

DELHI DEVELOPMENT AUTHORITY  
(MASTER PLAN SECTION)

No. F-1(9)98-MP

Date: 9.6.98

minutes of the 88th Technical Committee meeting held on 26.5.98 at 10.00 A.M. in 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. Vijay Risbud, Commissioner (Plg.)
3. Sh. Pradeep Behari, Chief Architect
4. Sh. Chandra Ballabh, Addl. Commr. (AP)
5. Sh. A.K. Jain, Addl. Commr. (DC&B)

MUNICIPAL CORPORATION OF DELHI:

6. Sh. Shamsher Singh, Addl. Town Planner

T.C.P.O.

7. Sh. T.D. Bhatia, Town & Country Planner

N.D.M.C.

8. Sh. Arvind Kansal, Chief Architect

DELHI VIDHUT BOARD

9. Sh. V.K. Sakhuja, C.E. (Planning)
10. ~~Sh.~~ D.K. Suri, Addl. Chief Engineer (Plg.)
11. Sh. Jagdish Chander S.E. (Planning)
12. Sh. H.N. Lamba, Ex. Er. (Plg.)

DELHI POLICE:

13. Sh. S.D. Mishra, ACP (Traffic)

SPECIAL INVITEES:

14. Sh. G.S. Chima, CMD (DTC)
15. Sh. R.K. Singhal Deputy Manager (GAIL)
16. Smt. Madhu K. Garg, Joint Director (Transport) GNCTD
17. Sh. B.S. Khurana, CE. (Electrical), DDA.
18. Sh. Suresh Mehta, CE (Dwarka), DDA.
19. Sh. N.K. Aggarwal, OSD (PC), DDA.
20. Sh. Prakash Narain, Dir. (TT), DDA.
21. Sh. A.K. Gupta, Dir. (DWK), DDA.
22. Sh. Ashok Kumar, Dir. (Rohini), DDA.
23. Sh. Surendra Shrivastva, Dir. (AP-I), DDA.

Contd: .....2/-

24. Sh. D.K. Saluja, Dir.(AP-II), DDA.
25. Dr. S.P. Bansal, Dir. (ZP), DDA.
26. Sh. B.K. Jain Dir.(Bldg.), DDA.
27. Sh. Anil Barai, Dir.(Plg.) (NCR&UE), DDA.
28. Sh. K.L. Sabharwal, Dir. (Narela Project), DDA.
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30. Sh. Vinod Sakle, J.D.(DWK), DDA.
31. Sh. P.V. Mahashabdey, J.D.(Plg.) Rohini Project, DDA.
32. Sh. Sabyasachi Das, DD (NP), DDA.
33. Sh. S.B. Khodankar, DD. (Special Project), DDA.
34. Sh. H.S. Phillon, Dy. Dir. (Plg.) (TT), DDA.
35. Sh.R.K.Jain, Jt.Dir.(MP), DDA.

1. Item No.25/98

Sub : Draft policy for multi-level parking lots.

F.3(7)97-MP

Technical Committee discussed in detail the proposed norms for multi-level parking lots and DTC terminals/depots. It was decided that :

- i) Size of plot ideally be (4000 sqm.) however smaller size of plot if technically feasible can also be considered.
- ii) No. of parking floors be with reference to the surrounding road capacity. The commercial space should be restricted to 15% of plot area.
- iii) Maximum height need not be prescribed but will be subject to height in surrounding areas.
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- v) Upto 3 basements may be allowed for parking activity.

Technical Committee desired that the norms proposed for DTC depots may be reviewed keeping in view the following points:-

There should be graded norms separately for depots and terminals. Whereas depots may allow petrol pump, terminals may not have petrol pump facility. The norms may be revised keeping in view Technical Committee suggestions given above for multi-level parking.

Technical Committee further desired that DTC may frame a pilot project so that the norms could be finalised keeping in view the ground realities.

2. Item No.26/98

Sub: Draft Zonal Plan for part Planning Zones M & K (Pt) Rohini- Subcity.

F.4(4)98-MP

Technical Committee discussed draft zonal plan for Rohini (Part Zones M & K) and desired that zonal plan be modified with the following observations:-

- i) Site analysis may be worked out in detail.
- ii) Contours of the site should be analysed so as to facilitate drainage along natural corridors.
- iii) A module of residential sector may be detailed out.
- iv) Major road network should integrate with the Bawana industrial area which is being planned/developed by DSIDC/Commr. of Industries, GNCTD. It may also be examined whether manufacturing land use proposed as 1% in the draft ZDP needs to be enhanced.



- v) The requirement of water supply, power, sewerage may be worked out in consultation with concerned departments
- vi) Growth centre plans of GNCTD be referred.

Draft ZDP modified on the above lines will be discussed by concerned Project Director & OSD(Projects) with Commr. (Plg.) before it is forwarded for consideration of the Authority.

3. Item No.27/98

Sub: Permission to construct communication Tower near Arya Samaj Akhara on Ring Road.

F.3(101)97-MP

The proposal for putting up a communication tower towards east of ring road (zone 'O') has been agreed, in principle. The allotment of land etc. may be processed by Commr. (LD).

4. Item No.28/98

Sub: Development Control Norms for Lal Dora areas in the Village of Delhi.

F.3(29)94-MP

The representative of MCD informed that the Standing Committee has not agreed to bring urbanised villages within the purview of BBL. VC,DDA informed that the norms of Master Plan in terms of land use, FAR, ground coverage, height, parking etc. are still applicable, inspite of the fact whether building approval is required or not. As such, MCD and GNCTD may be informed about the applicability of Master Plan norms in urbanised villages.

5. Item No.29/98

Sub: Denotification of Development Area of D-Zone.

F.3(26)98-MP

Technical Committee recommended denotification of development area in zone 'D' (New Delhi) for further processing as contained in the Agenda note.

6. Item No.30/98

Sub: 220 KV Tower line along Palam drain.

F.10(42)DD(PLg.)II/92Dwk/Pt.I

Technical Committee agreed with the proposed location of pylons for 220 KV tower line along Palam drain.

contd....3/-



7. Item No.31/98

Sub: 66 KV additional grid sub-station in Dwarka Project.

F.1(62)90/Dwk/Pt.I

Site at Sl.No.5 (Sector II) for 66 KV grid S/Stn. in Dwarka is approved. For remaining 4 sites land requirement may be reviewed by DVB so as to minimise loss of recreational area/commercial land use. Technical Committee also desired that the size of grid S/Stn. may also be reviewed in general.

8. Item No.32/98

Sub: Acquisition of about 100 acres (40ha.) of land for the proposed Thermal Power Plant by Apollo Energy Co. Ltd. Narela sub-city Project.

F.20(9)96-MP

Technical Committee desired that acquisition of land may be done by GNCTD itself for which plans showing location of 40 ha. site approved for proposed Thermal Power Plant (Apollo Energy Co.Ltd.) may be issued to GNCTD & DVB.

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Sub: Sanction of Building Plans of Escorts Heart Institute & Research Centre at Okhla - reg. relaxation of basement coverage and service floor (free from FAR).

F.13(90)/83-Bldg./Pt.

i) The proposal for allowing service floor (free from FAR) in the hospitals is approved with the condition that it has non-habitable height, no internal partition walls are constructed, external windows are avoided, except those required for fire fighting. The service floor shall not be used for laboratories, refuse collection/incineration. It shall be allowed only for the following activities:-

i) Air-conditioning

ii) Water Supply & filtration

iii) Electrical Services

ii) Technical Committee recommended that basement upto 50% of plot area may be allowed as already permitted in public & semi-public facilities, where laundry, linen store, cold room can be permitted which should not exceed 40% of basement area and remaining 60% for parking.

The above provisions shall not apply for Nursing Home plots.

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Technical Committee agreed with the proposal to treat hostel as part of the public and semi-public/academic building.



ADDL. (A.K. JAIN) COMM. (DC&B)  
9.6.98

No.F.1(9)98-MP

Dated: 9.6.98

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), DDA.
8. Addl. Commr. (AP), DDA
9. Addl. Commr. (MPD), DDA
10. Addl. Commr. (DC&B), DDA
11. Chief Planner, TCPO.
12. Chief Architect, NDMC
13. Town Planner, MCD
14. Secretary, DUAC.
15. Land & Development Officer
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.

R.K. Jain  
9/6/98  
( R.K. JAIN )  
JT. DIRECTOR (MP)

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o/c Vikas Bhawan and R&D.



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*R.K. Jain*  
9/6/98

( R.K. JAIN )  
JT. DIRECTOR (MP)



SR.NO. 4/ITEM NO. 28/98/TC

Sub: Development control norms for Lal Dora areas  
in the villages of Delhi  
File no.F.3(29)94/MP

1. BACKGROUND

It has been observed that in villages within and on the periphery of urban areas, there is a sort of building activity in terms of floor space, building height and often change in land use without due consideration for safety in terms of fire hazard and proper infrastructure. Such extensive development creates tremendous pressure on facilities and services provided in and around the villages as part of planned development. In view of the fact that Building bye-laws 1983 exempt its application within the Village Lal Dora, there is no enforcement/regulation of building activity in these areas.

2. EXAMINATION/OBSERVATIONS

i) The Master Plan for Delhi 2001 including its development code is applicable to the entire National Capital territory of Delhi. Therefore, the development control norms in terms of land use, ground coverage, FAR, set back and the parking requirement etc. are applicable on all the properties including those that fall within the Lal Dora area. The objectives of these regulations are to be provided control over building/buildings within the use, premises. However, internal arrangements etc. are to be governed by the Building Bye-laws.

ii) Observations of the Standing Counsel of DDA- In the opinion of the Standing Counsel of DDA unless the building bye-laws are made applicable to Lal Dora/urbanised villages, it may not be possible to take action vis-a-vis violation of Building bye-laws. While, this statement is correct to the extent that the action cannot be taken for violations of building



bye-laws untill they are made applicable but, the action on violation of development code of Master Plan can definitely be taken by the DDA or the concerned local body under whose control such villages fall.

iii) The villages are special entities for which the local bodies can formulate special norms so that the aspects of safe and healthy living are ensured. Appendix 'R' of the draft Building bye-laws duly considered by the Authority and under process of finalisation, rightly provides policy guidelines for sanction of building plans in such areas. A copy of the same is appended.

3. RECOMMENDATIONS

In view of the fact highlighted in para 2 of the above, till Appendix 'R' of the Unified Bldg. Bye-laws under process is approved/notified, following is recommended:

- i) By Press Advertisement, it is essential to give wide publicity that the development control norms of the Master Plan are applicable on the entire National Capital Territory of Delhi including the villages. As per Master Plan the village properties within the Lal Gora are residential area and the norms of FAR set backs, ground coverage, parking requirements, height of building etc. as given in the Master Plan are applicable alongwith stipulations of Archeological survey of India, Delhi Fire Service, etc, wherever applicable.
- ii) It may not be possible to widen the roads within the Lal Gora areas. It is essential, therefore, that no projection on these streets be permitted at any cost by the local bodies, with a min. road in front as 4.5 m.

4. The recommendations above are put up for consideration of the Technical Committee.

  
1/9/58

## 2. EXAMINATION:

In pursuance of the decision taken in meeting held under EM, DDA on 8.1.97, the text of Development Areas falling in D-Zone were prepared and circulated amongst the Horticulture, Engineering and Planning Deptts. of DDA, and formally discussed in meetings; In the meeting held on 22.1.98, the following decisions were taken:

" Three pockets i.e. Pkt. at Sl.No.4 above (Green at purana Qila), Pkt. at Sl.No.5 above (the triangular Green area near Oberoi Hotel) and Pkt. at Sl.No.9 above i.e. Green area near Defence Colony Flyover were discussed in detail and it was decided to retain these areas. However, it was suggested that Dir.(Hort.) South shall confirm the area, boundary and location on the plan by 31.1.98."

## 3. PROPOSAL:

Based on the said decision in the two meetings the proposal for denotification of Development Areas in D-Zone has been worked out. Proposal has been dealt in three parts. Part-A consists of areas where there is no DDA scheme and the same is not required to be retained as 'Development Area'. Part-B consists of Development Area to be retained fully as they form part of the Master Plan/Zonal Plan Green Areas. Part-C consists of Development Areas to be retained partly. Part of these areas form part of Master Plan/Zonal Plan green areas to be retained. Details of the proposal are as follows:

### 3-A PART-'A':

#### DEVELOPMENT AREAS TO BE DENOTIFIED (TOTAL): ANNEXURE-E to J

S.No.	Dev. Area No.	Notification No.	Area in Ha./Acre	Sub-Zone	Description of Boundary
1.	2.	3.	4.	5.	6.
i.	96	F42(7)67-L&B dt.20.4.1968	20.20Acr.	D-2	East:Minto Rd. North:Maternity Hospital as shown in the Zonal Plan South } Thompson Rd East }
ii.	108	F42(7)66-L&B dt.7.4.1970	49.8Acr.	D-20	North:Southern Boundary of Sewa Nagar. South:Northern Boundary of NDSE Pt.I and Pt.II. East:Existing 100ft.Master Plan Rd. West:Existing Nallah.

iii. 116	F.16(56)3/71- L&B, dt.7.6.72	52Acr.	D-2	North:Indraprastha Marg. East:Ring Road South:Railway Line West:Bahadurshah Jafar Marg.
iv. 140	F.16(7)73-L&B Dt.10.5.73	80 Ha.	D-18	Mathura Rd.in the West Ring.Rd.in the East & South Railway Line and Nalla in the North.
v. 149	-do-	3.5 hac.	D-20	Ring Rd.in the South 150'Link Rd.in the East Defence Colony in the North-West.
vi. 160	-do-	140hac.	D-2	East:Boundary of G.B. Pant Hospital, Mathura Road. West:Railway Line from Tilak Bridge to Manto Bridge. North:Jawaharlal Nehru Marg & Kotla Rd.

3-B: PART B:

DEVELOPMENT AREAS TO BE RETAINED PARTLY:

As per the Notification of Development Area No.162 it covers an area of 14 ha. out of which it is proposed to denotify the Shopping Complex having an area of 9.43ha. the remaining area of 4.57 ha.(11.30Acre) has been developed as Gravallea Groove. Details are as under:

a) TO BE DENOTIFIED FROM DA No.162

Dev.Area No.	Notification No.	Area in ha./Acre	Sub-Zone	Description of boundary
162Pt.	F16(7)73-L&B dt.10.5.73	9.43	D-17,19,20	East:Pt.Western boundary of Jengpura Extn.(D-17) & Lajpat Ngr.I(D-19) South:Rd.at about 1750ft.South- ward of Rly Line connec- ting Lajpat Ngr.Rly Stn. & Sewa Ngr. Rly.Stn. West:} Master Plan North} Green deve- loped Distt. Park.



b) AREA TO BE RETAINED FROM DA No. 162

Dev. Area Notification No.	Area in ha./Acre	Sub-Zone	Description of boundary
162Pt. F.16(7) L&B Dt. 10.5.73	4.57ha.	D-16	South: Rd. Southwards of Rly. Line connecting Lajpat Ngr. Rly. Stn. and Sewa Ngr. Rly. Stn. East: DDA Shopping Complex. North) Pt. Eastn. West } boundary of DEFENCE Col. (D-20) and then the Eastn. boundary of High Storm Water Drain (D-16).

3-C: PART 'C':

DEVELOPMENT AREA TO BE RETAINED FULLY:

Dev. Area No.	Area in ha./Acre	Sub-Zone	Description of boundary
121 Purana Qila Lake	8.3ha.	D-7	North: 25.6m (84') R/W Road. East: Zoological Farm, Temple and Qila Wall. South) Main approach East ) Rd. to Qila. West: 45.7m (150') R/W Mathura Road.
122 Nizzamuddin	5.05ha. (12.5acre)	D-11	The area is bounded by Mathura Rd. on one side, Link Rd. (Kitchner Rd.) on 2nd side and Lodi Rd. on 3rd side.

Land use as per MPD-2001 is Recreational for Distt. Park and the same has been developed by DDA.

Plan showing the said area are placed at Annexure 'C'

The case is placed before the Technical Committee for consideration of the proposal as mentioned in para 3-A, 3-B & 3-C above.

  
 ( P.K. BEHERA )  
 DY. DIRECTOR (AP) II  
 18.4.98

DELHI DEVELOPMENT AUTHORITY  
AREA PLANNING II UNIT

ANNE XURE 'A'

MINUTES OF THE MEETING HELD ON 30.7.97 IN  
THE CONFERENCE HALL TO DISCUSS THE DENOTIFI-  
CATION OF (NEW DELHI AREA) D-ZONE.

File No. F.1(01)DN/97/AP-II/D-4.

The name of the officers present in the meeting are  
as under:

Shri Chandraballabh	Addl. Commissioner (AP)
Shri Y.L.Banka	- Chief Engineer (NZ)
Shri Prakash Narayan	- Director (AP) II
Shri B.D.Ram	- Director (Hort.) South
Shri R.Dayal	- Director (Hort.) North
Shri D.P.Singh	- SE/CC-15
Shri I.P.Parate	- Dy. Director (IP)
Shri C.B.Srivastava	- Architect (HWT)
Shri P.K.Behera	- Dy. Director (AP) II

Present status of Development Area in D-Zone and  
the required denotification were discussed and following  
actions were identified:

1. TOTAL DENOTIFICATION SINCE THERE IS NO DDA ECHLME  
AND ARE NOT REQUIRED TO BE RETAINED AS DEVELOPMENT  
AREA. ( These are 6 Nos.)
  - i. Development Area No.96(Thompson Road) Sub-Zone D-2
  - ii. Development Area No.160(Mata Sundri Rd.  
area) Sub-Zone D-2
  - iii. Development Area No.116(ITO Complex) Sub-Zone D-2
  - iv. Development Area No.108(Kotla Mubarak-  
pur) Sub-Zone D-20
  - v. Development Area No.149(Moolchand  
Shopping Centre) Sub-Zone D-20
  - vi. Development Area No.140(Sunlight Colony) Sub-Zone D-18

contd..2/-

2. PARTLY TO BE RETAINED( 1 No.)

- i. Development Area No.162(Defence Colony  
Flyover Market) D-15, 17, 19 & 20

The District Park is to be retained. Details are to be given by Director(Hort.)South.

3. FULLY TO BE RETAINED( 2 Nos.)

- i. Development Area No.121(Purana Gila Lake) D-7

- ii. Development Area No.122(Nizzamuddin) D-11

TIME SCHEDULE:

1. The information from Director(Hort.) is to be received by 11.8.97. on item no 2 & 3

2. Next meeting to be fixed on 19.8.97.

Meeting ended with thanks to the chair.

( P.K. BEHERA )  
DY.DIRECTOR(AP)II

Copy for kind information to:

1. PS to Addl. Commr.(AP)
2. Chief Engineer(NZ)
3. Director(AP)II
4. Director(Hort.)South
5. Director(Hort.)North
6. SE/CC-15
7. Dy. Director(ZP)
8. Architect(HUPW)

  
DY.DIRECTOR(AP)II  
5.8.97



-30-

DELHI DEVELOPMENT AUTHORITY  
AREA PLANNING II

ANNEXURE 'B'

SUBJECT: MINUTES OF THE MEETING HELD UNDER ADL.COMMR.(AP)  
REGARDING DENOTIFICATION OF 'E'ZONE & 'D'ZONE ON  
22.1.98 AT 3.00PM.

....

The following officers attended the meeting:

1. Shri Chanaraballabh, Adl.Commr.(AP) In chair
2. Shri Y.L.Banka, Chief Engineer(NZ)
3. Shri R.C.Kinger, SE/CC-10
4. Shri M.N.Puri, Director(LM)
5. Shri O.P.Dhall, SE/CC-3
6. Shri D.K.Saluja, Director(AP)II
7. Shri N.R.Gupta, SE(P)III
8. Shri Som Dev, SE(P)IV
9. Shri R.M.Lal, Jt.Dir.(Plng.)II
10. Shri Nathu Singh, EE(P)I/SE(P)IV
11. Shri O.P.Chauhan, Ex.Engineer/ED-12
12. Shri A.K.Nastogi, EE/ED-10
13. Shri B.S.Jayant, EE/ED-4
14. Shri S.P.Singh, Dy.Dir.(Hort.)VI
15. Shri Hashmuddin-A.D./ Dy.Dir.(Hort.)North

The concept of denotification at the Zonal Plan level as recommended by E.M.,DDA was explained by the Dy.Dir.(AP)II. In this regard, the proposal worked out by Area Planning-II was discussed in detail as per the list of the Pocket/Schemes to be retained by DDA along with the plans showing the schemes/colonies/pockets. The following decisions were taken:

DECISIONS RELATED TO 'E' DIVISION:

2 S.No.1: Pocket at Sl.No.1 i.e.District Centre and Facility Centre at Shastri Park:sha

This area shall be confirmed by HUPW/AP-III regarding the total area and boundary details.

