



संख्या
No.
प्रषक :
From
सेवामें
To

F.1(31)95-MP

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

The Chief Engineer (Plg.)
DVB Jhandewalan Extension
New Delhi.

दिल्ली विकास प्राधिकरण
DELHI DEVELOPMENT AUTHORITY

विकास मीनार

VIKAS MINAR

इन्द्रप्रस्थ एस्टेट

INDERPRASTHA ESTATE

नई दिल्ली

New Delhi-2.....07 JUN 2000.....19...


Sub: Approval of route alignment under ground HT lines of DVB



Sir,

This is in continuation of this office letter no. F.1(31) 99/MF/681 dt. 10.5.2000 on the subject cited above. I am directed to convey that in addition to obtain necessary approval / clearance from the concerned road owning agency, DVB shall also obtain clearance from land owning agency from where under ground HT line passes i.e. through green areas as well as areas yet to be planned.

Thanking you,

Yours faithfully,


(R.K. JAIN)
Jt. Dir. (MP)
7.6.2000


 7/6

D.F.A.

NO. F.1(31)/95/MP

DT:

FROM: R.K.JAIN,
JT. DIRECTOR (M.P.)

To,

The Chief Engineer (Planning),
D.V.B.Jhandewalan Extension,
NEW DELHI.

SUB: Approval of route alignment under ground H.T.
Lines of D.V.B.

.....

Sir,

This is in continuation of this office letter
no. F.1(31)99/MP/681 dt. 10-5-2000 on the subject cited
above. I am directed to convey that in addition to
obtain necessary approval / clearance from the concerned
road owning agency, DVB shall also obtain clearance from
land owning agency from where under ground H.T. line
passes ~~through~~ i.e. through green areas as well as
areas yet to be planned.

Thanking you,

Yours faithfully,

(R.K.JAIN)
JT. DIRECTOR (M.P.)

No. F-1(31)SS/MP

DRAFT

From: RKL
JD/MP

To

The Chief Eng (PE)
DVB, Shreevedee Estate.
N. Delhi. 110055.

Sub: Approval of route alignment of
under ground H.T. lines of DVB.

Sir,

This is in continuation of this
office letter No. F-1(31)SS/MP/681 dt: 10.5.2000
on the subject cited above. I am
directed to convey that in addition
to obtain necessary approval/clearance from
the concerned road wing agency, DVB
~~means~~ shall also obtain clearance from
land wing agencies from whom u/s H.T.
lines pass ^{through} green areas as well as
the areas yet to be planned.

Truly yrs

Yours faithfully
RKL
JD/MP

69

DELHI DEVELOPMENT AUTHORITY
TRAFFIC & TRANSPORTATION UNIT.

NO. PA/ Dir.(TT)/2000/TC/99

Date: 19.5.2000

REF : No.F1(31)99-MP/601/ dt.10. 5.2000.

SUB : Modification in the minutes of the Tech.
Committee and the item no. 51/99 regarding
approval of route alignment of HT Line of DVB.

It is suggested that the last sentence may also
include Land owning agencies as number of times, the
underground high Tension lines passes through green
areas or the areas yet to be planned or open areas.

(Signature)
(PRAKASH NARAYAN)
Director(TT) 19/5/2000

JD(MP)

Copy to : Coma.(Plg.) for information *Please*

Director(TT)

Minutes have already been
circulated. The file was
sent for observations of Dir.(TT)
before modification in minutes.
Separately DVB may be
directed to obtain ^{clearance}
for green area ^{as well as for areas yet to be planned}
and ^{respective} ~~land~~ ^{green} ~~area~~ ^{land} ~~may~~ ^{may} ~~be~~ ^{be} ~~planned~~ ^{planned} ~~or~~ ^{or} ~~open~~ ^{open} ~~areas~~ ^{areas}.

