5. BASEMENT
 - a) Basement is to be included in FAR calculations except equivalent to 25% of the ground coverage for services/storage and the remaining area may be used as a part of FAR and will not be used for kitchen, bathroom and water closet (W/C). This recommendation is based on the modified building bye-laws notified on 15.5.95 in case of residential buildings.
 - b) Basement area shall not exceed the ground floor coverage.
6. PARKING
 - a) New Areas: The Master Plan provides for Cinema and assembly building @ 1.67 FCS per 100 sqm. of floor space and it is recommended that the same be adopted for banquet halls also.

b) Existing cases: In these existing/built-up cases, the reduced parking norms to the extent of 50% shall be provided subject to the condition that the remaining 50% parking charges as fixed by the local body may be recovered as compensatory measures.

c) In case of Walled city and Special Areas, it is proposed to further reduce the requirement to nil where the system of 'drop & go' for the vehicle will be made applicable. No vehicle will be allowed parking. 100% parking area will however be charged by the local body as compensatory measures referred to in (b) above.

7. ROAD IN FRONT

- i) Existing 16 mtr.
- ii) Proposed 18 mtr.

8. MAXIMUM GROUND COVERAGE

- i) Existing 50%
- ii) Proposed 33.3%

9. MAXIMUM FAR: 100.

10. MAXIMUM HEIGHT: 15 mtr.

11. MAXIMUM CAPACITY:

@ 2 sqm. per person of plot/floor area as per use of floor spaces.

12. MAXIMUM SETBACKS:

- i) Existing:
 - Front - 6 mtr.
 - Rear - 3 mtr.
 - Sides - 3 mtr.

ii) Proposed: As per MPD-2001.

13. RESIDENTIAL COMPONENT:

15% of the total floor area if used for owners/manager residence, changing rooms and watch & ward residence only.

14. MEZZANINE FLOOR

If constructed will be counted in FAR.

15. USE ACTIVITIES PERMITTED

- a) Kitchen

- b) Store-cum-Office
- c) Halls
- d) Residential @ 15% permissible floor area.
- e) Restaurant/Cafeteria will be strictly prohibited.

16. PLANNING PERMISSION:

Banquet Halls are also recommended to be governed under Delhi Police Act 1980 as required for places of entertainment, guest houses, hotels etc.

- 1. Delhi Police
 - i) DCP(Traffic).
 - ii) Area DCP.

- 2. Local Municipal body

- i) MCD

- a) Addl. Commr. (Health) Nodal Officer for MCD } MCD Areas
 - b) Building Deptt. }
 - c) Town Planning Deptt. }

- ii) NDMC

- a) Medical Officer (Health) Nodal Officer for NDMC } NDMC Areas.
 - b) Chief Architect }

- iii) Delhi Cantonment Board

- a) Asstt. Health Officer (Station) Nodal Officer for Cantt. area } Cantonment Areas.
 - b) Senior Architect }

- iv) D.D.A.

- a) Director (Bldg.) Nodal Officer for DDA } DDA Areas.
 - b) Director (Master Plan) }

- 3. Chief Fire Officer.

17. PENAL PROVISIONS

Penalties will be imposed as per section 29 of DD Act, 1957.

18. BUILDING PLANS

By the concerned local body as per Unified Building Bye-laws subject to the issue of NOC by DCP (Licensing).

subject : Change of land use of area measuring 4.5 Acres from commercial(Hotel) C-3 to Govt. Offices in the premises of Indira Gandhi Indoor Stadium.
F.20 (32)/82-MP

1. BACKGROUND:

Ministry of Urban Affairs and Employment, Govt. of India vide its letter No.K-20013/4/93-DDVA dtd. 13.09.97 has conveyed the Cabinet decision dtd. 7.4.97 to formally hand-over the possession of land & building of the players block forming a part of 110 Acres campus of Indira Gandhi Indoor Stadium, IP Estate New Delhi to Delhi Administration (GNCTD) subject to the condition that:

- i) since the building plans have not been got approved by DDA from MCD and the norms for ground coverage, FAR etc. will be suitably relaxed in line with the actual areas of 40544 sq.m. and 4.5 Acres of land.
- ii) Change of land use from commercial hotel to Government office.

2. DETAILS OF EXAMINATION:

The subject matter has been examined and the following are the observations:-

- i) Authority vide its resolution No.145 dtd. 27.11.82 resolved to process the change of land use of the area under reference from recreational to commercial (Hotel) and the area of the plot was to be determined on the basis of the FAR achieved in the nine storey block keeping in view the requirement of the parking and land scape of this building project.
- ii) Authority vide its resolution No.66 dtd. 13.6.88 approved the proposal to change the land use of the area measuring 4.06 Acres (Based on the reports received from Suptdg. Engineer, Circle-X DDA vide his letter No.S.E./C-X/1(33)/82/Vol.III/3034 dtd. 22.12.87 from recreational to public/semi public facilities.
- iii) As per MPD-2001 notified on 1.8.90 land use plan, the land use of the area under reference is commercial C-3 (Hotel).
- iv) Provisions of MPD-2001 : Govt. Offices are permitted in commercial use zone C-1/C-2 but not in C-3(Hotel).
- v) If the building is allowed to be used for office purposes it will fall short of the parking area requirement for the office purposes.




3. PROPOSAL:

Keeping in view the above, following is proposed for the consideration of the Technical Committee:-

- i) In strict terms, with reference to the MPD-2001 provisions, in order to use the premises for govt. offices, the use zone/use premises C-3(Hotel) may be converted to use zone C-1 i.e. retail shop, general business and commerce; thereby it may not require change of land use under the section-11A of DDA Act as the govt. offices are permissible in use zone C-1.
- ii) Since the structure has already been built-up and the area is short of parking facilities the Delhi Govt. will negotiate with Sports Authority of India to provide adequate parking as per norms since this block was considered as a part of the overall layout plan of 110 Acres of land of Indira Gandhi Indoor Stadium Complex.
- iii) Since the building under reference was conceived as a part of the total complex, permission may be granted for use of this building as govt. offices and relaxation of ground coverage & FAR etc. may not be essential as suggested by the Ministry.
- iv) However, GNCTD may not be allowed to take-up further construction to add to Ground Coverage/FAR etc.

The proposal contained in para-3 above is placed before the Technical Committee for its consideration.


DIR. (SP)


24/10/97
Dir. (SP)

1. VC, DDA Chairman
2. Engineer Member, DDA.
3. Principal Commissioner, DDA
4. Commissioner (Planning) DDA
5. Commissioner (LD) DDA
6. Commissioner (LM) DDA
7. Chief Architect, DDA
8. Addl. Commr. (MPD) DDA
9. Addl. Commr. (AP) DDA
10. Addl. Commr. (DC&B) DDA Member Secretary
11. Chief Planner, TCPO
12. Chief Architect, NDMC
13. Town Planner, MCD
14. Secretary, DUAC
15. Land & Development Officer, MOUA&E
16. Sr. Architect (H&TP) CPWD
17. Chief Engineer (Plg.) DVB
18. Deputy Commissioner of Police (T)
19. Director (Landscape) DDA

SPECIAL INVITEES:

1. Chief Engineer (Elect.) DDA
2. Addl. Chief Architect, DDA I
3. Addl. Chief Architect-II
4. Director (AP) II DDA Nodal Officer (LD)
5. Director (Narela) Nodal Officer
6. Director (AP) I DDA
7. Director (NCR & PPR) DDA.
8. Director (SP) DDA.