Action: Sr.Archd.(EZ)  
Jt.Dir.(AP)III.

S.No.2: Pockets Nos. mentioned at Sl.No.2,3,4,5,12, 21,24,25,26,27,28 & 30: The information related to Area, confirmation of boundary in r/o the above said pockets shall be sent by Shri Dhall, SE/CC-3 by 31st Jan.,98.

Action: Shri D.B.Dhall, SE/CC-3  
Sh.Nathu Singh, EE(P)I/  
SE(P)IV

S.No.3: Pockets /Area at Sl.No.6,7, & 8: These areas/  
Pockets falls in Development Area No.73 and it  
was decided that since the few patch of these  
pockets form major chunk of Dev.Area, it was  
suggested that entire Dev.Area No.73 be retained  
as Development Area. In addition to this, the  
Housing Scheme which is north of Dev.Area No.73  
and not falling in any Development Area shall be  
notified as Development Area. The details of the  
pocket shall be provided by SE/CC-3 by 31.1.98.

Action: SE/CC-3  
EE(P)I/SE(P)IV  
DD(AP)II.

S.No.4: The Pockets at Sl.No.9: AP-III will confirm the  
details in terms of boundary, area and location  
on the plan by 31.1.98.

Action: Jt.Dir.(AP)III.

S.No.5: Pockets at Sl.No.10: The details of Pocket-10 in  
terms of area, boundary and location on the plan  
shall be confirmed by HUPW/AP-III by 31.3.98.

Action: Sr.Arch.(EZ)  
Jt.Dir.(AP)III.

S.No.6: Pocket No.11 i.e. Community Centre-2 opposite  
Jhilml colony:

The details related to area, boundary and location  
on the plan shall be confirmed by HUPW & AP-III.

Action: Sr.Arch.(EZ)  
Jt.Dir.(AP)III.

S.No.7: Pocket No.13, Comm.Centre-4 at Ram Vihar/Manak Vihar:

The details related to area, boundary and location  
on the plan shall be confirmed by HUPW/TYA by 31.1.98.

Action: Sr.Arch.(EZ)  
Jt.Dir.(AP)III.

S.No.8: Pocket No.13-A i.e. Sita Ram Bhandar Trust: The  
details of area, boundary, location of the plan shall  
be confirmed by the Dir.(LM)II and the confirmation  
be sent to Area Planning Wing by 31.1.98.

Action: Director(LM)II.

S.No.9: Pocket No.14, LSC near Guru Angad Nagar: SE/CC-8 shall  
confirm the area, boundary details and location on the  
plan by 31.1.98.

Action: SE/CC-8  
EE(P)I/SE(P)IV



SR. NO. 5 / ITEM NO. 29/98/TC

SUBJECT: Denotification of Development Area of  
D-Zone (File No. F.3(26)98-MP).

1. BACKGROUND:

In a meeting held under Engineer Member, DDA on 8.1.97 it was observed that the present practice of denotifying of small pockets/areas has created problems in differentiating the notified/denotified land, therefore, denotification shall be undertaken for the entire large area of the Zone. The pockets of which are required to be retained by DDA as 'Development Area' shall, therefore, either again be got notified or excluded from Denotification.

There are 9 Development Areas existing in D-Division as per the details given below:

S.No.	Dev. Area No.	Notification No.	Area in Ha./Acre	Sub-Zone	Description of boundary
1.	2.	3.	4.	5.	6.
i.	96	F42(7)67-L&B dt.20.4.1968	20.20Acr.	D-2	East:Minto Rd. North:Maternity Hospital as shown in the Zonal Plan South } East } Thompson Rd.
ii.	108	F42(7)66-L&B dt.7.4.1970	49.8Acr.	D-20	North:Southern Boundary of Sewa Nagar. South:Northern Boundary of NDSE Pt.I and Pt.II. East:Existing 100ft.Master Plan Rd. West:Existing Nallah.
iii.	116	F.16(56)3/71- L&B, dt.7.6.72	52Acr.	D-2	North:Indraprastha Marg. East:Ring Road South:Railway Line West:Bahadurshah Jafar Marg.



1.	2.	3.	4.	5.	6
iv.	121	F16(56)1/72-L&B, dt. 10.5.73	8.5 hac. 21 Acre.	D-7	North: 25.6m (84') R/W Road East: Zoological Farm, Temple and Qila Wall South } Main Approach East } Rd. to Qila West: 45.7m (150') R/W Mathura Road.
v.	122	F16(7)73-L&B dt. 10.5.73	12.5 Acre.	D-11	The area is bounded by Mathura Road on one side, Link Rd. (Kitchher Rd.) on 2nd side and Lodi Rd. on 3rd side.
vi.	140	-do-	80 Ha.	D-18	Mathura Rd. in the West Ring Rd. in the East & South Railway Line and Nalla in the North.
vii.	149	-do-	3.5 hac.	D-20	Ring Rd. in the South 150' Link Rd. in the East Defence Colony in the North-West.
viii.	160	-do-	140 hac.	D-2	East: Boundary of G.B. Pant Hospital, Mathura Road. West: Railway Line from Tilak Bridge to Minto Bridge. North: Jawaharlal Nehru Marg & Kotla Rd.
ix.	162	-do-	14 ha.	D-17, 18, 19 & 20.	East: Part Western Boundary of Jangpura Extn. (D-17) and Lajpat Ngr.-I (D-19) South: Rd. at about 1750' southwards of the Rly. Line connecting Lajpat Ngr. Rly. Station and Sewa Nagar Rly. Station. West & North } Part Eastern boundary of Defence Colony (D-20) and then the Eastern boundary of high storm water drain (D-16).

DELHI DEVELOPMENT AUTHORITY  
(MASTER PLAN SECTION)

No. F-1(9)98-MP

Date: 9.6.98

minutes of the 88th Technical Committee meeting held on 26.5.98 at 10.00 A.M. in 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. Vijay Risbud, Commissioner (Plg.)
3. Sh. Pradeep Behari, Chief Architect
4. Sh. Chandra Ballabh, Addl. Commr. (AP)
5. Sh. A.K. Jain, Addl. Commr. (DC&B)

MUNICIPAL CORPORATION OF DELHI:

6. Sh. Shamsher Singh, Addl. Town Planner

T.C.P.O.

7. Sh. T.D. Bhatia, Town & Country Planner

N.D.M.C.

8. Sh. Arvind Kansal, Chief Architect

DELHI VIDHUT BOARD

9. Sh. V.K. Sakhuja, C.E. (Planning)
10. Sh. D.K. Suri, Addl. Chief Engineer (Plg.)
11. Sh. Jagdish Chander S.E. (Planning)
12. Sh. H.N. Lamba, Ex. Engr. (Plg.)

DELHI POLICE:

13. Sh. S.D. Mishra, ACP (Traffic)

SPECIAL INVITEES:

14. Sh. G.S. Chima, CMD (DTC)
15. Sh. R.K. Singhal Deputy Manager (GAIL)
16. Smt. Madhu K. Garg, Joint Director (Transport) GNCTD
17. Sh. B.S. Khurana, CE. (Electrical), DDA.
18. Sh. Suresh Mehta, CE (Dwarka), DDA.
19. Sh. N.K. Aggarwal, OSD (PC), DDA.
20. Sh. Prakash Narain, Dir. (TT), DDA.
21. Sh. A.K. Gupta, Dir. (DWK), DDA.
22. Sh. Ashok Kumar, Dir. (Rohini), DDA.
23. Sh. Surendra Shrivastva, Dir. (AP-I), DDA.

Contd: ....2/-

cc Vikas Minar

24. Sh. D.K. Saluja, Dir.(AP-II), DDA.
25. Dr. S.P. Bansal, Dir. (ZP), DDA.
26. Sh. B.K. Jain Dir.(Bldg.), DDA.
27. Sh. Anil Barai, Dir.(Plg.) (NCR&UE), DDA.
28. Sh. K.L. Sabharwal, Dir. (Narela Project), DDA.
29. Sh. B.D. Ram, Dir. (Hort.) South, DDA.
30. Sh. Vinod Sakle, J.D.(DWK), DDA.
31. Sh. P.V. Mahashabdey, J.D.(Plg.) Rohini Project, DDA.
32. Sh. Sabyasachi Das, DD (NP), DDA.
33. Sh. S.B. Khodankar, DD. (Special Project), DDA.
34. Sh. H.S. Phillon, Dy. Dir. (Plg.) (TT), DDA.
35. Sh.R.K.Jain, Jt.Dir.(MP), DDA.



1. Item No.25/98

Sub : Draft policy for multi-level parking lots.

F.3(7)97-MP

Technical Committee discussed in detail the proposed norms for multi-level parking lots and DTC terminals/depots. It was decided that :

- i) Size of plot ideally be (4000 sqm.) however smaller size of plot if technically feasible can also be considered.
- ii) No. of parking floors be with reference to the surrounding road capacity. The commercial space should be restricted to 15% of plot area.
- iii) Maximum height need not be prescribed but will be subject to height in surrounding areas.
- iv) Envelope area can be considered for super-structure & basement extent & in case of integrated schemes it can even be 100% of the area earmarked.
- v) Upto 3 basements may be allowed for parking activity.

Technical Committee desired that the norms proposed for DTC depots may be reviewed keeping in view the following points:-

There should be graded norms separately for depots and terminals. Whereas depots may allow petrol pump, terminals may not have petrol pump facility. The norms may be revised keeping in view Technical Committee suggestions given above for multi-level parking.

Technical Committee further desired that DTC may frame a pilot project so that the norms could be finalised keeping in view the ground realities.

2. Item No.26/98

Sub::Draft Zonal Plan for part Planning Zones M & K (Pt) Rohini- Subcity.

F.4(4)98-MP

Technical Committee discussed draft zonal plan for Rohini (Part Zones M & K) and desired that zonal plan be modified with the following observations:-

- i) Site analysis may be worked out in detail.
- ii) Contours of the site should be analysed so as to facilitate drainage along natural corridors.
- iii) A module of residential sector may be detailed out.
- iv) Major road network should integrate with the Bawana industrial area which is being planned/developed by DSIDC/Commr. of Industries, GNCTD. It may also be examined whether manufacturing land use proposed as 1% in the draft ZDP needs to be enhanced.

- v) The requirement of water supply, power, sewerage may be worked out in consultation with concerned departments
- vi) Growth centre plans of GNCTD be referred.

Draft ZDP modified on the above lines will be discussed by concerned Project Director & OSD(Projects) with Commr. (Plg.) before it is forwarded for consideration of the Authority.

3. Item No.27/98

Sub: Permission to construct communication Tower near Arya Samaj Akhara on Ring Road.

F.3(101)97-MP

The proposal for putting up a communication tower towards east of ring road (zone 'O') has been agreed, in principle. The allotment of land etc. may be processed by Commr. (LD).

4. Item No.28/98

Sub: Development Control Norms for Lal Dora areas in the Village of Delhi.

F.3(29)94-MP

The representative of MCD informed that the Standing Committee has not agreed to bring urbanised villages within the purview of 'BBL'. VC,DDA informed that the norms of Master Plan in terms of land use, FAR, ground coverage, height, parking etc. are still applicable, inspite of the fact whether building approval is required or not. As such, MCD and GNCTD may be informed about the applicability of Master Plan norms in urbanised villages.

5. Item No.29/98

Sub: Denotification of Development Area of D-Zone.

F.3(26)98-MP

Technical Committee recommended denotification of development area in zone 'D' (New Delhi) for further processing as contained in the Agenda note.

6. Item No.30/98

Sub: 220 KV Tower line along Palam drain.

F.10(42)DD(PLg.)II/92Dwk/Pt.I

Technical Committee agreed with the proposed location of pylons for 220 KV tower line along Palam drain.



7. Item No.31/98

Sub: 66 KV additional grid sub-station in Dwarka Project.

F.1(62)90/Dwk/Pt.I

Site at Sl.No.5 (Sector II) for 66 KV grid S/Stn. in Dwarka is approved. For remaining 4 sites land requirement may be reviewed by DVB so as to minimise loss of recreational area/commercial land use. Technical Committee also desired that the size of grid S/Stn. may also be reviewed in general.

8. Item No.32/98

Sub: Acquisition of about 100 acres (40ha.) of land for the proposed Thermal Power Plant by Apollo Energy Co. Ltd. Narela sub-city Project.

F.20(9)96-MP

Technical Committee desired that acquisition of land may be done by GNCTD itself for which plans showing location of 40 ha. site approved for proposed Thermal Power Plant (Apollo Energy Co.Ltd.) may be issued to GNCTD & DVB.

9. Item No.33/98

Sub: Sanction of Building Plans of Escorts Heart Institute & Research Centre at Okhla - reg. relaxation of basement coverage and service floor (free from FAR).

F.13(90)/83-Bldg./Pt.

i) The proposal for allowing service floor (free from FAR) in the hospitals is approved with the condition that it has non-habitable height, no internal partition walls are constructed, external windows are avoided, except those required for fire fighting. The service floor shall not be used for laboratories, refuse collection/incineration. It shall be allowed only for the following activities:-

- i) Air-conditioning
- ii) Water Supply & filtration
- iii) Electrical Services

ii) Technical Committee recommended that basement upto 50% of plot area may be allowed as already permitted in public & semi-public facilities, where laundry, linen store, cold room can be permitted which should not exceed 40% of basement area and remaining 60% for parking.

The above provisions shall not apply for Nursing Home plots.



10. Item No.34/98

Sub: Relaxation in development control norms for the plot allotted to Institute of Applied Manpower Research (I.A.M.R.) in Sector A-7, Narela measuring 6.12 ha. (15.12 acres)

Technical Committee agreed with the proposal to treat hostel as part of the public and semi-public/academic building.



ADDL. COMM. (DC&B) (R.K. JAIN)  
9.6.98

No.F.1(9)98-MP

Dated: 9.6.98

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), DDA.
8. Addl. Commr. (AP), DDA
9. Addl. Commr. (MPD), DDA
10. Addl. Commr. (DC&B), DDA
11. Chief Planner, TCPO.
12. Chief Architect, NDMC
13. Town Planner, MCD
14. Secretary, DUAC.
15. Land & Development Officer
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.

✓ OSD C.P.C.) D.D.A.

✓ Director. (M.C.R.) DDA

✓ Director (Z.P.) DDA

✓ Director (A.P.I.) DDA

✓ Director. (A.P.-I) DDA

✓ Director. (A.P.-II) D.D.A.

✓ Director. (Narela) D.D.A.

✓ Director (M.A.D.-2024) DDA

R.K. Jain  
9/6/98

( R.K. JAIN )  
JT. DIRECTOR (MP)

DELHI DEVELOPMENT AUTHORITY  
(MASTER PLAN SECTION)

No. F-1(9)98-MP

Date:

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The above provisions shall not apply for Nursing Home plots.

contd.....4/-



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Technical Committee agreed with the proposal to treat hostel as part of the public and semi-public/academic building.

  
2/6/88

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Technical Committee agreed with the proposal to treat hostel as part of the public and semi-public/academic building.

DELHI DEVELOPMENT AUTHORITY  
(MASTER PLAN SECTION)

No.F.1(1)98-MP

Dated: 19.5.98

MEETING NOTICE

The 88th Technical committee meeting of the DDA will be held on 26.5.98 at 10.00 A.M. in the Conference Hall, 5th floor, Vikas Minar, I.P.Estate, New Delhi.

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



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



# I N D E X

S.No.	Item No.	Particulars	Page No.
1.	25/98	Draft Policy for Multi level parking lots File No.F.3(7)97-MP	1-15
2.	26/98	Draft Zonal Plan for Part Planning Zone of M & K (Part) Rohini- a subcity F. 4(4)98-MP	16-17
3.	27/98	Permission to construct communication Tower near Arya Samaj Akhara on Ring Road. Road. F.3(101)97-MP	18-20
4.	28/98	Development control norms for Lal Dora areas in the Village of Delhi. F.3(29)94-MP	21-22
5.	29/98	Denotification of Development Area of D- Zone. F.3(26)98-MP	23-41
6.	30/98	220 KV Tower line along Palam drain. F.10(42)DD(Plg.)II/92Dwk/Pt.I	42-43
7.	31/98	66 KV additional grid sub-station in Dwarka Project. F.1(62)90/Dwk/Pt.I	44-45
8.	32/98	Agenda for the identification of about 100 acres (40 ha.) of land for the pro- posed Thermal Power Plant by Apollo Energy Co.Ltd. Narela Sub-city Project. F.20(9)96-MP	46-53
9.	33/98	Sanction of Building Plans of Escorts Heart Institute and Research Centre at Okhla - Reg. Relaxation of Basement Coverage and Service Floor (Free from FAR) F.13(90)/83-Bldg.Part.	54-56
10.	34/98	Relaxation in development control norms for the plot allotted to institute of Applied Manpower Research (I.A.M.R.) in sector A-7, Narela measuring 6.12 ha. (15.12 acres)	

SR-ND.1/ITEM NO. 25/98/TC

SUB:- DRAFT POLICY FOR MULTI LEVEL PARKING LOTS  
FILE NO: F 3(7)/97-MP

## 1.INTRODUCTION & BACKGROUND

Parking is one of the major problems in Delhi which is assuming serious proportions primarily due to rapid growth of registered vehicles, and also due to misuse of premises and existing parking areas. This issue has been discussed at various levels and forums during the preparation 9th Plan Approach Paper on Transport Sector. This paper has recommended development of Multi Level Parking as part of Transport System Management.

The Authority vide its Resolution no.52/96 dated 17.6.96 while approving the Draft Zonal Plan of Zone B (City Ext. - Karol Bagh) also resolved that there is a need to have a fresh survey of available open spaces at city level so that same could be utilised to meet the requirements of additional space for (I) Play Grounds, (II) General Parking (III) Stabling of Buses during the night hours.

In Inter Agency Working Committee of Traffic Management Task Force constituted by L.G. NCTD to give suggestions to solve the Traffic & Transportation Problems in Delhi, it was decided that DDA will process the case of finalisation of Policy on Multi Level Parking in its meeting held on 27.1.98.

The issue of Multi Level Parking in Planned areas has been also discussed in weekly meeting on DDA matters held on 2.2.98 under the chairmanship of L.G., NCTD, it was decided that one pilot project each should be undertaken by DTC & DDA in their respective land to test the viability of the project.

Additional Secretary, Ministry of Urban Affairs & Employment vide letter dated 11.3.98 (Annexure I) has also emphasised the need to provide more parking. (surface/basement and also Multi Level Parking). It has also been emphasised that these should be self financing / cost be recovered over a period of time and also to examine the existing parking standards/ norms and make necessary revisions when MPD-2021 is prepared..

As a follow up action a draft Policy on Multi Level Parking<sup>4</sup> as prepared. This policy was also presented in the meeting held on 17.12.97 under the Chairmanship of Transport Minister, GNCTD. This policy was circulated to all members present for comments and observations.

### 1.1.PARKING PROBLEMS IN DELHI

The parking demand is based on vehicle ownership. Every vehicle before starting the trip and after terminating the trip needs parking. In the past most of the parking was free and was being used haphazardly. The increase in parking demand is inevitable in a developing economy, that means demand for space which is a limited and most scarce commodity in urban areas.

Few of the aspects leading to parking problems in urban areas in NCTD are :-

- i. The non-availability of efficient and reliable public transport system.
- ii. Unprecedented growth in registered motor vehicles
- iii. Misuse of residential buildings for commercial uses.



- iv. Misuse of organized parking spaces specially basements for commercial purposes resulting in :-
  - a. Reduction in planned parking capacity.
  - b. Additional parking demand due to addition of commercial space in basements.
- v. Encroachments in parking areas & Lack of enforcement by authorities
- vi. Increase in trip length due to increase in urban area.
- vii. Loss of kurb parking due to widening of roads.
- viii. Absence of comprehensive approach/policy for parking regulations, restrictions and parking charges
- xi. Higher occupancy i.e. workers/sq.mts./than envisaged in Master Plan in commercial areas due to increase in cost/sq. mtr.floor space.

The areas having parking problems can be broadly divided in following categories :-

- i. In Planned & conforming areas e.g. Connought Place, Nehru Place, basements for Commercial use.
- ii. In Planned but predominantly having non-conforming use which includes areas like Lajpat Nagar, Karol Bagh (Residential to Commercial)
- iii. In Old areas e.g. Walled City which came into existence prior to Motor Vehicle era & due to unauthorized conversion of residential properties to commercial use.