Director (TT) *(Signature)* 23/5/2000

AC (DVB) *(Signature)* 23/5/2000
Pl write
JD(MP)

23/5/2000
Pl put up file
AD/dmp

Put up in file

44-II
(Signature) 24/5/2000

Pl put up file
Concerned file
R/S 23/5

AD/land

सि. शा. प्र. (वि. वि. प्र.)
सं. 436
दि. 23/5/2000

68

DELHI DEVELOPMENT AUTHORITY
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NO. PA/ Dir.(TT)/2000/TC/99

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(PRAKASH NARAYAN)
Director(TT)

JD(MP)

Copy to : Comm.(Plg.) for information, please

By you
19/5/2000
Director(TT)

*JD(MP) 17.5.2000
Rohit
um 15*

Delhi Development Authority
(Master Plan Section)

NO.F. 1(31)99-MP

681

10.5.2000

Sub: Modification in the minutes of the Tech. committee and the item no.51/99 regarding approval of route alignment of HT Line of DVB.

The proposal regarding the approval of the route alignment of HT line of DVB was discussed in the TC meeting held on 14.10.99 wherein following was decided:

After detailed discussion, Tech. committee recommended that the approval of route alignment of underground lines need not be put up to Tech. committee and be examined by concerned Director (Plg.) of the respective areas in a time bound manner subject to clearance of land / road owning agency.

Competent Authority has approved modification in the decision of the Tech. committee. Now the modified decision of the Tech. committee for item no. 51/99 is to be read as under:

Tech. committee recommended that the approval of the route alignment of the underground line need not to be put up to the Tech. committee by the respective planning unit/ wing of the DDA for getting it examined, as the main clearance is required from the road owning agency/service managing agency. DVB may lay down underground cable after obtaining the necessary approval / clearance from the concerned road owning agency.

R.K. Jain
10/5/2000
(R.K. Jain)
Jt.Dir.(MP)

Copy to:

1. OSD to VC DDA for information of the latter
2. Secy. to LG Delhi
3. Engineer Member, DDA
4. Principal Commissioner, DDA
5. Commissioner (Plg.) DDA
6. Commissioner (LM) DDA
7. Commissioner (LD) DDA
8. Chief Architect, DDA
9. Addl. Commr. (DC&B) DDA
10. Addl. Commr. (MPPR) DDA
11. Addl. Commr. (UDP) DDA
12. Chief Planner ICPO
13. Chief Architect, RDNC
14. Town Planner MCD
15. Secretary DUAC
16. Land & Development Officer, MUDD
17. Sr. Architect H&PP CPUD
18. Dy. Commr. of Police (Traffic) Delhi
19. Chief Engineer (Elect) DDA- / Chief Engineer (Plg.), DVB

20. Director (IS)DDA
21. OSD (AP)DDA
22. Director (FI)
23. Director (Naleja)
24. Director (Robind)
25. Director (Dwarka)

65

Delhi Development Authority
(Master Plan Section)

NO.F.1(31)99-MP

681

10.5.2000

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Competent Authority has approved modification in the decision of the Tech. committee. Now the modified decision of the Tech. committee for item no. 51/99 is to be read as under:

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R.K. Jain
10/5/2000

(R.K. Jain)
Jt.Dir.(Mp)

ac

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5. Commissioner (Plg.) DDA

6. Commissioner (LM) DDA

7. Commissioner (LD) DDA

8. Chief Architect, DDA

9. Addl. Commr. (DC&B) DDA

10. Addl. Commr. (MPPR) DDA

11. Addl. Commr. (UDP) DDA

12. Chief Planner TCPD

13. Chief Architect, NDMC

14. Town Planner MCD

15. Secretary DUAC

16. Land & Development Officer, MOUD

17. Sr. Architect, H&P CPWD

18. Dy. Commr. of Police (Traffic) Delhi

19. Chief Engineer (Elect) DDA

20. Chief Engineer (Civil) DDA

24

- 20. Director (LS)DDA
- 21. OSD (AP)DDA
- 22. Director (IT)
- 23. Director (Narela)
- 24. Director (Rohini)
- 25. Director (Dwarka)

Comm (in) may please speak

Spoken...