The areas covered at S. No. ii and iii above need major policy decision i.e. to regularize or to enforce Zoning Regulations. However, if it is decided to regularize the existing non-conforming uses then whether the user/beneficiary shall pay the cost of provision of facilities as per Master Plan as he pays in case of planned areas or the city shall bear the cost. The last option may increase the attraction to misuse the property to a higher use from lower use and may lead to haphazard growth of the city. The MPD-2001 has recommended that "Conversion fee shall be charged from beneficiary". In the absence of clear policy the following study has been restricted to commercial/institutional areas planned/developed within the framework of Master Plan

## 2. DETAILS & EXAMINATION

### 2.1.MPD-2001 PROVISIONS

- (a) There is no provision of Multilevel Parking in MPD-2001
- (b) As per MPD-2001 no floor area in Supper Structure has been exempted from FAR for any use including Parking
- (c) The provision of Parking Norms for various Uses/Use Primises as given in MPD-2001 are placed at Annexuere II
- (d) The Policy of Mixed Land Use & Mixed Land Use Regulations as given In MPD-2001 is placed at Annexure III. & IV
- (e) The MPD-2001 provlsions for Bus Depots & Terminals are placed at annexure-V

### (e) DEVELOPMENT CONTROLS (Summary of MPD-2001 norms)

- a. MAXIMUM FAR 150
- b. MAXIMUM GROUND COVERAGE. 33.33%(except in specific areas given in MPD-2001)



c. BASEMENT

Total basement area	Maximum upto plot area.
Maximum basement/ floor	Within envelope line /upto 50% of the plot area /or equivalent to Ground Coverage.
Uses Permitted	Parking Services and Electric Sub.Station (with the approval of Delhi Vidyut Board)

e.. MPD-2001 has not envisaged any area of Super Structure free from FAR. For any use.

f.NORMS FOR MULTI LEVEL PARKING LOTS in USA

No norms for Multi Level Parking are available in NCTD, The generally prescribed standards for Multi Level Parking in USA are as follows.

i.	Driving Ramp Width	4.3 to 5.5 mtrs.
ii.	Slope	10 to 12%
iii.	Turning Radius	10.7 to 11.33 mtr.
iv.	Capacity	Max. 400 cars per hour with (No stoppage)Average 150 to 200 cars per hour. If vehicle has to stop at Cashier Booth on exit/entry.
v.	Clear/effective Height of ceiling	2.13 mtr.
vi.	Minimum floor to floor height	3.05 mtr.

2.2.APPROACH TO PARKING POLICY

The experience indicates that spot level improvements do not provide the real benefits. In fact, it is important that a serious attempt should be made to study the problems in a more comprehensive manner so that the investment provide for maximum output and also lead to a long term solution.

Enforcement has to be an important constituent of the comprehensive approach. The misuse of basements and properties needs to be controlled. This needs a strong policy statement and effective administration of the same. In the absence of such a firm policy measure, no firm projections are possible, and as such it is difficult to envisage the extent of misuse and thus the need of parking and other infrastructure

In principle the public fund should not be utilized indirectly for increasing the business or for the benefit of car owners i.e. High Income Group. It would be logical that the shops/ office owners should be asked to contribute for the facilities required and for improvement/upgradation.

As a policy the parking spaces available should be municipalised and controlled by an authority. This authority can be provided with some seed capital or/and rights to develop some limited commercial space with multilevel parkings to run and maintain the parking lots at no profit no loss basis. For the city as a whole there should be a well integrated and efficient Public Transport System

## 2.3..POSSIBLE OPTIONS / PROPOSALS;

### SHORT TERM

- i. Traffic Management Scheme
- ii. Restrictions on movement of certain type of vehicles (Time/Area wise)
- iii. Imposing higher parking charges
- iv. Provision of additional Parking spaces
  - a. By converting existing parking lots forming part of approved layouts in to Multi Level Parking Lots selectively.
  - B. By using other areas forming part of approved lay outs by retaining the permissible use and also parking selectively e.g.DTC Depots, Terminals
- v. Combination iii & iv (By adding limited additional parking and also controlling demand by pricing policy)

### LONG TERM

- vi. Provision of efficient Public Transportation System
- vii. Decentralization of work centres
- viii. Provision of Mixed Land Use
- ix. Development Controls
  - a. Basements of larger size
  - b. Exemption in FAR for provision of additional Parking
  - c. Additional FAR as an incentive for providing additional parking etc.
- x. Design and Conceptual Solutions

All the above listed approaches need detailed examination with respect to site before adoption

## 2.4. MULTI LEVEL PARKING LOTS:

The problem related with lack of parking spaces has been discussed and highlighted in number of reports, meetings and seminars. The provision of Multi Level Parking lots on existing surface parking lots forming part of approved layouts/ by utilisation of DTC depots/terminals have been identified as the possible options to increase the parking supply. This approach if judiciously applied with other management measures can help in achieving the balance between demand and supply. This concept may have to be implemented as a combination of

- i. Imposing higher parking charges to control parking demand and also to achieve optimum utilisation of available parking spaces
- ii. Provision of additional Parking spaces to meet the demand for unavoidable parking

Keeping this objective in view an exercise has been done to assess the minimum plot size FAR/Coverage for Multi Level Parking Lots, AND, to relate the proposal with MPD-2001 provisions and also to identify the modifications if any required in MPD-2001.

It may be worthwhile to mention here that economic viability of such Multi Level Parkings lots shall also depend on number of other factors few of these are listed below :-

- i. Land Cost, ii. Parking Fee, iii. Ownership of Parking Area, iv. Rates of Property Tax
- v. Power rates, vi. Method of financing - vii. Water rates.,



## 2.5.ANALYSIS

(a)Based on the Parking norms/standard given in MPD-2001, the analysis indicates that :-

Plot size	-	1000 sq. mts.
Surface parking	-	45.45 ECS (22sq. mtr./ECS)
Two basement (each 50% plot area)	-	1000 sq. mts.
Parking in basements	-	31.25 ECS (32 sq. mtr./ECS)
Balance ECS's	-	14.20 ECS
50% of open area	-	250 sq. mts.
Parking	-	11.36 ECS(23 sq. mt./ECS)

The judicious planning of open area by accommodating cycles and scooters it is presumed that 45.45 ECS can be adjusted in two basements (each 50% of plot area) and 50% of open area (set backs)

(b)The gross floor area in commercial areas(with no basement) with parking norms given in MPD-2001 shall be utilized as under :-

S.No.	Cat. Of Commercial Parking Area	% Floor area for commercial Use	% Floor area for parking	Norms ECS/100 sqmt F.A
1.	Local Shopping	70%	30%	1.33
2	Distt. Centre	65%	35%	1.67
3.	CBD	60%	40%	2.00.

### (c)SURFACE LEVEL PARKING

Existing surface Parking capacity can be doubled by providing 2 basements (50% of plot area/basement) and 150 FAR (Ann. II)

#### OPTION I: FAR 150

S.NO.	PLOT		% FAR FOR PARKING	FLOOR		BASEMENT & OPEN PARKING CAPACITY ECS	TOTAL % INCREASE PARKING CAPACITY
	AREA IN sq.mts	FAR		AREA sq.mts.	ECS		
1	1000	150	100	1500	46.88	45.55	103.1
2	1000	150	75	1125	35.16	45.55	77.4
3	1000	150	50	750	22.43	45.55	51.6
4	1000	150	25	375	11.72	45.55	25.8

#### OPTION II: FAR 200

1	1000	200	100	2000	62.5	45.55	137.5
2	1000	200	75	1500	46.88	45.55	103.1
3	1000	200	50	1000	31.25	45.55	68.8
4	1000	200	25	500	15.62	45.55	34.4

The above analysis indicates that with 150 FAR the existing surface parking capacity can be doubled..

## 3.RECOMMENDATIONS

### 3.1.MINIMUM SIZE OF THE PLOT FOR MULTI LEVEL PARKING

The above calculations establishes that a plot of 4000 sq. mts. shall accommodate about 200 cars in super structure.This will also provide efficient utilization of Ramp (200 cars/hour) and other services. The minimum plot size can be finally worked out in consultation with Traffic Police/Delhi Fire Services and on the basis of detailed economic analysis.



### 3.2.THE SUGGESTED NORMS FOR MULTI LEVEL PARKING LOTS

i.Minimum plot size	-	4000 sq. mts.
ii.Max. FAR	-	200 or 5% of the scheme area whichever is less.(150 exclusively for parking & 25%for commercial development & its related parking
iii.Max. Height	-	15 mtrs /Or applicable to area whichever is lower.
iv.Ground Coverage	-	50%
v.Basement/Basements	-	Equivalent to plot area/ within Envelope line on one floor.,

### 3.3. SUGGESTED NORMS FOR DTC DEPOTS

The maximum height of residential plotted houses is 12.5 mtr. and in industrial areas the max. Height is. 12.0mts(M-1) & 9.0 mtrs(M-2). Keeping these norms in view of it is suggested that any development on Depots be restricted within the permissible height of the Use Zone where the depot is existing

BASEMENT/GROUND/1st FLOOR	50% of plot area/ per floor for parking (this will include 10% FAR already existing in DTC depots)
2nd FLOOR	25% For offices.of public utilities
Maximum FAR	125
Maximum Ground Coverage	50%

Where ever petrol pump is provided It shall be governed by Petrol Pump norms.

To avoid /minimize the affect of noise and fumes etc. generated by related uses of Depot it may be desirable to have a thick plantation all along the Depot Boundary with in set backs.

As per the Master Plan of Delhi-2001 Depots are only permitted in Industrial Use Zones (M-1, M-2). Some of the DTC depots are also existing in Residential/Office Complexes/Green Belts and in /agriculture Use Zones. However no depot is existing in Commercial Use Zone. Keeping the existing locations of Depots and also the locations permissible in MPD-2001 it may not be desirable to permit commercial use in DEPOTS and it may be desirable to locate offices/counter related activities with public utilities e.g. Bus/Air/Rail booking counters, bank counter/Post and Telegraph facilities, DESU/Water/Telephone bill paying complaint counters etc.Such uses if located in DTC Depots and Terminals would avoid trips specially performed for such purposes. The timing of these offices could also be adjusted as per needs. This will further help in distributing such facilities,uniformly in the city. All such agencies may pay

1. Land cost + construction cost of equivalent FAR.
- OR
2. Market rate of property.

This will also restrict the misuse of property.

Further keeping in view, the shortage of space required for locating sites for the increased requirement of petrol pumps one site of Petrol Pump/Depot depending on Location of depot can also be earmarked.

The workshop presently maintained by DTC for its buses can also be allowed to undertake repair of private/undertaking etc. owned buses on sound economic principals.This will avoid mushrooming of unauthorized workshops in the city.This will also help DTC in generating additional funds by utilizing the available resourses to its optimum.These norms may be applicable to depots which justify the need of parking .

### 3.4. SUGGESSTED NORMS FOR D.T.C TERMINALS

Terminals having plot area. of 4000 sq. mtr. or more may be considered for the developments.As per MPD-2001 Terminals are permitted in all land uses.

TWO BASEMENTS:	50% of plot area./basement
GROUND FLOOR:	50% (including 6% For facilities as permissible In MPD-2001)
1 & 2 FLOORS:	25% on each floor (this includes 10% for DTC offices as permitting MPD-2001).
Max.Height;	12 1/2 mtr.
Max FAR	100

In addition to day car parking by workers/visitors the attempt may also be made to use this parking space in night by offering to surrounding residential areas for safe parking .This also may require better enforcement to prevent road side parking in residential areas.

### 4.DECISIONS REQUIRED FOR MULTI LEVEL PARKING POLICY:

- (a) As already mentioned above to work out the economic feasibility of Multi Level Parking lots the Policy decision on following issues may be required from concerned Competent Authorities :

i.	Land Cost	-	Free/paid/subsidized
ii.	Parking Fee	-	To be restricted by local body/to be fixed by developer.
iii.	Ownership of Parking Area	-	Developer/Local Body.
iv.	Property Tax.		
v.	Power rates		
vi.	Water rates		
vii.	Method of financing	-	a.Totally through Comm. Development b.Partly by beneficiaries c.Partly by local body through taxes additional taxes. d. Through Soft loans e. Through normal loans.etc.

Based on the above policy decisions, the details can be worked out so that the Multi Level Parking Lots can be operated on no profit no loss basis including maintenance cost. In general keeping the present market rates of commercial space it appears that 8 to 10% of commercial space may be able to finance the project.

- b. The developer shall be allowed to retain 25% of the total FAR which shall be independent development (i.e commercial and its related parking) for disposal and 75% of total FAR with developed parking lot shall be handed over to local body.This is necessary to prevent misuse of parking space so developed..
- c. The open area of plot needs to be properly landscaped.
- d. The ground floor can also be earmarked for the parking of chartered buses/tempo/trucks etc.
- e. The ground floor parking may be used for Taxi stand, cycles & scooters & Short term parking.
- f. To prevent misuse/conversion of parking related to proposed commercial area the terms and conditions may have to worked out in consultation of concerned legal departments.



- g. The commercial uses permitted in parking lots could be such as Restaurants/Mini Theaters/Large offices so that peak hour problems can be minimized. In any case shopping/small offices should be avoided.
- h. A fund for annual maintenance and long term maintenance should also be taken into account while considering its economic viability.
- i. These shall also need approval of DUAC/ Local Bodies on case to case basis as most of the existing schemes were approved by DUAC
- j. Some of the factors which will assist in the better utilization of multi level parking lots are
  - i. Water Proofing
  - ii. Light & Electrical System
  - iii. Drainage
  - iv. Signages, Signalling, and Computerized controls
  - v. Fee Collection
  - vi. Fire Protection
  - vii. Safety of vehicle and parker.

These may be worked out by concerned departments/ agencies.

- k.. The parking capacity of parking lots shall depend on Turnover/car space, method of charging the parking fee. This may have to be decided after considering surrounding landuse. Normally parking charges for 1/2 hour to 1 hour duration or so should be very reasonable. This will avoid use of side lanes/surrounding residential areas by short term parkers. The parking charges for the full day should be maximum. The parking charges at night could also be made attractive for optimization of available parking spaces.

## 5..GENERAL CONDITIONS

- a. The requirement of parking for undertaking such developments shall be decided on the basis of scientific analysis for requirement which shall be undertaken by proposed Parking Authority at predetermined intervals and also after duly formulating the policy for dealing with misuse of planned parking spaces otherwise additional parking so generated shall give further incentive to misuse the present available Planned Parking spaces.
- b. The above suggested norms indicate the upper limit. However while undertaking such projects a proper road capacity assessment of surrounding roads and intersections shall be undertaken capacity to decide actual capacity of such projects..
- c. Each project shall also form part of Traffic Management Scheme indicating entry & exit to such developed parking lots & to ensure smooth traffic flow on surrounding roads
- d. After the finalisation of broad concept the note shall be examined by:
  - (i) Lands/Finance/Legal Sections of the concerned Land Owning Agencies for necessary modifications if required in lease/allotment conditions.
  - (ii) Shall be processed for required modifications in the MPD-2001.
  - (iii). The building byelaws shall also be examined by MCD for necessary modifications if any required



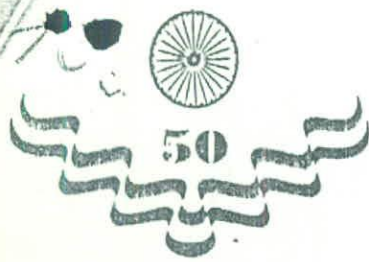
## 6. TRAFFIC MANAGEMENT PLAN

To utilize the Multi Level Parking Lots to optimum capacity traffic management Plan for the area shall also have to be prepared also to provide proper entry/exit to the parking lots without disturbing the thorough traffic surroundings and major roads. This also shall be required to meet the Fire safety requirements which provides that parking lots should be evacuated within 30 minutes in case of emergency. It may be possible if both ramps are used for EXIT. However, this may be examined by Delhi Fire Services

## 7. RECOMMENDATIONS FOR CONSIDERATION

The details as mentioned in **paras 2 TO 6** are placed for the consideration of Technical Committee.

*Harshan* 2/4/98  
D. P. T. T



अपर सचिव  
ADDITIONAL SECRETARY

HEMENDRA KUMAR  
Tel No. 301 1787

भारत सरकार  
शहरी कार्य और रोजगार मंत्रालय  
शहरी विकास विभाग  
Government of India  
Ministry of Urban Affairs and Employment  
Department of Urban Development

नई दिल्ली - 110011, तारीख 199  
Dated, New Delhi - 110011, the 199

D.O.No N-11014/1/98-DDVI

March 11, 1998

Dear Shri Ghosh,

The non-availability of adequate parking facilities in Delhi has been creating serious problems. The reason behind it is either that the laid down parking norms, as given in MPD-2001, are not followed or that the laid down norms are inadequate. You will kindly agree that parking facility is something which cannot be developed at short notice. It has to be well planned, suitably located and should be concomitant with the local requirements. Further, the construction cost for basement parking as well as multi-storeyed parking being high, there should be a system for recovering the cost over a period of time. In residential areas, parking space can also be given out on lease after recovering the lease rent. Although parking is a problem in most of the cities, it is more severe in Delhi due to high traffic population of 30 lakhs vehicles, which is more than that of Bombay, Calcutta, & Madras put together.

2. In view of the above facts and the urgency involved in the matter, you are requested to draw out a plan for construction of parking space in about 10 selected areas immediately. The plan should include identification of land, architectural design, adequate number of parking spaces keeping in view the requirement, rough cost estimate, mode of funding and the charges leviable. The areas selected should include Pragati Maidan (ITPO premises), Connaught Place, Lajpat Nagar and Karol Bagh. The plans should be prepared in consultation with the respective agencies like Trade Fair Authority, MCD, NDMC, etc. You are also advised to examine the existing parking standard norms and make necessary revision when MPD-2021 is drafted.

...2/-

for discuss urgent

17/3 Dyt (17)

177 17 398



PROVISION OF MASTER PLAN:2001

i. PARKING STANDARDS

Parking space shall be provided for different types of development as per norms given in the following table. The standards given are in equivalent car space (ecs) and it includes parking for all types of vehicles i.e. cars, scooters, cycles and also light and heavy commercial vehicles in case of wholesale markets and industrial areas etc.

S.No.	Use/Use Premises	Equivalent Car space (ECS) per 100 sq. mts. Of floor area.
A.	i. Commercial Plotted development ii. Metropolitan City Centre i.e. Connaught Place & its Ext. iii. Asaf Ali Road. iv. Press Area v. Non-Hierarchical Commercial Centre.	2.00 ECS
B.	i. District Centres ii. Hotel iii. Cinema	1.67 ECS
C.	i. Residential Group Housing ii. Cluster Court Housing iii. Plotted Housing (Plots above 200 sqm.) iv. Community Centre v. Local Shopping Centre. vi. Convenience Shopping Centre. vii. Nursing Home, Hospitals (Other than Government) viii Govt. Office ix. Social & Cultural Institutions x. Mixed Use.	1.33 ECS
D.	i. College & University & Public Schools ii. Light & Service Industry iii. Flatted Group Industry iv. Extensive Industry	1.00 ECS
E.	i. Government Hospital	0.67 ECS
F.	i. Wholesale Trade ii. Freight Complex	2.50 ECS (including parking for loading and unloading)

NOTES

1. For the use/premise for which the parking standards have not been prescribed, the same shall be prescribed by the Authority depending on the merits and requirements of the individual case.

2. For the provision of car parking spaces, the space standards shall be as under :

i. For open parking 23.0 sqm. Per equivalent car space.

ii. For ground floor covered parking 28.0 sq.mts. Per equivalent car space.

iii. For basement 32.0 sq.mts. Per equivalent car space.

3(i). In the use premises, parking on the above standards shall be provided on the Ground Floor, or in the basement (where the provision exists). In case of organized centres like District Centre and Community Centre to meet with the above demand of parking, additional underground space (besides the basement) may be provided below the piazas or pedestrian or open spaces but within the setback lines.

3(ii) Plots forming part of any commercial development such as Central Business District, District Centre, community Centre, etc. Basement(s) upto the envelope line maximum equivalent to the plot area, could be permitted for parking and services such as electric sub-station with specifications and approval of DESU, installation of electrification for fire fighting equipment with the approval of Delhi Fire Services and any other services/required for the building with appropriate approval. However, any other use in the basement including storage, if provided, shall be counted in permissible FAR.

3(iii) The basement beyond the ground coverage shall be kept flushed with the ground and shall be ventilated with mechanical means of ventilation; and

3(iv) Basement shall be designed to take full load of the fire tender, wherever required



MIXED LAND USE  
(extract from MPD-2001)

In a situation, where in a number of residential areas, commercial activity has already intruded, formulation of a balanced policy of mixed use considering its environmental impact and socio-economic need of society is of utmost public importance.

On a single premises or in an area, mixed residential and non residential activity have its positive and negative environmental and socio-economic impact. It seems to be suiting to the present socio-economic needs of major section of the society, it reduces the transportation need considerably, however, in certain condition it may have quite an adverse effect on the environment. This is recommended to be dealt in following manner:

1. In the central old builtup areas, which actually have a tradition of mixed land use i.e. residential and non residential activity on the same residential premises should be dealt differently than other areas.
2. Non - residential activity on residential premises should be permitted selectively, carefully taking into consideration its community need, provision for traffic and parking which would be generated and also the environment impact.
3. In case of new developments, planned mixed residential and non residential activity should be introduced right at the time of preparation of the Division Plans / Lay Out Plans. Mixed use regulations are dealt in the section on development code under Clause 10 (Refer annexure IV)

## ANNEXURE-IV

### MIXED USE REGULATIONS (EXTRACT FROM MPD-2001)

Mixed use here, essentially means permission of non-residential activity on residential plot or residential flat. Specific provision for mixed use have been given for walled city, Karol Bagh and other parts of the Special Area in the relevant sections in the Master Plan.

At the time of preparation of Zonal (divisional) plans, in residential plotted development in areas other than the Walled City and Karol Bagh and other urban renewal areas, streets of mixed use activity shall be identified by (i) conducting a traffic study in each individual case to see whether after permission of mixed use activity, there will be no adverse effect in traffic circulation in that area/street and it would be built to take additional traffic which is likely to be generated because of the mixed use. (ii) by evaluation its impact on the municipal services and environmental needs of the area.

As part of the traffic study, the traffic management solutions like traffic free pedestrianised streets/areas and one way traffic etc. Could also be considered for introduction as a solution to the traffic/parking problem of the areas.

In case it is found feasible to permit mixed use in a street/area, the same would be subject to the following conditions :

- i. The commercial activity allowed shall be only on the ground floor to the extent of 25% or 50 sq.mts. Whichever is less.
- ii. The establishment shall be run only by the resident of the dwelling unit.
- iii. The following activities shall not be allowed :
  - a. Retail shops.
    - building materials (timber, timber products, marble, iron and steel and sand).
    - firewood, coal.
  - b. Repair Shops
    - Automobiles repair and workshops
    - cycle richshaw repairs.
    - tyre resorting and retreading
    - battery charging.
  - c. Service Shops.
    - flour mills (more than 3 kw power load)
    - fabrication and welding
  - d. Nursing home
  - e. Guest House, Boarding House and Lodging House.
  - f. Storage, godown and warehousing.
  - g. Manufacturing units (excluding household industry)
  - h. Junk Shop.

The front setbacks for these plots shall be surrendered without compensation unconditional to the local body for use as part of the right of way, parking etc.

A layout plan of the area shall be prepared indicating (a) parking as per standard (b) public convenience (c) landscaping (d) road carriage ways as prescribed, for approval of the competent authority.

Because of conversion of use/activity the conversion fee shall be charged from the beneficiary. This would be based on :

- i. The cost of provision of parking and physical and social infrastructure.
- ii. Differential price of space of the residential and non-residential activity/use.

ANNEXTURE-V

**DEPOTS and DTC TERMINALS**  
MPD-2001 PROVISIONS:

code no.	Definition of Use Premises (Page-93-101)	Permission of Use Premises				
		RD	C-1	C-2	M-1	M-2
63	Bus Terminal : A premises used by public transport agency to park the buses for short duration to serve the population. It may include the related facilities for passengers	P	P	P	P	P
64	Bus Depot : A premises used by Public transport agency or any other such agency for parking, maintenance and repair of buses. This may or may not include a workshop	NP	NP	NP	P	P

use	nos	area/unit	population/unit
Bus Terminals	1	4000sqmts	500000
	1	2000sq.mts	100000
Bus Depot	1	20000sqmts	250000
		depending on requirements (2nos as per Tech.Committee decision)	1000000

**Definition of use Premises**

**BUS TERMINAL:** A premises used by public transport agency to park the buses for short duration to serve the population . It may include the related facilities for passengers.

**BUS DEPOT:** A premises used by a public transport agency or any other such agency for parking maintenance and repair of buses. This may or may not include a workshop.

**Uses/use activities permitted in use Premises**

**BUS TERMINAL:** bus terminal, soft drink and snack stall, administrative office, other offices

**BUS DEPOT:** bus depot, workshop, watch ward residence (upto 20 sq.mts) , soft drink and snack stall, administrative office

**Control for building/buildings within use premises**

**Max.coverage on different floors of Terminal:**

FLOOR	FAR	USE
Ground floor	3%	for passenger facilities
1st floor	3%	for facilities
2nd floor	10%	for terminal offices
Total	16%	

Maximum floor area permissible shall be

500 sq.mts.

Maximum Height

14m.

**Other Controls:**

- The space on 1st. & 2nd floor shall be essentially used for public services like Post & Telegraph offices, Police, Post & Other essential services
- Bus queue shelters are not to be included in the coverage and FAR.



SR.NO. 2 / ITEM NO. 26/98/TC

**SUBJECT :- DRAFT ZONAL PLAN FOR PART PLANNING ZONE  
OF M & K (PART) (ROHINI - A SUB-CITY)  
F.4(4)98-M.P.**

**1.0 INTRODUCTION**

As per the Master Plan for Delhi-2001, the Union Territory of Delhi is divided into 15 zones/divisions. (from zone-A to zone P). Further zonal plans shall detail out the policies of the master plan and act as link between layout plan and the master plan. The development schemes/layout plans indicating use premises should confirm to the Master Plan/Zonal Plan. MPD-2001, further emphasises that the zonal plan for Zone J to P shall be prepared as per the development needs and the same shall be prepared under Section-8 and processed Under Section-10 of DD Act. The proposed Zonal Development Plan is for Part planning zones of M & K which comprises Rohini - a sub-city.

2.0 The detail report in this regard has been prepared, the salient features of the proposal are as under :-

2.1 AREA - Total area of the Zonal Plan is 5660 Hect. with the following breakup :-

Area under part Zone - M : 5425 Hact.

Area under part Zone - K : 235 Hact.

2.2 LOCATION - The area of the said zone is located in the North West Delhi and spread over into 2 planning zones of Part Zone-M and Part Zone-K. Following are the boundaries :-

North East	: Western Yamuna Canal
South	: Rohtak Road & Rohtak Railway Line
East	: Boundaries of Zone-H
West	: Existing H.T. Line

2.3 The Zonal Plan has been prepared considering the overall gross density of 200 PPH. Based on this the population computes to 1 million including that of the existing settlements. The anticipated work force is in the tune of 0.32 million.

- 2.4 The proposal is based within the framework of Urban Extension for Delhi approved by the Authority Vide Resolution No. 79 dt. 30.6.87. The statutory provision of NCR has also been considered.
- 2.5 FACILITIES - The public & semi public facilities have been provided in 14 designated facility centres. The breakup of the facilities are given in the detail report.
- 2.6 COMMERCIAL - There are 2 sites for District Centres and 11 sites for Community Centres proposed as per the requirement of the population. The requirement of the Petrol Pumps & gas godowns have also been considered as per the needs of the population based on the MPD-2001 standards.
- 2.7 UTILITY/PHYSICAL INFRASTRUCTURE- The provision of the sites required for physical infrastructure i.e. water supply, sewerage system, drainage and electricity have been duly considered as per the requirement of the population.
- 2.8 CIRCULATION - The circulation system of the zone is based on the mainly surface transport. However it should be strengthened by MRTS to be provided as a major transport to the public.
- 3.0 Keeping in view the above the following land use breakup emerges :-

<u>LAND USE</u>	<u>AREA(HAC.)</u>	<u>%AGE</u>
Residential	3217.00	57.00
Commercial	182.67	3.23
Public & semi Public	509.00	9.00
Manufacturing/Light & Service Industry	62.19	1.00
Utility	87.00	1.54
Government	23.00	0.40
Recreational	966.35	17.00
Transportation	612.29	10.83
<b>TOTAL</b>	<b>5660.00</b>	<b>100%</b>

- 3.1 The detailed report of the draft Zonal Plan for zone M & K(Part) alongwith the land use Plan is placed before the Technical Committee for its kind consideration.

12/11/98  
Dr. (K)

Dr. (K)

Dr. (K)



SR NO. 3/ITEM NO. 27/98/TC

Subject: Permission to construct 25M Communication  
Tower near Arya Samaj Akhara on Ring Road

NO. F.3(101)/97/MP

1. The Gas Authority of India Lt. has requested DDA for permission to construct 25M high Communication Tower near Arya Samaj Akhara located East of Ring Road. <sup>opp. Majnu Kafla</sup> In their request, it has been stated that they are operating the gas pipeline from I.P.Estate to Bahadur Garh and Sonipat Industria Area. This pipeline is in operation since 1992.
2. It has now been decided by GAIL to install a supervisory control and Data Acquisition System through dedicated and reliable communication system so that in case of any unpleasent eventuality with gas pipeline, the GAIL is in a position to stop the flow within minutes of such mishappening.
3. The GAIL has suggested a location just adjacent to one of their sectionallizing valve which is located near the Arya Samaj Akhara on Ring Road.
4. The site has been inspected along with the officials of GAIL. The site where sectionallizing valve is situated as in the green area. The construction of tower, however, will involve no cutting of trees. The base of the tower is 1.816mt.x1.580mt. and the height is 25.0M.
5. Govt. of India, Ministry of Communication, WPC Wing has approved the site under reference for erection of the tower vide their letter No.K-19012/ND/GAIL/WDMA/4(4-14)/96-CFA(DEL) dt.1.7.97(Annexure-I)



NO K-19012/ND/GAIL/TDMA/4(4-14)/96-CFA(DEL)  
GOVERNMENT OF INDIA  
MINISTRY OF COMMUNICATIONS  
(W.P.C. WING)

SARDAR PATEL BHAVAN, SARDAR SQUARE,  
PARLIAMENT STREET, NEW DELHI-110 001  
DATED: 1.7.97

OFFICE MEMORANDUM  
SUBJECT: SITTING OF 11 UHF STATION(S) BY GAIL

THE UNDER SIGNED IS DIRECTED TO REFER TO YOUR APPLICATION ON THE ABOVE SUBJECT AND TO SAY THAT THE STANDING ADVISORY COMMITTEE ON RADIO FREQUENCY ALLOCATIONS (SACFA) IN ITS 87TH MEETING HELD ON 02/08/96 HAS APPROVED THE FOLLOWING SITE(S) WITH THE PARAMETERS AND CONDITIONS INDICATED AGAINST EACH.

S. NO	NAME OF SITE	COORDINATES (E) (N)	HT. OF HT. OF	HAST SITE	TX	CONDITIONS
			AGL	ANSL		
			(MTRS)	(MTRS)	POWER	
1.	HCG	770655	285300	30.0	214 3108M	2.9, 10
2.	PREM PITAO SV-5B	770105	284550	20.0	216 3108M	2.9, 10
3.	GREORA SV-6B	765820	284250	25.0	212 3108M	2.9, 10
4.	SRI/HNG	765600	284200	25.0	212 3108M	2.9, 10
5.	BURARI SV2	771155	284350	30.0	207 3108M	2.9, 10
6.	KHERA KALAN	770835	284615	20.0	210 3108M	2.9, 10
7.	SV-1	771350	284135	25.0	206 3108M	2.9, 10
8.	SINGUBORGER	770772	283058	25.0	210 3108M	2.9, 10
9.	RASOI SV-5	770841	283520	25.0	212 3108M	2.9, 10
10.	SV4-B PUTH	770410	284718	98.0	216 3108M	2.9, 10

- THIS CLEARANCE DOES NOT IMPLY THE AUTHORISATION OF FREQUENCY OR GRANT OF LICENCE FOR WHICH A SEPARATE APPLICATION MAY BE FILED.
- THIS CLEARANCE IS PROVISIONAL. IF NO FURTHER COMMUNICATION IS RECEIVED WITHIN TWO MONTHS FROM THE DATE OF THIS LETTER, THE CLEARANCE MAY BE TREATED AS FINAL.
- Site at Somani has been rejected by AAI.

10. THE TECHNICAL PARAMETERS OF THE EQUIPMENT INCLUDING ANTENNA CHARACTERISTICS SHOULD CONFORM TO THE RECOMMENDATION OF THE STANDING COMMITTEE SET UP BY THE SACFA IN ITS 36TH MEETING HELD ON 17-01-1981 VIDE SUMMARY RECORD PARA NO. XXVIII/5.1.6.

11. THE CLEARANCE IS SUBJECT TO RATIFICATION BY SACFA

12. IN CASE OF HARMFUL INTERFERENCE TO OPERATIONS DUE TO SPURIOUS RADIATION FROM TRANSMITTER (IN EXCESS OF THE PERMISSIBLE LIMITS AS PER RADIO REGULATIONS) REMEDIAL MEASURES WITHIN SEVEN DAYS, FAILING WHICH THE TRANSMITTER WILL HAVE TO BE SHUT DOWN.

#### CONDITIONS

- PROVISION OF NIGHT OBSTRUCTION MARKING.
- PROVISION OF DAY AND NIGHT OBSTRUCTION MARKINGS
- PROVISION OF DAY OBSTRUCTION MARKING.
- IMPLEMENTATION OF GOVERNMENT'S DECISION ON SECURITY OF TRANSMISSIONS BASED UPON THE RECOMMENDATIONS OF THE COMMITTEE LOOKING INTO SPILLOVER OF RADIATIONS AND MESSAGE SECURITY ASPECTS.
- AVOIDANCE OF FREQUENCY BAND 400.15 - 407 MHz.
- FREQUENCY COORDINATION BETWEEN ISRO & DOT FOR THE BAND 2025-2110 MHz AND 2200-2290 MHz.
- AVOIDANCE OF FREQUENCY BAND 7271.5 (+/-) 12.5 MHz.
- AVOIDANCE OF FREQUENCY BAND 7571.5 (+/-) 12.5 MHz.

S.No.10: Pocket No.15 & 16 i.e.Community Centre-6 & 7:

These two pockets were requested for deletion from the list.

Action: Dy.Dir.(AP)II

S.No.11: Pocket No.17, Comm.Centre-8 and Other Facilities & Pocket No.17-A:

These pockets shall be retained as proposed. The details shall be confirmed by Jt.Dir.(AP)III by 31.1.98. Further as suggested by Jt.Dir.(AP)III the OCF pockets measuring 3.4ha. which will bear No.17-B shall be retained as Development Area.

Action: Jt.Dir.(AP)III.

S.No.12: Pocket No.18 i.e.LSC and Pocket No.19 i.e.SFS House at Gazipur:

It was suggested that no gap shall be kept between the proposed Pockets 18 & 19, the compact single area be shown in the plan. However, HUPW and Jt.Dir.(AP)III shall confirm the details in relation to its area, boundary and location on the plan.

Action: Sr.Arch.(EZ)  
Jt.Dir.(AP)III

S.No.13: Pocket No.20,33 & 37 i.e. I.F.C. Gazipur: The details of area, boundary and location of the plan shall be confirmed by the Director(Special Project) and the information may be sent to AP-II by 31.1.98

Action: Director(Special Project)

S.No.14: Pocket No.22 i.e.Facility Centre-8: Jt.Dir.(AP)III shall confirm the area, boundary and location of the plan by 31.1.98.

Action: Jt.Dir.(AP)III.

S.No.15: Pocket No.23 i.e Picnic Hut along West of Loni Road near Wazirabad Road:

Director(Hort.)NZ shall confirm the area, boundary details and location of the plan by 31.1.98.

Action: Director(Hort.)NZ

S.No.16: Pocket No.29, Comm.Centre-12, Wand Nagri: This was proposed to be deleted from the list.

S.No.17: Pocket No.31, Sanjay Lake: Details related to area, boundary and location on the plan shall be confirmed by Dir.(Hort.)NZ by 31.1.98

Action: Dir.(Hort.)NZ.



S.No.18: Pocket No.32, Service Centre, South of NH-24 Bye-pass at Vined Nagar, Mayur Vihar Phase-II.

Jt.Dir.(AP)III shall confirm the area, boundary details and location on the plan by 31.1.98.

Action: Jt.Dir.(AP)III

S.No.19: Pocket No.34, Facility-cum-Shopping Centre No.15 at Halvanpuri opposite Chand Cinema:

Jt.Dir.(AP)III shall confirm the area, boundary details and location on the plan by 31.1.98.

Action: Jt.Dir.(AP)III.

S.No.20: Pocket No.35, District Centre, Mayur Vihar, Ph.I :

The details in r/o area, boundary and location on the plan shall be confirmed by Jt.Dir.(AP)III and Sr.Ar.(EZ).

Action: Sr.Archt.(EZ)  
Jt.Dir.(AP)III.

S.No.21: Pocket No.36,37,38 & 39 forms part of Development Area No.181 which has been recently notified.

In view of the above, it is suggested that entire Development Area No.181 shall be retained.

DECISION TAKEN RELATED TO 'D' DIVISION:


Three pockets No.1 i.e. Green at Purana Wila, Pkt.No.2- the triangular Green area near Oberoi Hotel and Pkt.3 i.e. Green area near Defence Colony Flyover were discussed in detail, and it was decided ~~that~~ to retain these areas. However, it was suggested that Dir.(Hort.)South shall confirm the area, boundary and location on the plan by 31.1.98.

Action: Dir.(Hort.)SZ

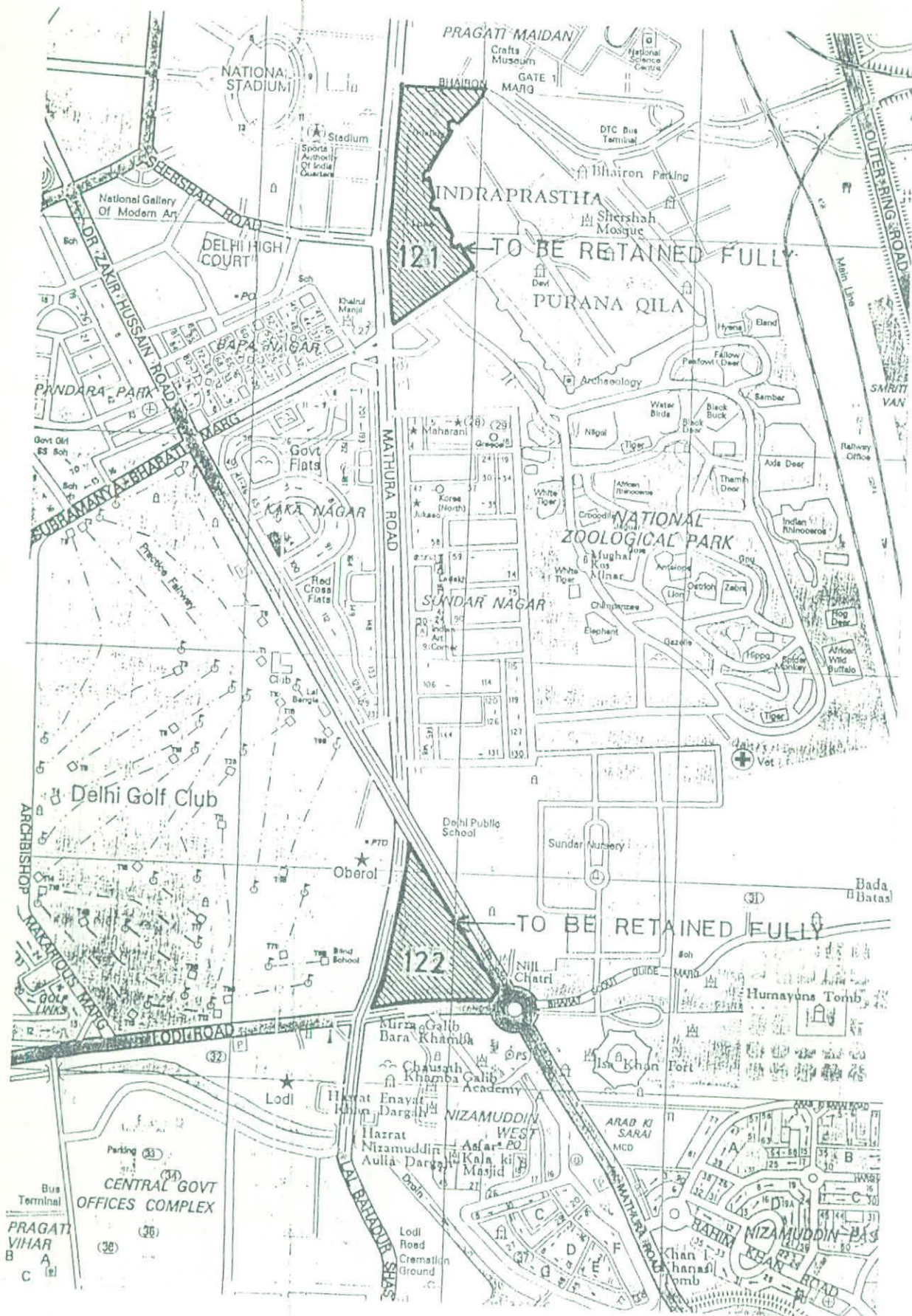
If the informations as desired above by 31.1.98 from concerned Departments are not received, it would be assumed that the proposal worked out by AP-II is in order and the same shall be placed before Technical Committee Incharge of any mistake/discrepancy found later on, SE/Director from the concerned department shall be accountable.