Since the underground cables
may throw up problems mainly for
the road owning agency & the
service managing agency, it would
be better to get clearance from
the service road owning agency
& therefore agree to the proposal
of C.S.D. (H.P.).

DATE 1-6-88 24/6/2000

C (125) 147
 CSD/ND
 24. 4. 2000
 20/4
 27/4

787
787

श्री० आनन्द (वि०) एवं पदार्थ
 विभाग सं० ७८७
 वर्षीक २०१५/१६

~~Act 10 (and)~~

Observation of P. Planning
with a purpose & approval of
VEDDA above, may be seen
by IT Unit, before any info
is sent to OVA.

Observations of TFWs of
any may be put into files

52

6084-2

- 9 -

as intimated by the Delhi Vidhan Sabha Committee on 21.10.99 refer at (p-13/c).

Submitted please.

all 103

JT. DIRECTOR (AF) I
10.3.2000

72/01/0015
13/10/2000

DIRECTOR (AF) I
OED (AF)
JT. DIR. (AF)

13/10/2000
Dict-200
14/3

Sb2

Kind Attention is invited to the decision of the Technical Committee meeting held on 14.10.99 vide Item No.51/99 in regard to approval of alignment of RT line of Delhi Vidhan Board, reproduced below:-

"After detailed discussion Technical Committee has decided that the approval of route alignment of RT line need not be put up to Technical Committee and to be examined by concerned Director (AF) of the respective areas in a time bound manner subject to clearance of land/road owning agency."

A number of such cases have been received from RT line seeking clearances. Since this is applicable to the RT line ground route alignment only, I don't see much role of Area Planning Wing in giving the approval. As such, I am of the opinion that in such cases the DVE should be advised to approach road owning agency for giving such clearances. If agreed by Commr. (AF)/VC, DDA the decision of the Technical Committee meeting could be notified to meet RT line and DVE could be informed accordingly.

Comr. (AF) VC
10.3.2000

13.10.2000
13.10.2000

Approved
V.O. Ed

10.3.2000

1032ms

10.3.2000
10.3.2000

10/11/2000
10/11/2000
10/11/2000

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

NO.F.1(31)99/MP

Dated: 2.11.99

Minutes of the 101st Technical Committee meeting held on 14.10.99 at 10.00 A.M. in the Conference Hall, 5th floor, Vikas Minar, I.P. Estate, New Delhi.

The following were present:

DELHI DEVELOPMENT AUTHORITY:

1. Sh.P.K. Ghosh, Vice Chairman, DDA (In Chair)
2. Sh. R.K. Bhandari, Engineer Member
3. Sh. Vijay Risbud, Commissioner (Plg.)
4. Sh. K.K. Bandyopadhyay, Addl Commr. (DC&B)
5. Sh. U.S. Jolly, Commissioner (LM)
6. Sh. Pradeep Behari, Chief Architect
7. Sh. Chandra Ballabh, Addl. Commr. (MP&PR)
8. Smt. Savita Bhandari, Dir. (LS)

T.C.P.O.:

8. Sh. K.T. Gurumukhi Addl Chief Planner

M.C.D.:

9. Sh. Shamsheer Singh, Addl. Town Planner

D.V.B.

10. Sh.D.K.Suri, Addl.C.E.(Plg.)
11. Sh.A.C.Mehta, S.E.(Plg.-II)

C.P.W.D.

12. Sh. R.D. Rastogi, Chief Architect
13. Sh.R. S. Kaushal, Senior Architect

OK

~~R.D.~~
~~TCPO~~

R.D.

L&DO

14. Sh R I. Singla, Building Officer

N D M C.