There being no other areas in D-Zone except the three areas, the rest of the Development Area falling in D-Division were suggested to be processed for denotification.

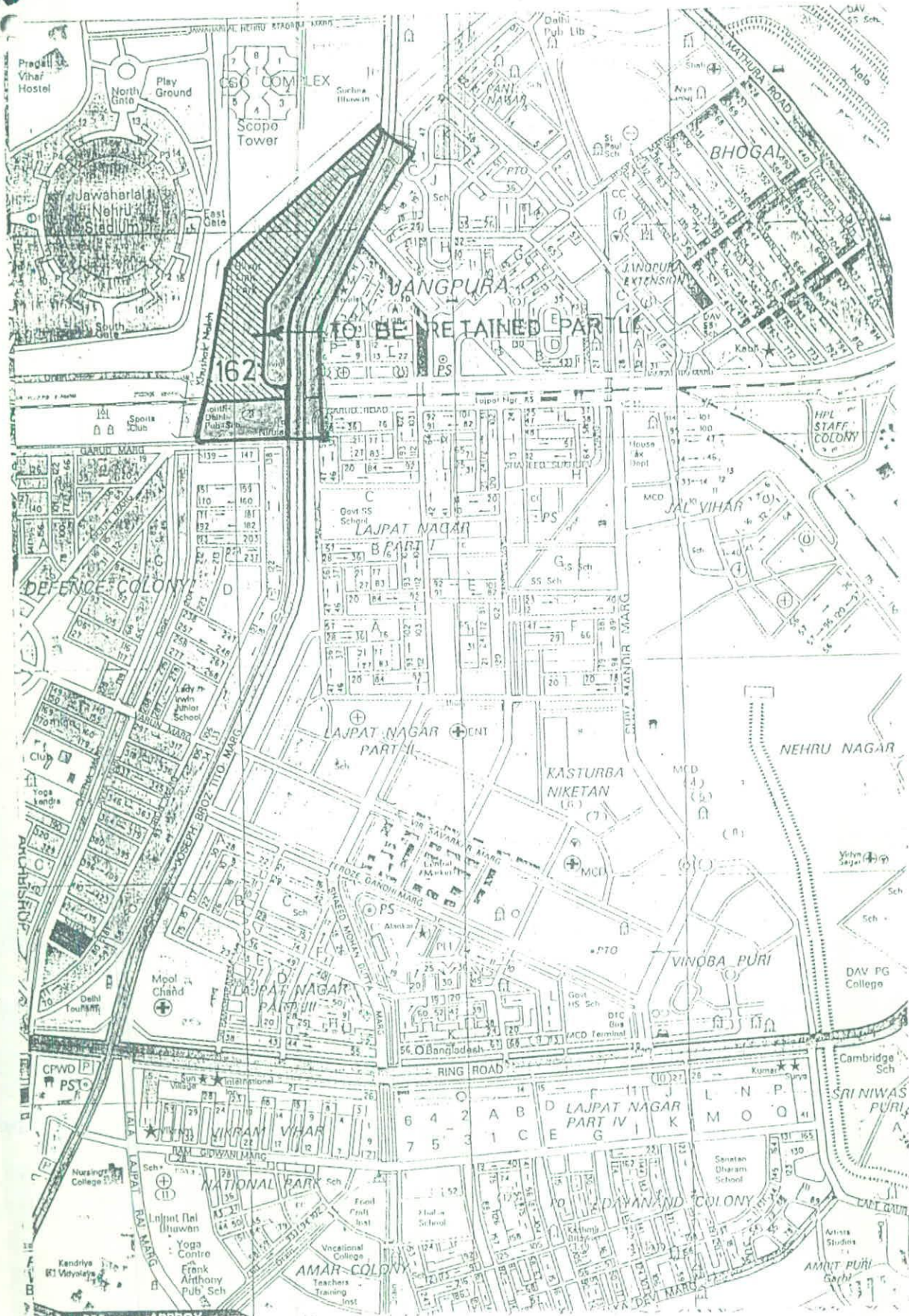
Meeting ended with thanks to the chair.