15. Sh.Suresh Kumar Architect

Delhi Traffic Police

16. Sh.Mangesh Kashyap ACP/Traffic (East)

Special Invitees

17. Sh. N K. Aggarwal, OSD (AP)
17 a. Sh. S.K. Oberoi, SLC HPCL
18. Sh. Alok Upadhyay, Dy. Manager SLC
19. Sh. Kuldeep Raj, Director (Bldg.)
20. Sh. S. Srivastava, Director (AP) I DDA
21. Sh. Parkash Narayan, Director (TT)
22. Sh. S.C. Karanwal, ACA-I DDA
23. Sh. K L. Sabharwal, Director (AP) III DDA
24. Sh. C.L. Aggarwal, ACA-II DDA
25. Sh. B L. Khurana, C.E. (Elect.) DDA
26. Sh. Shamim Ahmed, DLM (HQ) DDA
27. Sh. D K. Saluja, Director (AP) II DDA
28. Sh. B.K. Jain, Director (MP&RR) DDA
29. Dr. S.P. Bansal, Director (DC) DDA
30. Sh. R.K. Jain, Jt. Dir. (MP) DDA
31. Sh. H.S. Dhillon, Dy.Dir. (TT) DDA
32. Sh. N.K. Chakarwarty, Jt. Director (AP)I
33. Sh. Chaman Lal, Dy. Dir. (Bldg.)

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DELHI DEVELOPMENT AUTHORITY
(DEVELOPMENT CONTROL & BUILDING)

No. F.1(31)99-MP

Dated 2.11.99

Sub: Minutes of the 101st Technical Committee meeting of DDA held on 14.10.99 at 10.00 A.M. in the Conference Hall, 5th floor, Vikas Minar, I.P. Estate, New Delhi

1. Item No. 38/99

Sub: Proposed modifications in building permission on residential plots in Rohini (Constructions) regularisation of projections on public land.
No. F PA/Dir. (Bldg.)/97/DDA/416

The item was deferred and it was suggested that since most of the area in Rohini had been transferred to MCD it would be appropriate that implications of the proposal given in agenda be examined in detail by MCD in the first instance.

2. Item No. 45/99

Sub: Regarding allotment of land to DVB at Kalkaji for construction of a 33 KV Grid Sub-Station.
No. F.6(22)90-MP F 6(22)98-MP

Vice-Chairman desired that a joint inspection be organised before it is discussed in Technical Committee.

3. Item No. 46/99

Sub: Proposed group housing complex on Khasra No. 1230/2 in Vasant Kunj, B-1, New Delhi.
No. 3(68)/97-MP

The item was deferred.

4. Item No. 47/99

Sub : Development Control Norms in respect of plot No. 16 & 17, Baba Kharak Singh Marg, New Delhi for Emporia belonging to M/s Handicrafts Bhawan.
No. F.16(12)/94-MP

Chief Architect, CPWD observed that the comprehensive plan for the State Emporia Complex at Baba Kharak Singh Marg was already approved during 1960s, relaxation in ground coverage, FAR and height be granted.

After detailed discussion the proposal was agreed in principle. However, it was felt that CPWD be requested to submit a copy of the earlier approved comprehensive scheme to DDA for examination. In case the scheme did not have any adverse implications on other such requests for higher ground coverage and FAR, the same be put up for consideration of the Authority as a special permission as the scheme seemed to uplift the facade and visual environment of the area in general.

5 Item No 48/99

Sub : Policy of resitement of existing Petrol Pump in Delhi.
No. F.7(3)/97-MP/PLI

After detailed discussion, the proposed guidelines for resitement of existing petrol pumps in Delhi was recommended for approval by the Technical Committee with following modifications :

- i. Para 4(a)(I) and 4(a)(iv) be merged
- ii Para 4(a)(iii) be modified to read as "in case petrol pump is existing/functioning on 18m/24m R/W road it shall not be eligible for resitement. However, no new petrol pump site shall be located on less than 30 mt. wide road, except wherever it forms part of any approved commercial scheme".
- iii. Para 4(d)(I) be read as "Indian Road Congress norms for petrol pumps are not mandatory."
- iv. On the issue of resitement cases of outside Delhi, Technical Committee decided that such cases should not be recommended to be sited within Delhi by any recommending Authority.