  
C.K. Behra  
By Dir (AP) III



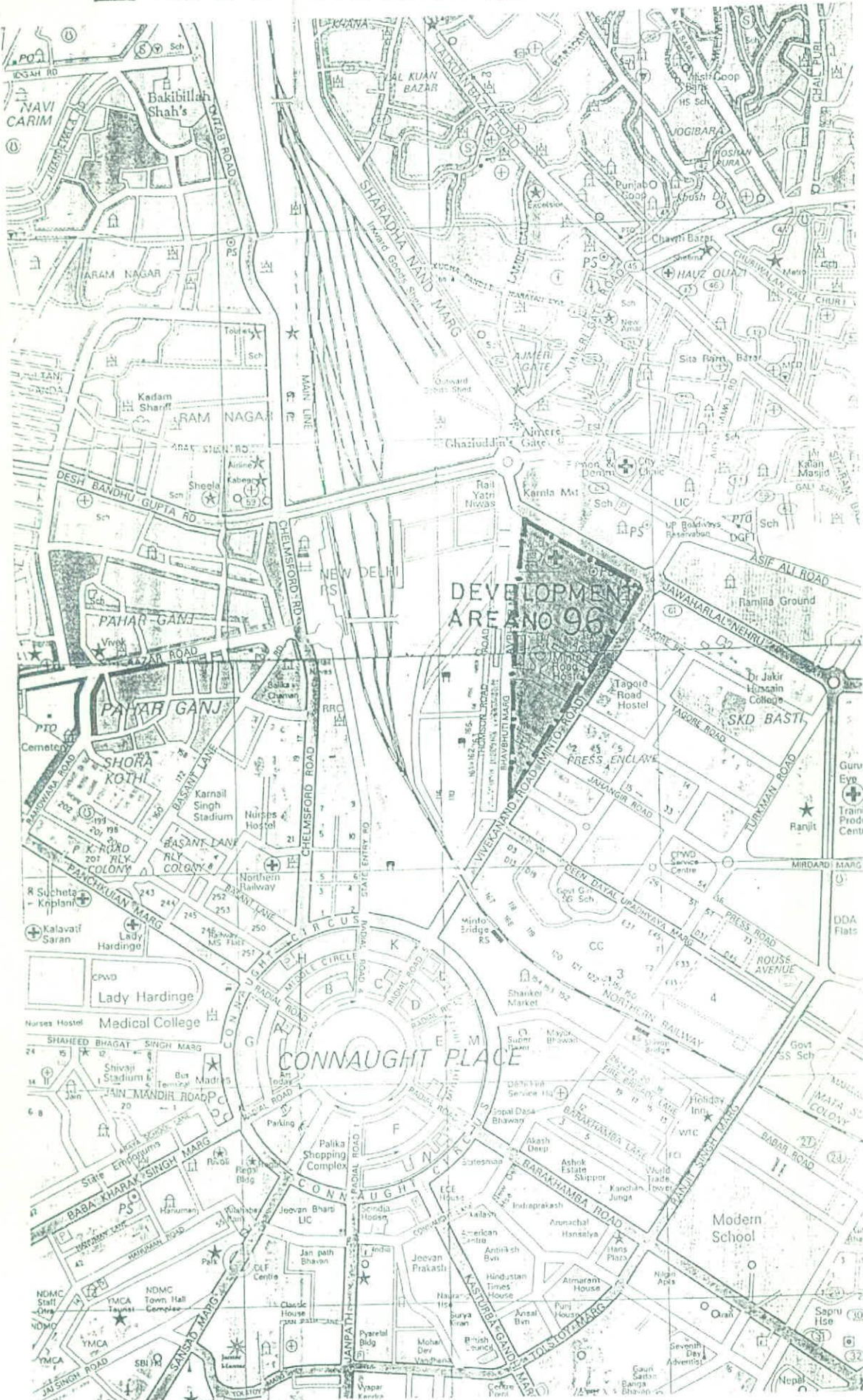






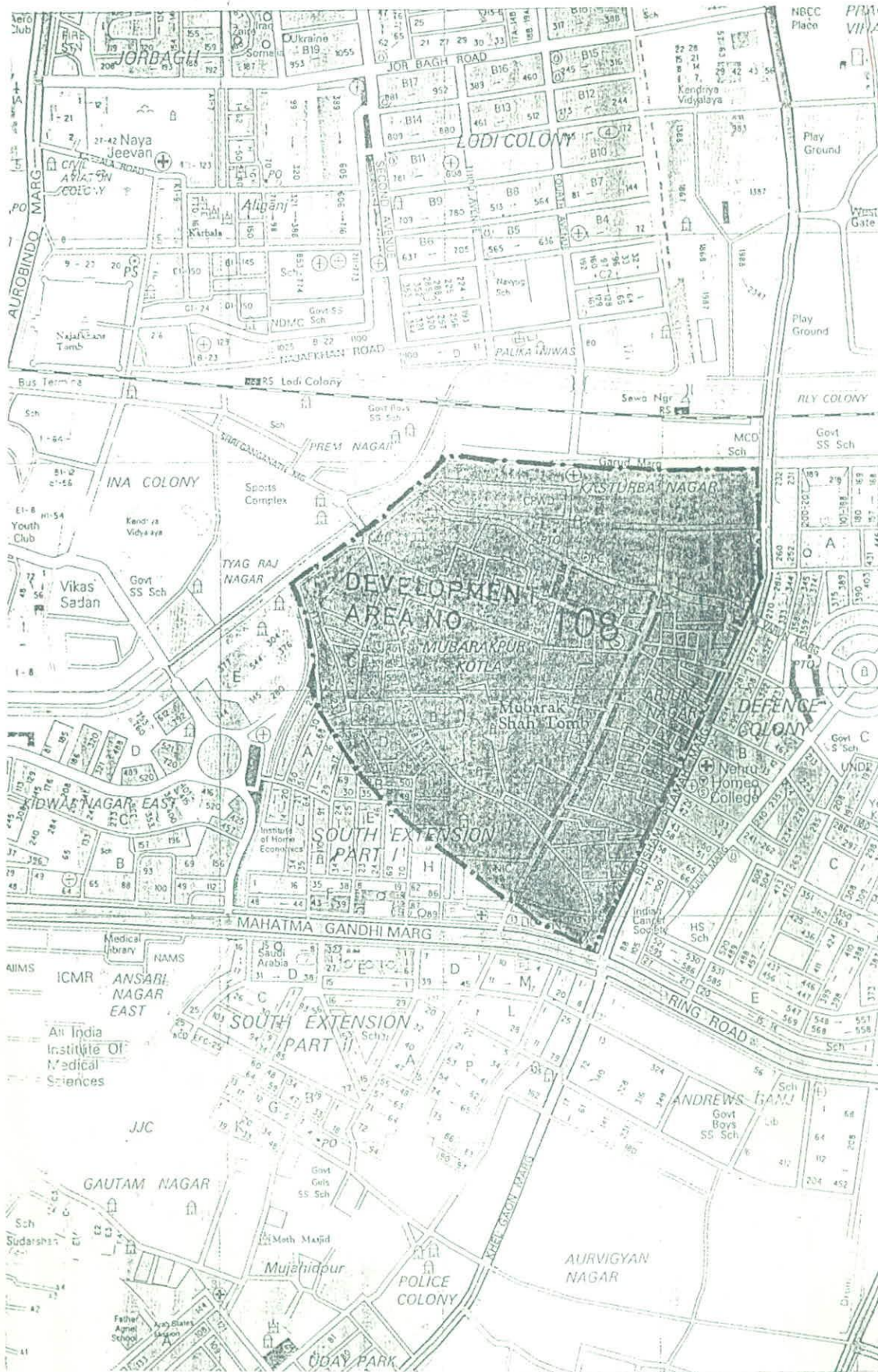


THE AREA TO BE DENOTIFIED



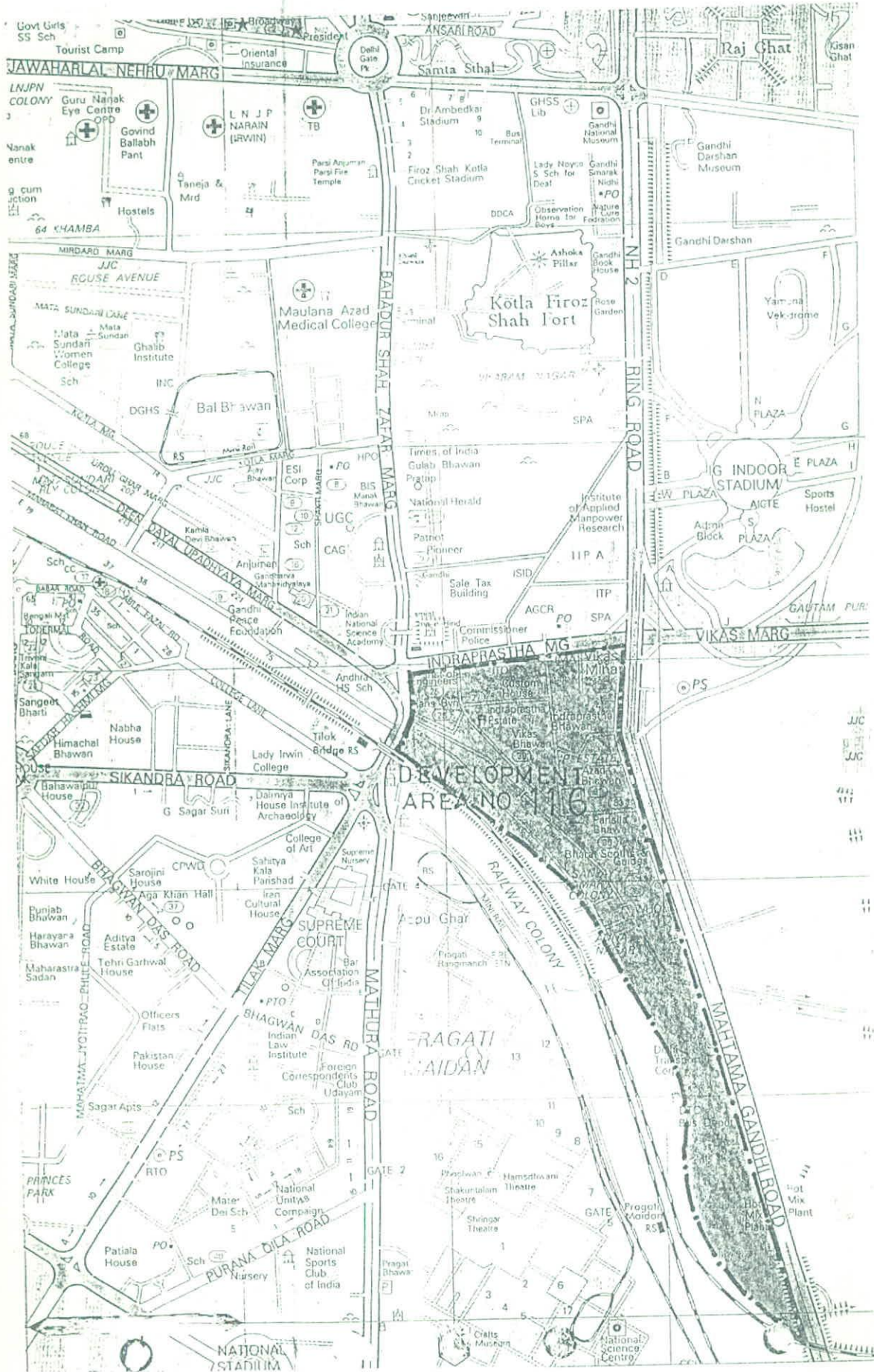


THE AREA TO BE DENOTIFIED



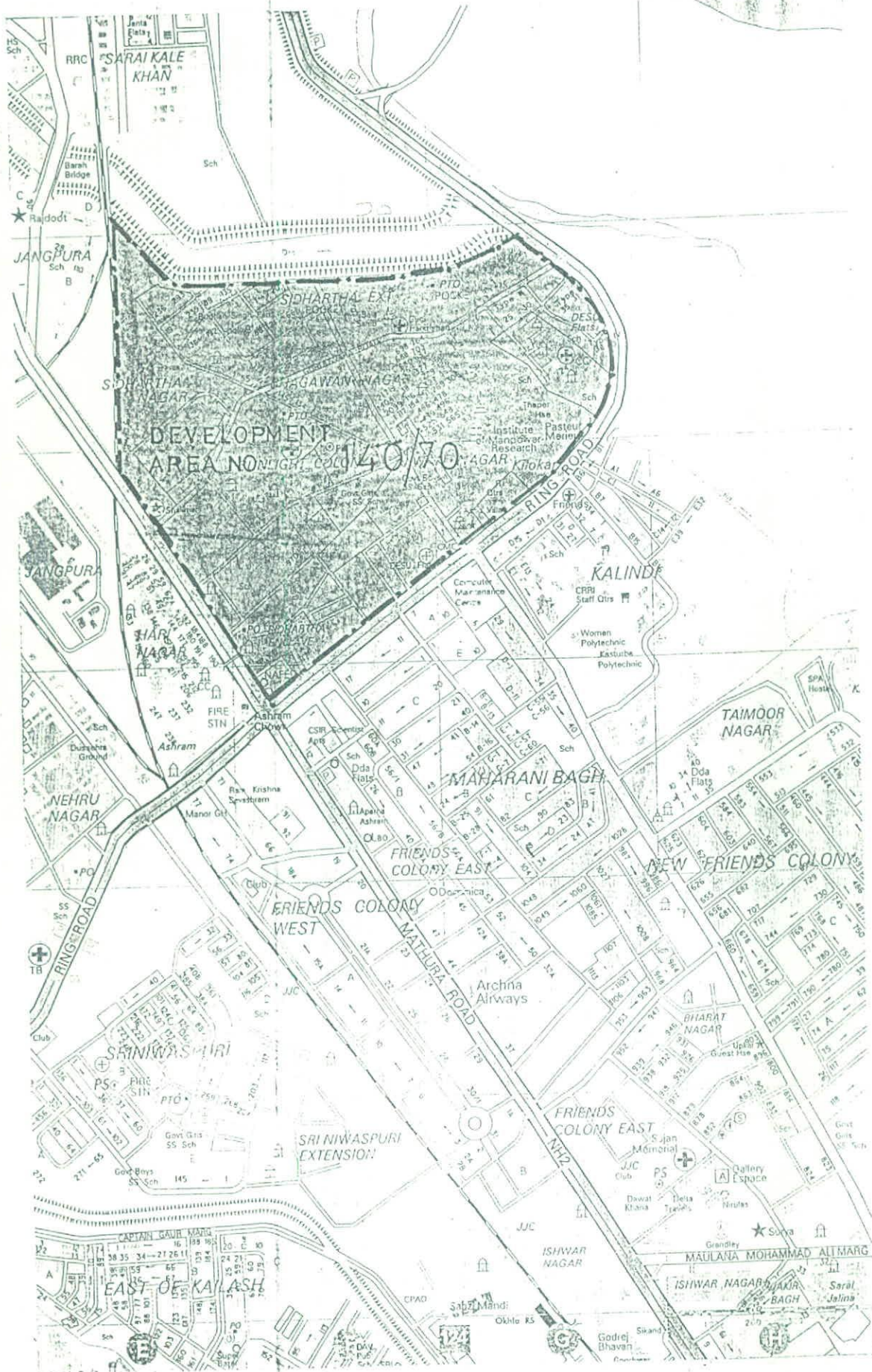


THE AREA TO BE DENOTIFIED





THE AREA TO BE DENOTIFIED

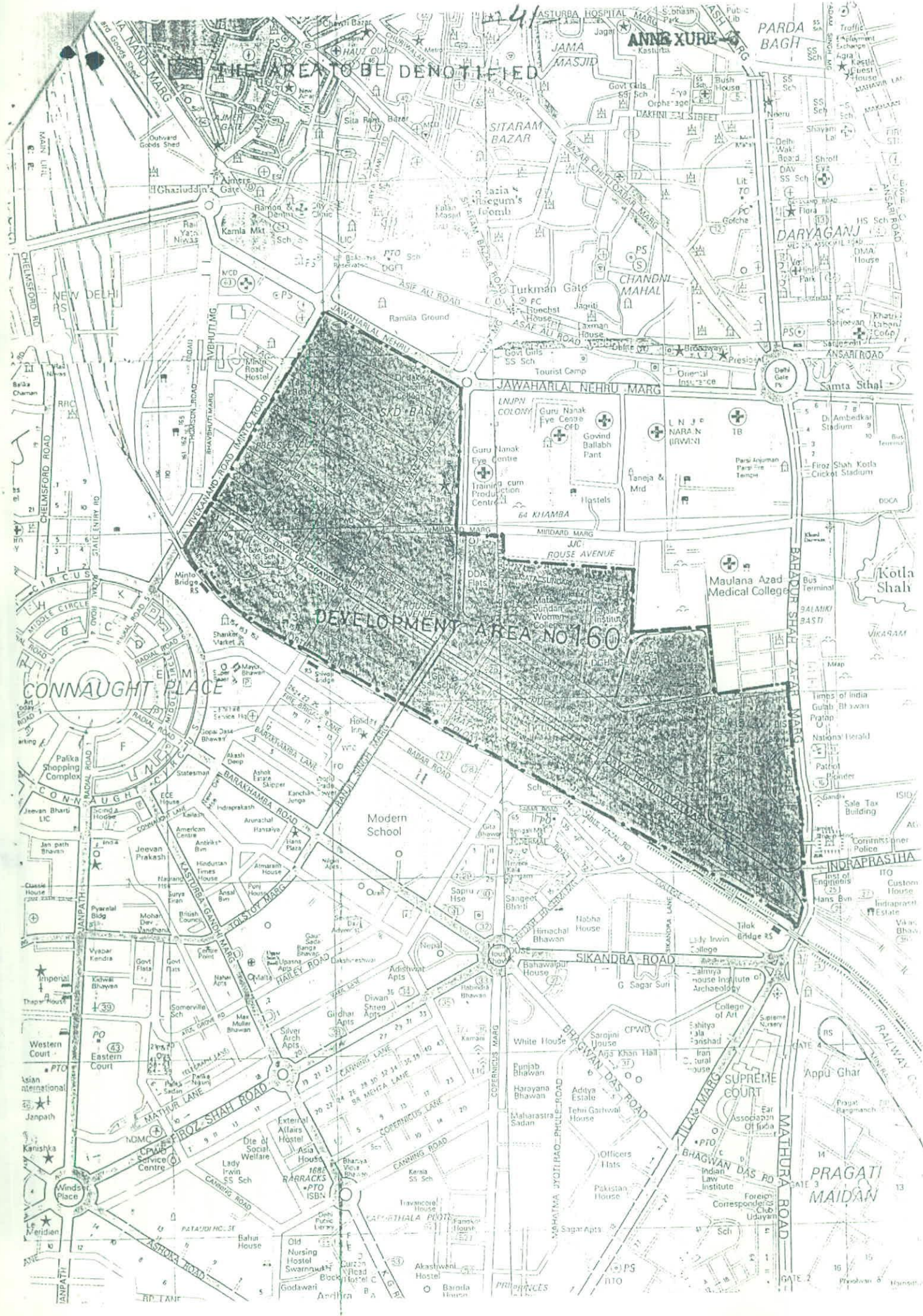




THE AREA TO BE DENOTIFIED







THE AREA TO BE DENOTIFIED

DEVELOPMENT AREA NO. 160

CONNAUGHT PLACE

PRAGATI MAIDAN

PARDA BAGH

ANNE KURE MASJID

SITARAM BAZAR

DARYAGANJ

NEW DELHI

LN J C NARA N (IRVING)

Maulana Azad Medical College

Kotla Shahi

Modern School

SIKANDRA ROAD

SUPREME COURT

PROZ SHAH ROAD

ANAND MARG

ANAND MARG

ANAND MARG

ANAND MARG

ANAND MARG

ANAND MARG



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Subject : 220 KV Tower line along Palam drain  
(File No.F10(42)/DD(Plg)11/92-DWK/Pt.1)

Background:

In the approved layout plan for Dwarka a 45 mt. approach road on Palam drain is proposed taking into account the problems of Ingress & egress to Dwarka Project. The alignment plan and the cross section was approved by Technical Committee on 24-3-93 as item No.32/93/TC. The cross section was subsequently modified keeping in view requirement of the chambers for the drainage & transmission lines. This approach has been proposed by covering Palam drain. The modified cross section for this road has been prepared by the consultant and approved by Chairman/DDA, L.G.Delhi. The copy of the approved cross section is annexed at 'A'. As per this Cross Section location of 220 kv tower line and 66 kv tower line were suggested on either side of the road. Both these tower line forms part of approved alignment plan of Power for Dwarka Project. The 220 kv tower line is proposed from Bannoli to Narayana. About 66 kv tower line the matter is being finalised by D.V.B. & DDA in the light of decision of the Technical Committee.

Details & Examination

Based on approval the joint exercise was conducted by officers of D.V.B. & Planning Department/DDA to ascertain the position of pylons. These have been marked on the alignment plan of Palam drain by DVB. and also demarcated at site. The location of pylons has been finalised and indicated on the alignment plan duly authenticated by DVB. The plan is laid on table.

Recommendations for consideration

The proposal of location of pylons as indicated on the alignment plan is placed before the Technical Committee for consideration & approval.

Vinod Sakle  
(Vinod Sakle) 8/5/98.  
Jt. Director (Plg) DWK & IHC-VV



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**NOTE :-**

CROSS SECTION APPROVED BY CHAIRMAN  
DDA/LG DELHI IN FILE NO. EM-3(14)87

CROSS SECTION OF PROP  
DEVELOPMENT OVER PALM-  
DRAIN

D. SANYAL  
CRAPHTS  
22.4.97

Subject : 66 kv additional grid sub-stations in Dwarka Project.  
(File No. F1(62)/90/DWK/Pt. I)

#### Background/Introduction

In the approved power plan (sub-station and route alignment plan) of Dwarka, there are two(2) sub-stations of 220 kv and eleven(11) sub-stations of 66 kv. Besides these DVB has requested for four additional 66 kv sub-stations and one 220 kv sub-station for electrification of Dwarka Project and meeting the load requirement of SPS and Command Tanks. The decision — to hand-over five additional sites to DVB was taken in a meeting held between VC/DDA and Chairman DVB held on 11-7-97. Request has also been made by DVB for shifting of one 66 kv (G-8) sub-station in sector-19, Ph. I already earmarked/handed over to D.V.B.

#### Details/Examination

Four additional 66 kv sub-stations required by DVB have been numbered as G-12, G-13, G-14 & G-15. The 66 kv sub-stations which is required to be shifted from its location in sector-19, Ph. I, has been numbered as G-8. The location of additional 66 kv sub-station sites are as follows:

Sl.No.	Sub-station No.	Location in Dwarka	Landuse/premises
1.	G-12	Sector-13, Ph. II	Commercial (District Centre)
2.	G-13	Sector-5, Ph. I	Recreational (M.P. Green area)
3.	G-14	Sector-23, Ph. I	-de-
4.	G-15	Sector-12, Ph. I	Commercial (District Centre)
5.	G-8 (Revised)	Sector-11, Ph. I	-de-

The plot size provided for 66 KV sub-station is 120m x 90m as given in various areas in Dwarka Project.




The above locations were finalised first internally in DDA with Commr.(Plg) when representative from Landscape, Electrical & Planning were present. Subsequently, these locations were finalised with DVB in a meeting and approval for the same is communicated by DVB. The DVB has suggested additional 66 kv tower line routes for these 66 kv grid sub-stations. These are suggested keeping in mind the location of additional 220 kv sub-station in sector-19, Ph.II. Since the location of the 220 kv sub-station is not feasible, the proposal of 66 kv additional Tower line route is not suggested in the present proposal.

For 220 kv sub-station a site measuring 200mx250m was requested by DVB. The location of 220 kv sub-station was discussed with DVB and recreational use (MP green area) in sector-19, Ph.II was found to be suitable. This pocket was got surveyed and the area available was found to be less than the area required by DVB. Hence at present DDA is not in a position to suggest any additional site for the 220 kv sub-station to DVB.

#### Recommendations for Consideration

The locations of four(4) additional 66kv sub-stations and the revised location of one (1) 66 kv sub-station as stated above is placed before the Technical Committee for consideration and approval.

  
Director(Plg) DWK & IHC-VV

  
(Vinod Sakle) 6/5/98.  
Jt. Director(Plg) DWK & IHC-VV

**Subject : Agenda for the identification of about 100 acres (40 Ha) of land  
for the proposed Thermal Power Plant by Apollo Energy Co Ltd.  
Narela sub-city Project  
F. 20C9796-MP.**

**1.0 BACKGROUND:**

- 1.1 Apollo Energy Co. Ltd. has submitted an application for allotment of about 100 acres 40 (Ha) of land in the Narela subcity Project for Thermal Power only to Delhi through the existing transmission network of DVB. The proposed plant is mainly coal based thermal power plant and for cooling system the plant will be using semi-treated water from the nearby sewerage treatment plant upto the extent of 10 MGD. The fly ash generated will be mixed with sludge brought from the nearby STPs and converted into fertiliser. As per the project report, this will be a zero pollution thermal power project. The project will also have an Energy Visitor Centre for Training & Research for the benefit of technocrats as well as educate general public in energy conservation.
- 1.2 The case was examined with the reference to MPD-2001 proposals, power Scenario in Delhi in detail and was placed before the Technical Committee meeting held on 25.6.96, the following observations were made in the Technical Committee:-
- i) The view of Power Dept. Of GNCTD & DESU be obtained with reference to the proposed location in Narela Project area.
  - ii) The stated requirement of land should be examined and properly justified. Also exact break-up of various land utilization components needs to be worked out with a view to decide on the land use changes that would need to be determined for the project.
  - iii) Modalities for land acquisition & allotment price would need to be worked out by Lands Deptt. in consultation with Finance Deptt.
  - iv) The proposal be processed further on the above lines and brought again before the Technical Committee in due course.

**2.0 ACTION TAKEN REPORT:**

- 2.1 Delhi Vidyut Board vide its letter No.CE(G)/A.H./399 dated 26.7.96 (Annexure-I) has justified the requirement of land for the area of 40 Ha for



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the project and vide letter No. CE(G)/CAP/90/ dated 20.2.96 have also agreed to evacuate 300 MW of electricity to be developed by the power plant for further distribution to the residents of the area. (ANNEXURE - II)

2.2 The following is the break-up of the land utilization within the plant area:-

- i) 20 Ha for Power Plant Railway siding
- ii) 10 Ha for Cold Storage.
- iii) 7 Ha for assembling utilisation.
- iv) 2 Ha for essential building/staff quarter
- v) 1 Ha for Energy Visitors Centre.

2.3 The Special Secretary, GNCTD vide its letter No.4(4)/95/EB/UD/2540-2543 dtd. 27.2.98 has informed that:

"DDA could acquire the land under the Scheme of 'Large Scale Acquisition Development and disposal and should allot the land for the power plant to be set up by Apollo Co. and enter into a lease agreement for the same. The land transaction should be on commercial basis, DVB is examining the site arrangement plan for the developer to ascertain the exact requirement of land."

It is further suggested to consider the request of Apollo Energy Centre for allotment of land since the Delhi Government has already given in principle clearance for setting up Power Project. (ANNEXURE - III)

2.4 Director, Apollo Energy Co. Ltd. Vide his letter dated 19<sup>th</sup> March, 1998 was also submitted the project update, salient features of which are given as under:-

- i) Apollo Energy Co. has received in principle clearance for the project from CEA in March, 1996 including the clearance from Delhi Water Supply, Sewage Disposal Undertaking, DPCC and DVB.
- ii) Technical Committee clearance from CEA is yet to be received.
- iii) Clearance from MOE & F is expected.
- iv) Organization is likely to get the clearance for supply of washed coal.
- v) Airport Authority clearance of Chimney height has already been received.
- vi) Delhi Water Supply and Sewage Board has agreed to give 10 mgd. Of effluent from the Narela Sewage Treatment Plant and DVB will evacuate power generated from the plant.
- vii) Clearance under section 18-A and Gazette notification under section 29(2) of E (S) Act is yet to be issued by GNCTD.

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### 3.0 DETAILS OF EXAMINATION:

- 3.1 The site considered by the Technical Committee meeting held on 25.6.96 is marked red on the copy of the plan (laid on the table).
- The site is presently approachable from GT Road (NH-10) by NangliPuna-Khera Khurd road and is in the vicinity of the existing Railway line.
  - Water Pipe Lines from STP-I & STP-II are to be laid along GT Karnal road and then the approach road & to the plant site by Apollo Energy Co.
  - In future, the site will be made approachable either from the proposed 80 Mt wide road or 100 Mt. wide road.
  - As per MPD-2001, the land use of the area is agriculture but forms part of Urban Extension.
  - As per the Draft Zonal Development Plan of Narela subcity, the land use is residential.
  - As per MPD-2001, utilities and services are permissible in all use zones.

### 4.0 PROPOSAL:

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

- i. Acquisition of land measuring about 100 Ha as marked green on the copy of the plan for residential use out of which 40 Ha will be allotted to Apollo Energy Company for the setting up of 300 MW Thermal Plant.
- ii. In addition to the above, if any land is required by Apollo Energy Co. for providing access to the project and laying pipe lines etc. will also be acquired and the cost will be borne by Apollo Energy Co.

The proposal contained in para 4.0 above is placed before the Technical Committee for its consideration.

*Sabyasachi Das*  
Dy Dir (G)ur



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ANNEXURE - I



टेलीग्राम / Telex 031-65965 DESU IN  
ग्रांम / Grams विद्युत / VIDYUT  
दूरभाष / Phone 3319093, 3311884  
फैक्स / Fax 3712672  
दिल्ली विद्युत प्रदाय संस्थान  
Delhi Electric Supply Undertaking  
आई. पी. इस्टेट, रिंग रोड, नई दिल्ली - 110 002  
I. P. Estate, Ring Road, New Delhi - 110 002

No: CE(G)/A.H/399  
Dt: 26th July, 1996

एम. के. गुप्ता  
M.K. Gupta  
मुख्य अभियन्ता (उत्पादन)  
CHIEF ENGINEER (GENERATION)  
H.Q. GAS TURBINE POWER STATION

The Joint Director (MP)  
Delhi Development Authority,  
Vikas Minar,  
New Delhi.

Sub: Identification of about 100 acres (40 ha) of land  
for the proposed thermal power plant by Apollo  
Energy Co. Ltd. in the Narela sub-City Project.

Dear sir,

Kindly refer to your letter No: 20(9)-MP/743  
dated 15th July, 1996, on the above noted subject.

The status in regard to points raised in your  
letter is given as under:-

- I) It is clarified that Government of NCT of Delhi  
have already accorded approval to Apollo Hospital  
for setting-up a 300 MW Power Plant within  
Union Territory of Delhi. A copy of the approval  
is appended. Entire Power from this source would  
be purchased by DESU. In addition, CEA have  
also accorded 'in-principle' clearance for this  
project.
- II) Requirement of 100 acres of land is justified.  
a Provisional Lay-out of the proposed Plant is  
enclosed herewith. It is pertinent that the land  
demanded is in order.

Yours faithfully,

( M.K. GUPTA )

CHIEF ENGINEER (GENERATION)

Encl: As above

ANNEXURE - II



Home Phone	011 853 333 3333
Cell Phone	011 853 333 3333
Work Phone	011 853 333 3333
Fax	011 853 333 3333

British Electric Supply Undertaking  
and its works, for the year ending 31st Dec. 1910  
11 F. Estate D. 11/10/11 (110) (X2)

Re: CE(G)/CAP/96/1  
 Re: 20th February, 1996

Mr. Anil Kampheni,  
Apollo Interogen Power Co.,  
Apollo Hospitals Group,  
6-565, New Friends Co.,  
New Delhi.

Dear Sir,

Please refer to your letter dated 18th Jan., 1966 on the subject of setting up an integrated power generating station in New Delhi.

9250 would be willing to evacuate any surplus power from 300 MW Power Station proposed to be set up by you under this facility. This purchase would be effected through a long-term power purchase agreement as shall be mutually agreed upon and after due consultations with Central Electricity Authority and in accordance with the Electricity Supply Act.

You may, therefore, please proceed with preparation of feasibility report for obtaining 'in principle' clearance from CEA. This communication from CESU showing our intention of buying surplus power at mutually agreed terms should expedite this clearance.

and please keep us posted on the status development and progress of the project.

Yours affectionately,

CHIEF ENGINEER (GENERATION)

...and the ...



The Director,  
Moolan Shree Co. Ltd.,  
205, New Friends Colony,  
New Delhi-110 025.

Kind attention : Sh. Anil Karmacharya

Subject : Allotment of 10 MGD of effluent from 10 MGD Effluent  
Sewage Treatment Plant.

Dear Sir,

This is with reference to your letter dated 15.3.96  
addressed to Additional Commissioner (Water),  
Delhi Water Supply & Sewage Department Undertaking on the subject  
mentioned above. Competent authority has approved your request  
in principle for supply of 10 MGD effluent subject to the  
following :

1. The department can't give guarantee for the quality  
and quantity of treated effluent. Also we cannot give  
guarantee for the regular supply of effluent.
  2. During power break down untreated sewage will be  
discharged from the plant.
  3. All the arrangements of constructing sump well, pump  
house and conveyance mains from treatment plant up to  
their power plant will be borne by them including  
running and maintenance cost of pumping station.
  4. Charges of effluent and other terms & conditions will be  
decided as and when same is actually given to the firm  
& firm has to agree to such charges.
- You are hereby informed accordingly.

Thanking you,

Yours faithfully,

(A. K. JAIN)  
EXECUTIVE ENGINEER (Gen) SD VII

Subj



RADHA NANJANATH  
SPL. SECRETARY



-52-

ANNEXURE - III

GOVT. OF NATIONAL CAPITAL  
TERRITORY OF DELHI  
DEPARTMENT OF URBAN DEVELOPMENT  
VIKAS BHAWAN, NEW DELHI  
FAX : 3722266

D.O.No. 4(11)/95/EB/UD/2540-2543  
Dated: 27.2.98

Dear

This has reference to letter No.F.11(24)/95/IL dated 13.2.97 from Sh.S.Roy, Commissioner(LD) addressed to the Apollo Group regarding allotment of land for their proposed Power Generation Plant at Narela.

A meeting was held in my Chamber to review the progress of the project on 28.1.98. It was decided that the Company may approach DDA for its requirement of land for setting up of the Plant, just as DVD is approaching DDA for allotment of land for their projects. DDA could acquire the land under the Scheme of 'Large scale Acquisition Development and disposal and should allot the land for the Power Plant to be set up by Apollo Company and enter into a lease agreement for the same. The land transaction should be on commercial basis. DVD is examining the site arrangement plan of the developer to ascertain the exact requirement of land."

You are requested to consider the request of the Apollo Energy Company for allotment of land since the Delhi Government has already given "in principle" clearance for setting up of the Power Project.

Yours sincerely,

*(Signature)*  
(RADHA NANJANATH)

Sh.P.K.Ghosh  
Vice Chairman, DDA  
Vikas Sadan,  
New Delhi.

Copy to :

1. Chairman,DVB to confirm the exact requirement of land.
2. Secretary(L&B) with the request to carry out the joint survey of the site identified with DDA expeditiously.
3. OSD to Chief Secretary.

(RADHA NANJANATH)

We may  
discuss  
this case  
at 11.30 am  
at Vikas Bhawan

Camr (Tham)

12/3  
V2.

316/A.

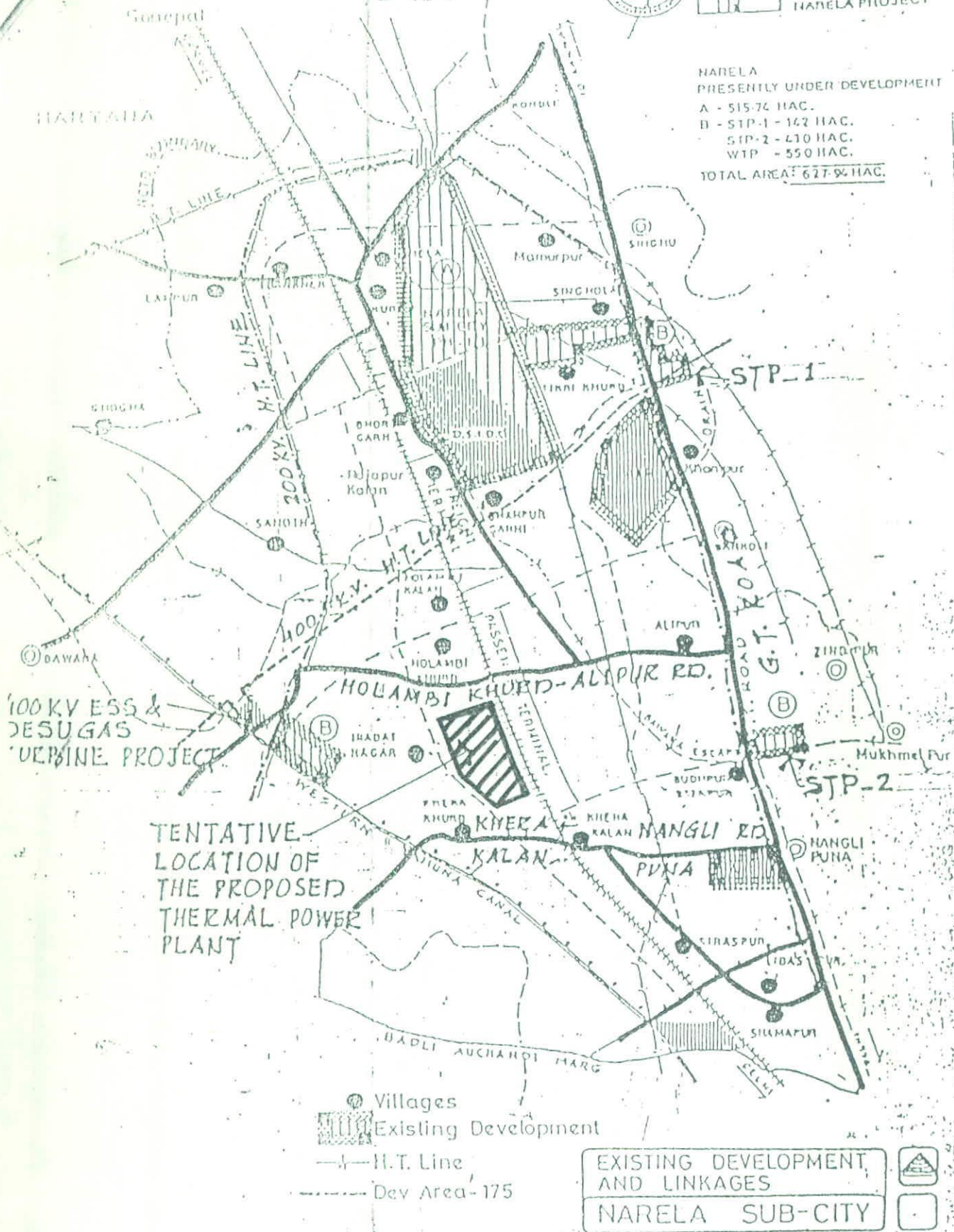


-53-



ਮਨੀ ਪ੍ਰਸ਼ਾਸਨ  
NARELA PROJECT

NARELA  
PRESENTLY UNDER DEVELOPMENT  
A - 515.74 HAC.  
B - STP-1 - 142 HAC.  
STP-2 - 410 HAC.  
WTP - 550 HAC.  
TOTAL AREA: 627.94 HAC.



Sub: Sanction of Building Plans of Escorts Heart Institute and Research Centre at Okhla - Regarding relaxation of Basement Coverage and Service Floor (free from FAR).

F.13(90)83-Bldg. Part.

---

1.

BACKGROUND

This is a case for additional sanction of building plans in respect of Escorts Heart Institute and Research Centre at Sarai Julliana (Okhla). The Institute was initially started in 1988 on a plot area of 2.757 acres. Thereafter, due to growing needs the Institute was further allotted additional land of 1.323 + 0.13 acres adjacent to its plot. The additional land was given during three successive years i.e. 1994, 1995 and 1996. The total land of 4.212 acres by virtue of being allotted in different points of time, is in an irregular and odd shape. The Institute has, made a request to consider the norms for "Public and Semi-Public" use for their proposal to facilitate them to accommodate some of the essential provision, which, otherwise cannot be met.

2.

THE PROPOSAL

The Institute submitted a proposal on 19.11.97 on a total plot area of 17048.95 sq.m. which includes the existing buildings. The proposal includes the following:

...2.

*B. J. Singh*  
20/5



- Basement to the extent of 50% of plot area proposed to be used for service & parking.
- A 'Service floor' covering an area of 2270.54 sq.m. and requested not to be counted in FAR.

The scheme has already been approved by the DUAC. The proposed building plans are yet to be forwarded to CFD for clearance from fire safety point of view.

### 3.1

#### EXAMINATION

As per MPD-2001, Hospitals have been divided into three categories i.e. General Hospital, Intermediate Hospital Category 'A' & Intermediate Hospital Category 'B'. The norms recommended for Hospitals provide a Ground coverage of 25% and basement upto the extent of ground coverage (i.e. 25%). In public & semi public category, Ground Coverage is permissible 25%, and basement upto 50% of plot area. Considering the plot size presently with the ESCORTS HOSPITAL, it does not fall in any of the three categories of Hospitals. The case was put up for consideration of allowing basement for parking to the extent of 50% of the plot area (as applicable in PSP facility categories), which was approved by Commissioner(Plg.).

### 3.2

In respect of the service floor, the Institute has made a request to consider the same free from FAR Calculations, in view of very specialised nature of services for the Hospital.

*B. S. Desai*  
29/5/...3.

As per the proposal submitted, the 'service-floor' will be bet ween 2nd & 3rd floor. As per prevailing norms, space to be used for services is not to be counted in FAR only if it is in the basement and within the permissible limit.,

The Institute's proposal of a complete floor exclusively for services at an upper level was approved in the earlier plans which is already built having a non-habitable height, the completion certificate for which has also been issued.

4.

RECOMMENDATION

The following recommendations for Hospitals(072) are placed before the Technical Committee for its consideration:

- (i) Keeping in view of the need based requirements of services in Hospitals, the proposal of service floor is proposed to be allowed free from FAR, provided it has a non-habitable height.
- (ii) Basement upto envelope line and to the maximum extent of 50% of the plot area <sup>as proposed</sup> shall be allowed and if used for parking and services should not be counted in FAR.

  
DIRECTOR (BLDG.) 29/5/98



1. Vice Chairman, DDA
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. Commissioner (MPD), DDA
9. Addl. Commissioner (AP), DDA
10. Addl. Commissioner (DC&B), DDA
11. Chief Planner, TCPO
12. Chief Architect, NDMC
13. Town Planner, MCD
14. Secretary, DUAC
15. Land & Development Officer, MOUAE
16. Sr. Architect (H&TP) CPWD
17. Chief Engineer (Plg.) DVB
18. Dy. Commissioner of Police (T)
19. Director (Landscape) DDA

Chairman

Member Secretary

#### SPECIAL INVITEES

1. Chief Engineer (Elect.) DDA
2. Addl. Chief Architect-I, DDA
3. Addl. Chief Architect-II, DDA
4. OSD (Project Coord.) DDA
5. Director (ZP) DDA
6. Director (AP)-I, DDA
7. Director (AP)-II, DDA
8. Director (Narela) DDA
9. Director (NCR & UE) DDA
10. Director (TT), DDA
11. Director (Rohini) DDA
12. Director (Dwk) Plg., DDA

**Subject : Relaxation in development control norms for the plot allotted to Institute of Applied Manpower Research (I.A.M.R.) in Sector A-7, Narela measuring 6.12 Ha (15.12 Acres)**

---

1.0 INTRODUCTION :

O.S.D.(Campus), I.A.M.R. vide his letter dtd. 19<sup>th</sup> March, 1998 has requested for relaxation of the norms on the plot allotted to them at Narela.

2.0 BACKGROUND:

- 2.1 I.A.M.R. has been allotted a land measuring 6.12 Ha (15.12 acres) in Sector A-7 Narela for the constn. of their Institute Building.
- 2.2 Jt. Dir.(Admn.), I.A.M.R. in the year 1996 had requested to relax the norms for the building to be constructed upon the plot allotted to them to the extent of increasing the permissible residential floor space.
- 2.3 A view was taken by DDA that the norms as per MPD-2001 be followed and the same was communicated in May, 1997.
- 2.4 The specific request for the relaxation in norms relates to permitting 25% of the floor space for residential purposes against 15% specified in MPD-2001 for Public & Semi Public uses.

3.0 DETAILS OF THE EXAMINATION:

- 3.1 The Institute continues to request for relaxation in the norms for increase in residential floor space on the ground that this is going to be a residential campus wherein besides the faculty members of the Institute the trainee students of the country and abroad would also be required to be accommodated during their training period and therefore the residential component needs to be increased from 15% to 25%. The proposed residential accommodations are for two hostels (60 & 90 participants), one guest house and essential staff houses (98 DUS).
- 3.2 In a similar case of the Institute of Foreign Services in old J.N.U. Campus DDA (Technical Committee Meeting dtd. 27.5.97) has agreed that hostel component within the Institute premises is not to be treated as residential i.e. 15% of the FAR would be available for residential component. staff quarter etc. and the construction of the hostel would be counted upon as a part of Institute Building.



**ZONAL DEVELOPMENT PLAN  
FOR  
PART PLANNING ZONES OF M & K  
(ROHINI A SUB-CITY)**

**ROHINI PROJECT WING**  
DELHI DEVELOPMENT AUTHORITY

## CONTENTS

- 1.0 Introduction
- 2.0 Statutory Provision
- 3.0 Location, Boundaries and Area
- 4.0 Population, Employment and Work Force
- 5.0 Plan Provisions
- 6.0 Existing Profile
- 7.0 Framework for the Preparation of Zonal Development Plan
- 8.0 Land use Plan



## PARTICULARS

## PAGE #

### List of Drawings

1.	Location Plan	11
2.	Plan Showing Zonal Boundary	12
3.	Proposed Zonal Plan for M (Part) and K (Part) Zone	13

### Annexures

Annexure-I	:	Population of villages as per 1991 Census.	14
Annexure-II	:	Public and Semi Public facilities as per MPD-2001.	15

## 1.0 INTRODUCTION

As per the Master Plan of Delhi-2001 notified by the Central Govt. under the Delhi Development Act, 1957 on 1/8/90, the National Capital Territory of Delhi is divided into 15 zones out of which 8 zones (A to H) are in urban Delhi and 6 zones H to N & P) are in urban extension/rural area. Zone-O is for River Yamuna (River Front Area).

- 1.1. **This Zonal Plan** mainly comprises of part of Zone-M & K and forms part of the urban extension plan approved by the Authority vide Resolution No. 79 dt.30.06.1987 as part of Master Plan of Delhi 2001. The urban extension plan was prepared to accommodate the projected population and was conceived to be developed in four phases. This Zonal Plan for Rohini Sub-city is for the area envisaged for the development of Phase-III, IV & V of Rohini Project.

## 2.0 STATUTORY PROVISIONS

- 2.1 **As per MPD-2001**, a Zonal Development Plan means a plan for a Zone (Division) of the Union Territory of Delhi. The Zonal Plan (Divisional Plan ) details out the policy of the Master Plan and acts as a link between the layout plan and the Master Plan. The development Schemes/layout plans indicating use premises should conform to the Master Plan/Zonal (Divisional) Plan.
- 2.2 **MPD-2001** stipulates that already approved sub-zonal plans in conformity with master plan shall continue to be operative. The proposed zonal plans after approval should supercede earlier approved sub-zonal plans.
- 2.3 **Section-8 of Delhi Development Act** provides for preparation of Zonal Development Plan simultaneously with the preparation of Master Plan or as soon as may be, the Authority shall proceed with the preparation of Zonal Development Plan for each of the zone into which Delhi may be divided. However, a Zonal Development Plan may contain a site plan and land use plan with approximate location and extent of land uses such as public and semi public



building/work centres/utilities, roads, housing, recreation, industries, business markets, school, hospitals, open spaces etc. It may also specify standards of population density and various components of development of the zones.

The procedure to be followed for the preparation and approval of the Zonal Development Plan is laid down in Section-10 of the Act.

- 2.4 **The zonal plan** of the area has been formulated under section-8 and will be processed under Section-10 of the DD Act 1957.

### 3.0 **LOCATION, BOUNDARIES AND AREA**

The part of Rohini Sub-city falling in this zone is located in the North West Delhi and spread over in 2 planning zones i.e. part of Zone-M, part of Zone-K.

#### 3.1 **Following are the boundaries :-**

North East	:	Western Yamuna Canal
South	:	Rohtak Road & Rohtak Railway Line
East	:	Boundary of Zone-H
West	:	Existing H.T. Line

#### 3.2 **The total area of the Zonal Plan is 5660 Hact. with the following break up :-**

Area under part Zone-M	:	5425 Hact.
Area under Part Zone-K	:	235 Hact.

### 4.0 **POPULATION, EMPLOYMENT AND WORK FORCE**

- 4.1 **As per MPD-2001** the urban extension areas are proposed to be planned with an overall gross density ranging from 160 to 200 persons per Hact. Based on the area under consideration, the proposed population computes to 1.0 million including that of the existing settlements.

- 4.2 MPD-2001 has anticipated workers participation rate of 32% and thereby the work-force in this zone would be about 0.32 million.

#### 5.0 PLAN PROVISIONS (MPD-2001)

- 5.1 Following are the main provisions made in the MPD-2001. "To accommodate the balance 3-4 million, population the DUA 81 which could systematically hold 82 lacs population approximately need to be extended by about 18,000 to 24,000 Hect. over the next two decades to effectively respond to the growth of the capital land required for various developments in the extended time frame by the year 2001 may be acquired from time to time with due regards to the balance development of the city. In the plan, 4,000 Hect. (approx.) have been added to DUA-81 urban limits, thus the balance requirement would be of order of about 14,000 to 20,000 Hact.

The land in the Urban Extension (UE) would approximately be distributed under different land uses in the following manner :

<u>LAND USE</u>	<u>% AGE OF LAND</u>
Residential	45-55
Commercial	3-4
Industrial	6-7
Recreational	15-20
Public & Semi Public Facilities	8-10
Circulation	10-12

#### 5.2 URBAN EXTENSION PLAN PROVISIONS

The DDA approved the urban extension plan in 30/6/87 vide resolution No. 79 which proposed the phasing of the plan based on the population projections given below:



Population projection by	Population (Urban 2001 in million)	Population accommodation in DUA 81 in million	Balance in million	Land Need Hact
NCR	11.00	8.2	2.8	18,000
DDA	12.2	8.2	4.0	24,000
As per existing trends	14.4	8.2	6.2	35,000

**SOURCE :** Extensive Modifications to MPD-2001, Agenda dt. 30/6/87 DDA.

"The urban extension could be restricted upto phase-II if the population of Delh could be restricted to 11 million by 2001. In case 12.2 million population by 2001, the urban extension would be upto Phase-III and in case 14.4 million population by 2001, the urban extension would be upto Phase-IV". Rohini Sub-city forms a part of Phase-IIA and III of this Urban Extension Plan.

### 5.3 NCR PLAN PROVISIONS

The statutory board for NCR was set up in 1985 and the board prepared the first statutory Regional Plan-2001 which is in operation at present. The NCR region extends over an area of 34,242 square kms. In the four states of Haryana, Rajasthan, Uttar Pradesh and National Capital Territory of Delhi.

The relevant recommendations are as under :-

- (a) The NCR plan has identified 9 major corridors in transport network system with the prime objective of controlling growth of Delhi. Rohini Sub-city area falls on one of these corridors i.e. Rohtak Corridor.
- (b) The Plan has suggested provision of 100 mtrs. Green belt along the National Highways and expressways and 60 Mtr. along the states highways. Further large area under Green belt has been reserved which extends from proposd 100 Mtr. expressway in

the Urban Extension Plan-2001 upto the NCT Delhi to act as buffer zone between the urbanisable areas of Urban Extension proposed in Delhi and DMA town of Kundli, Haryana.

## 6.0 EXISTING PROFILE

- 6.1 Phase-III of Rohini Comprising of 6 Sectors ( 20 to 25) & forming part of this zonal plan has been planned and developed . The breakup of major land use in this phase is given below:-

<u>LAND USE</u>	<u>AREA (HECT.)</u>	<u>%AGE</u>
Residential	385.0	55.0
Commercial	35.0	5.0
Public & Semi Public	42.0	6.0
Recreational	118.0	16.86
Circulation	102.54	14.65
Utility	17.46	2.49
	<hr/> 700.00 <hr/>	<hr/> 100% <hr/>

## 6.2 PHYSICAL CHARACTERISTICS

The location of the proposed Sub-city is on a terrain which is ideally suited for urban development. The entire terrain is very well connected and has extremely good drainage system and good soil for construction. The entire Sub-city area is vast expanse of more or less flat terrain with land gradually sloping towards the south.

*Compared with Original*



**6.3 EXISTING DEVELOPMENT :** The significant existing developments in the Sub-city are as under :

- i) Abadis of 12 villages details given as Annexure-I
- ii) Major chunk of Planned development is near the Rohini Phase-III where roughly 700 hact. of land has been acquired and development by DDA under various uses and providing facilities to about 1.5 lacs population.
- iii) GNCTD has acquired and developed 69 Hact. of land for Engineering College.
- iv) Approximate 234 hact. has already been developed as major resettlement scheme known as Sultanpuri.

## **7.0 FRAMEWORK FOR THE PREPARATION OF ZONAL DEVELOPMENT PLAN**

In addition to the provisions given in the Delhi Development Act and MPD-2001 with regard to the preparation of the zonal development plans, other broad objectives of the zonal development plan are as under :

- i) To broadly accommodate the land uses as envisaged in the Urban Extension Plan.
- ii) To retain the major circulation system as envisaged in the Urban Extension Plan.

## **8.0 LAND USE PLAN**

- 8.1 The land use plan of the Sub-city is based within the framework of urban extension plan, its existing and proposed circulation system and the differential residential density pattern to be followed for the various residential pockets. Following is the land use break-up at Sub-city level :

Total Area - 5660 Hac.

<u>LAND USE</u>	<u>AREA (HAC.)</u>	<u>% AGE</u>
Residential	3217.00	57.00
Commercial	182.67	3.23
Public & Semi Public	509.00	9.00
Manufacturing/Light & Service Industry	62.19	1.00
Utility	87.00	1.54
Government	23.00	0.40
Recreational	966.85	17.00
Transportation	612.29	10.83
<b>TOTAL</b>	<b>5660.00</b>	<b>100%</b>

## 8.2 RESIDENTIAL DEVELOPMENT AND HOUSING AREAS.

The Sub-city when fully developed will provide housing opportunities to over 2.0 lacs families of all income groups. The development of residential areas will provide for housing in both public and private sector. Special emphasis will be given in reserving the areas for the resettlement of squatters. The types of housing in this zone could be :-

- Cooperative housing societies.
- DDA housing for it registrants in the form of built up flats and plots.
- Janata housing in terms of one room tenements.
- Institutional housing for employees of various government organisations.
- Resettlement of squatters.
- Plots for alternative allotment/auction.

The village Abadi areas, unauthorised colonies, would be dealt as per the statutory provisions and policy decisions taken from time to time while working out detailed plans.



### 8.3 COMMERCIAL

The sites for two district centres and eleven community centre as per the MPD-2001 have been tentatively shown in the land use plan. Community centres to be planned in future will also have a component of service centre suitably identified at the time of detailed planning to take care of such permissible activities at sector level.

### 8.4 PETROL PUMP & GAS GODOWNS

As per Master Plan standards a total no. of 38 petrol pumps as per details given below are required :

	Standard	Total Area in Hact.	Petrol Pump required
1.	One petrol pump per 150 hac. of gross residential area.	3217	21
2.	One petrol pump per 40 hec. of gross industrial area.	62	2
3.	Two petrol pumps in each District Centre	---	4
4.	One petrol pump (only filling station) in each community centre	---	11
<b>Total</b>			<b>38</b>

The Existing petrol pump sites would form part of the total proposed / required petrol pumps. The total no. of 25 gas Godowns including the existing ones are required to be provided @1

Gas Godown for 40,000 population. These will be suitably located in the service centre and other use zone as per MPD - 2001.

### 8.5 PUBLIC AND SEMI PUBLIC FACILITIES

The requirement of Public and semi public facilities (Social Infrastructures) upto the divisional level (Zonal Plan Level) have been identified and located in facility centres as per the norms given in MPD-2001. Each such pocket is a cluster of various master plan facilities as given in Annexure II.

The detail of these facilities would be worked out while finalising the layout plan of each facility centre. Wherever, the locations have been shown these are tentative subject to the verification at the site. However, their number and the area would be retained as per the provisions of MPD-2001.

### 8.6 UTILITIES/PHYSICAL INFRASTRUCTURE

<u>COMPONENT</u>	<u>REMARKS</u>
Water Supply	The major water treatment plant to serve the area of Rohini Phase-IV and V and proposed to be located in Narela Scheme near Village Iradat Nagar on the Western Side of Western Yamuna Canal.
Sewerage System	A new sewerage treatment plant along the Nangloi Drain near village Sahibabad Daulatpur with capacity of 70 MGD on a land measuring 40 Hac. will take care the needs of Rohini Phase-IV / V & Phase-III.
Storm Water Drainage	This area can have natural drainage facilities with the help of supplementary drain (varsha drain) and Nangloi Drain yielding drainage of quantity of 3000 cusec. The ultimate capacity of supplementary drain has been kept as 10,000 cusec. The entire



area will be drained in the natural process through these channels.

#### **Electric supply**

With the help of existing 220 KV sub-station in Rohini and a proposed 220 KV sub-station along the existing 220 KV tower line near the village Barwala and connecting with the grid line through 66 KV and 11 KV sub-stations the requirement of about 400 MW electricity will be met for this area.

### **8.7 CIRCULATION**

The circulation system of the sub-city is based on mainly surface transport road. However, it should be strengthened by MRTS to be provided as a major public transport to the sub-city from the mother city. As details given below :

#### **(i) Road Network :**

The major road network of 100 mtr., 80 mtr. and 40 mtr. road right of way as envisaged in MPD 2001 (Urban Extension Plan) has been retained. This road system would be further connected by hierarchy of road as under as and when plans are finalised :-

- (a) Collector Streets** : 28 and 20 M. without green buffer.
- (b) Local streets** : 20 Mtrs. and 12 Mtrs.

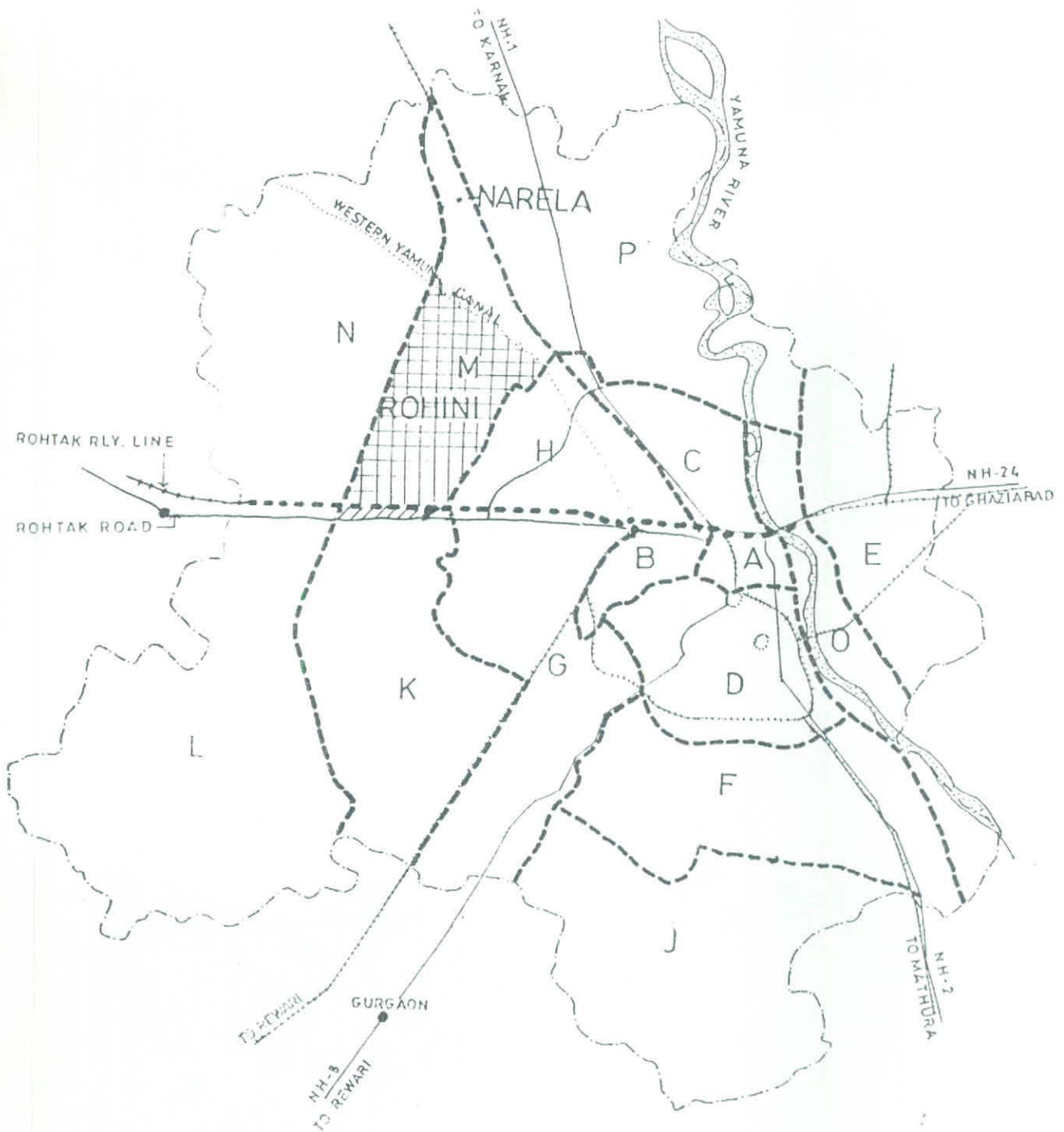
It is envisaged that the above hierarchy of the roads would successively segregate the different traffic flow and roads with green buffer would also combat the air and noise pollution in the area. Attempt would also be made to provide dedicated cycle tracks for the movement within the sub-city.

#### **ii)**

#### **BUS DEPOT**

As per the requirement 2 Bus terminals and 4 Bus depots are required to cater the population of this sub-city and accordingly they are provide/will be provided with the different phases of development of the city.

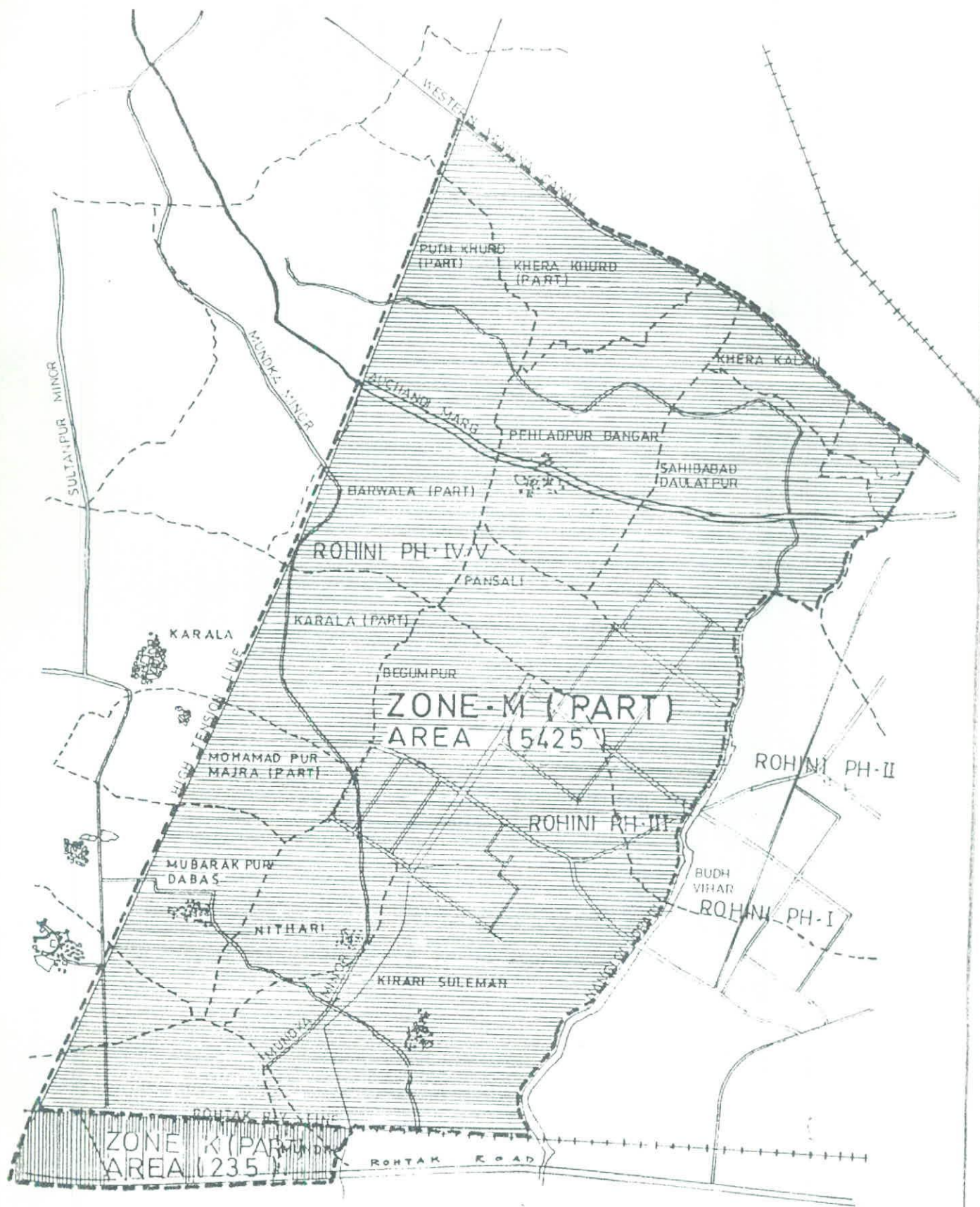
-  UNION TERRITORY
-  ZONES
-  NH
-  RIVER
-  RAILWAY LINE



LOCATION PLAN  
 ZONE M/K PART ROHINI  
 DELHI DEVELOPMENT AUTHORITY







ZONAL BOUNDARY  
 AREA 5660 HA.  
 DELHI DEVELOPMENT AUTHORITY



POPULATION OF VILLAGES  
AS PER CENSUS 1991

<u>S.No.</u>	<u>Name of Village</u>	<u>Population</u>
1.	Begumpur	4711
2.	Mubarakpur Dabas	2349
3.	Kirari Suleman Nagar	33255
4.	Nithari	1166
5.	Razapur Khurd	447
6.	Barwala	3844
7.	Pansali	350
8.	Sahibabad Daulatpur	27064
9.	Mohammad Pur Mazra	2567
10.	Khera Khurd	7146
11.	Puth Khurd	8256
12.	Prahladpur Banger	4826
<b>TOTAL</b>		<u><b>95981</b></u>



S.No.	Name of Facility Centre	Area (Hect.)	Details of Facilities
1.	FC 1	18.00	Intermediate Hospital 'A', Intermediate Hospital 'B', Poly Clinic, Integrated school with Hostel, Police Station, Meditation and spiritual centre, General Hospital, Telephone Exchange and other general institutions.
2.	FC 2	19.60	Integrated Hospital 'A', Polyclinic, Nursing Home, Integrated School without Hostel (2 Nos.), School for Handicapped (2 Nos.), Telegraph Booking Counter, Police Post, Music Dance & Drama, Home Guard and other general institutions.
3.	FC 3	4.40	Nursing Home, Telegraph Booking Counters, Police Post, Recreation Club, Music Dance & Drama and other general institutions.
4.	FC 4	7.58	Nursing Home, Integrated School with Hostel, School for Handicapped, Telegraph Booking Counter, Police Post, Recreation Club and other general institutions.
5.	FC 5	29.70	Intermediate Hospital 'A', Intermediate Hospital 'B', Poly Clinic, Nursing Home (2 Nos.), School for Handicapped, Police Station, Police Post (2 Nos.), Recreation Club, Music Dance and Drama, Meditation and Spiritual Centre and other general institutions.
6.	FC 6	36.40	Intermediate Hospital 'A', Intermediate Hospital 'B', Poly Clinic, Nursing Home (2 Nos.), Integrated School with Hostel, Integrated School without Hostel, School for Handicapped, Police Station, Police Post (2 Nos.), Recreation Club, Music Dance and Drama, Meditation and Spiritual Centre, Fire Station, E.S.S. 220 K.V. and other general institutions.

7.	FC 7	40.95	Intermediate Hospital 'A', Intermediate Hospital 'B', Poly Clinic, Nursing Home (2 Nos.), Integrated School with Hostel, Integrated School without Hostel, School for Handicapped (2 Nos.), College, Telegraph Booking Counter, Police Station, Police Post (2 Nos.), Recreation Club, Music Dance and Drama, Meditation and Spiritual Centre, Telegraph Office, Technical Education Centre 'A', Police Battalion and other general institutions.
8.	FC 8	41.26	Intermediate Hospital 'A', Intermediate Hospital 'B', Nursing Home (2 Nos.), Integrated School with Hostel, Integrated School without Hostel, School for Handicapped (2 Nos.), College, Police Station, Police Post (2 Nos.), Recreation Club, Music Dance and Drama, Meditation and Spiritual Centre, General Hospital, Head Post Office with delivery office, Fire Station, Technical Education Centre 'B' and other general institutions.
9.	FC 9	35.75	Intermediate Hospital 'A', Poly Clinic, Nursing Home, Integrated School with Hostel, Integrated School without Hostel, School for Handicapped (2 Nos.), College, Telegraph Booking Counter, Police Station, Police Post, Recreation Club, Music Dance and Drama, Head Post Office and Administration Office and other general institutions.
10.	FC 10	35.07	Intermediate Hospital 'A', Intermediate Hospital 'B', Poly Clinic, Nursing Home (2 Nos.), Integrated School with Hostel, School for Handicapped, College, Telegraph Booking Counter, Police Station, Police Post (2 Nos.), Recreation Club, Music Dance and Drama, Meditation and Spiritual Centre, General Hospital, Fire Station and other general institutions.



11.	FC 11	23.48	Intermediate Hospital 'B', Poly Clinic, Integrated School with Hostel, Integrated School without Hostel, School for Handicapped, College, Telegraph Booking Counter, Police Post, Meditation and Spiritual Centre and other general institutions.
12.	FC 12	25.50	Intermediate Hospital 'B', Nursing Home (2 Nos.), Integrated School with Hostel, School for Handicapped (2 Nos), College, Telegraph Booking Counter, Police Station, Police Post, Recreation Club, Meditation and Spiritual Centre and other general institutions.
13.	FC 13	29.20	Intermediate Hospital 'A', Intermediate Hospital 'B', Poly Clinic, Nursing Home (2 Nos.), Integrated School without Hostel, School for Handicapped (2 Nos), College, Telegraph Booking Counter, Police Station, Police Post, Recreation Club, Music Dance and Drama, Head Post Office with delivery office. Technical Education Centre 'B' and other general institutions.
14.	FC 14	93.11	Intermediate Hospital 'A', Intermediate Hospital 'B', Poly Clinic, Nursing Home (2 Nos.), Integrated School with Hostel, Integrated School without Hostel (2 Nos), School for Handicapped (2 Nos), College (2 Nos), Telegraph Booking Counter, Police Station, Police Post (3 Nos), Recreation Club, Music Dance and Drama, Meditation and Spiritual Centre (2 Nos.), General Hospital, Telephone Exchange, Telegraph Office, Head Post Office, and Administration Office, Fire Station, E.S.S. 220 K.V., Technical Education Centre 'A', Socio Cultural, District Jail and other general institutions.

1. Item No.25/98

Sub : Draft policy for Multi level parking lots.

F.3(7)97-MP

Technical Committee discussed in detail the proposed norms for multi-level parking lots and DTC terminals/depots. It was decided that ~~the proposals may be studied further keeping in view the following:-~~

i) ~~Minimum Size of plot (4000 sqm.) - it may be considered whether can be reduced to 1500-2000 sqm.~~ *ideally be however smaller size of plot*

ii) ~~The concept of FAR needs to be made clear. It should be considered whether parking can be allowed without any limit of FAR whereas commercial/office component can be prescribed a limit. It is suggested that in place of 25% of FAR for commercial development it should be specified in terms of ground coverage i.e. 12.5% of ground coverage may be allowed for office/commercial activity.~~ *if technically feasible can also be considered* ii

iii) ~~Maximum height need not be prescribed but will be subject to specific activity/land use/approved scheme.~~ *height in surrounding areas.*

iv) ~~Ground coverage which is proposed at 50% can also be kept free and extend upto 100% keeping in view the capacity of surrounding roads, parking demand and other factors.~~

~~Basement/s upto 3 basements may be allowed for parking activity.~~

Technical Committee desired that the norms proposed for DTC depots may be reviewed keeping in view the following points:

There should be graded norms separately for depots and terminals. Whereas depots may allow petrol pump, terminals may not have petrol pump facility. The norms may be revised keeping in view Technical Committee suggestions given above for multi-level parking.

Technical Committee further desired that DTC may frame a pilot project so that the norms could be finalised keeping in view the ground realities.

2. Item No.26/98

Sub : Draft Zonal Plan for part Planning Zone of M & K (Pt) Rohini - subcity.

F.4(4)98-MP

Technical Committee discussed draft zonal plan for Rohini (Part Zones M & K) and desired that zonal plan be modified with the following observations:

i) Site analysis may be worked out in detail

contd....2/-



- ii) Contours of the site should be analysed so as to facilitate drainage along natural corridors.
- iii) A module of residential use sector may be detailed out.
- iv) Major road network should integrate with the Bawana industrial area which is being planned/developed by DSIDC/Commr. of Industries, GNCTD. It may also be examined whether manufacturing land use proposed as 1% in the draft ZDP needs to be enhanced.
- v) The requirement of water supply, power, sewerage may be worked out in consultation with concerned departments.
- vi) Growth centre plans of GNCTD be referred.

*concerned* Draft ZDP modified on the above lines <sup>will discussed by</sup> ~~may be examined~~ by ~~Commr. (Plg.)~~ <sup>Project Director & OSD (P&P) with Com (Plg.)</sup> in consultation with concerned officers before it is forwarded for consideration of the Authority.

3. Item No.27/98

Sub: Permission to construct communication Tower near Arya Samaj Akhara on Ring Road.

F.3(101)97-MP

The proposal for putting up a communication tower towards east of ring road (zone 'O') has been agreed, in principle. The allotment of land etc. may be processed by Commr.(LD).

4. Item No.28/98

Sub: Development control norms for Lal Dora areas in the Village of Delhi.

F.3(29)94-MP

*AS* The representative of MCD informed that the Standing Committee has not agreed to bring urbanised villages within the purview of BBL. VC,DDA informed that the norms of Master Plan in terms of land use, FAR, ground coverage, height, parking etc. are still applicable, inspite of the fact whether building approval is required or not. As such, MCD & GNCTD may be informed about the applicability of Master Plan norms in urbanised villages.

5. Item No.29/98

Sub: Denotification of Development Area of D-Zone.

F.3(26)98-MP

Technical Committee recommended denotification of development area in zone 'D' (New Delhi) for further processing as contained in the Agenda note.

6. Item No.30/98

Sub : 220 KV Tower line along Palam drain.

F10(42)DD(Plg.)II/92Dwk/Pt.I

Technical Committee agreed with the proposed location of pylons for 220 kv tower line along Palam drain.

7. Item No.31/98

Sub : 66 KV additional grid sub-station in Dwarka Project.

F.1(62)90/Dwk/Pt.I

Site at S.No.5 (Sector 11) for 66 KV grid S/Stn. in Dwarka is approved. For remaining 4 sites land

requirement may be reviewed by DVB so as to minimise loss of recreational area/commercial land use. Technical Committee also desired that the size of grid S/Stn. may also be reviewed *in general*.

8. Item No.32/98

Sub : Acquisition of about 100 acres (40ha.) of land for the proposed Thermal Power Plant by Apollo Energy Co.Ltd. Narela sub-city Project.

F.20(9)96-MP

Technical Committee desired that acquisition of land may be done by GNCTD itself for which plans showing location of 40 ha. site approved for proposed Thermal Power Plant (Apollo Energy Co.Ltd.) may be issued to GNCTD AND DVB.

9. Item No.33/98

Sub : Sanction of Building Plans of Escorts Heart Institute and Research Centre at Okhla - reg. relaxation of basement coverage and service floor (free from FAR)

F.13(90)/83-Bldg.Pt.

i) The proposal for allowing service floor (free from FAR) in the hospitals is approved with the condition that it has non-habitable height, no internal partition walls are constructed, external windows are avoided, except those required for fire fighting. The service floor shall not be used for laboratories, refuse collection/incineration. It shall be allowed only for the following activities:-

- i) Air-conditioning
- ii) Water Supply & filtration
- iii) Electrical Services
- iv) ~~Laundry and Linen Store~~
- v) ~~Cold room for food & medicines.~~ (A)

ii) Technical Committee recommended that basement upto 50% of plot area may be allowed as already permitted in public and semi-public facilities, and (A) be permitted in basement -

The above provisions shall not apply for Nursing Home plots.

*as remain 60% of plot*

*use Laundry, Linen Store, cold room etc. be permitted, which should not exceed 40% of basement area.*  
contd.....4/98



10. Item No.34/98

Sub : Relaxation in development control norms for the plot allotted to Institute of Applied Manpower Research (I.A.M.R.) in Sector A-7, Narela measuring 6.12 ha. (15.12 acres)

Technical Committee agreed with the proposal to treat hostel as part of the public and semi-public/academic building.