6. Item No. 49/99

Sub : Change of land for plot Nos. 3 & 7 Sikandra Road from 'PSP' to
'Residential'
No. F.16(25)/88-MP

In view of the fact that the plot no. 3 & 7 Sikandra Road formed part of public and semi public use persistently in MPD-1962 as well as in MPD-2001 and also the fact that these fell within the Lutyns Bungalow Zone, Technical Committee could not recommend at this stage the proposal of change of land use considering that while approving recently the Zonal Development Plan of Zone-D, the Ministry had recommended that Lutyns Bungalow Zone needed to be studied in greater details.

7. Item No. 50/99

Sub : Proposal for permitting uses other than residential in residential area under mixed land use policy of the MPD-2001
No. F.10(5)/81-MP/PLI

After detailed discussion the proposal was recommended for consideration of the Ministry for permitting **Clinic, Voluntary Health Services, Music and dance school, Creche & Day Care Centre, Art Gallery, Dispensary, Post Office, Telegraph & Booking Centre, Police Post, STD/ISD booths** under the mixed land use regulations subject to adoption of following guidelines :

- i. The minimum road frontage, minimum plot size, maximum FAR, parking requirement, permission fee etc. shall be same as approved by the Ministry recently for "Nursing Homes, Guest Houses and Banks" in residential areas under mixed land use policy.
- ii. The maximum size of plot prescribed as 1000 Sq.mt. in case of Banks, Guest Houses and Nursing Homes etc. by the Ministry vide guidelines issued on 7.5.99 may be removed. However, maximum permissible floor area on plots more than 1000 Sq.mt. will be as applicable for 1000 Sq.mt. plots.
- iii. In case of the plot, if located on 30 mt. or above roads and having service road, the upper limit of 2/3 FAR may be regularised by allowing proposed activity in the full plot but beyond the 2/3 limit, the permission for extra FAR shall be charged with the double rate of the permission fee.

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applicable in that particular area and necessary modification in layout for use of the plot shall be made.

Technical Committee desired that the above items be communicated to the Ministry for their concurrence before processing for amendment in the Master Plan.

8. Item No. 51/99

Sub: Approval of route alignment of HT lines of Delhi Vidyut Board
No. F.6(19)/99-MP

After detailed discussion, Technical Committee recommended that the approval of route alignment of underground lines need not be put up to Technical Committee and be examined by concerned Director(Plg.) of the respective areas in a time bound manner subject to clearance of land/road owning agency.

9. Item No. 52/99

Sub: Way leave permission for laying 2 nos. 3X300 Sq.m. XLPE cable from Kilokri S/Stn. to Sarai Julena 33 KV S/Stn.
No. F.6(31)/98-MP

The proposal for laying 2 nos. 3X300 Sq.m. XLPE cable from Kilokri S/Stn. to Sarai Julena 33 KV S/Stn. was approved subject to clearance of road owning agency.

(K.K.BANDYOPADHAYAY)
ADDL.COMMR.(PLG.)/(DC&B)
MEMBER SECRETARY

NO.F.1(31)/99-MP/

Dated 2.11.99

Copy to :

1. OSD to V.C.,DDA for information of the latter.
2. Secy. to L.G., Delhi
3. Engineer Member, DDA
4. Principal Commissioner, DDA
5. Commissioner(Plg.), DDA
6. Commissioner(LM), DDA
7. Commissioner(LD), DDA
8. Chief Architect, DDA
9. Addl. Commr. (DC&B), DDA
10. Addl. Commr. (MPFR), DDA
11. Addl. Commr. (UDF), DDA
12. Chief Planner, TCPO
13. Chief Architect, NDMC
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17. Sr. Architect, HSTP, CPWD
18. Dy. Commr. of Police (Traffic), Delhi
19. Chief Engineer (Elect.), DDA
20. Director (LS), DDA
21. OSD (AP), DDA

chd. ev. (Plg) A.V.B.

(R.K.JAIN)
JOINT DIRECTOR (HF)

37

DELHI DEVELOPMENT AUTHORITY
(DEVELOPMENT CONTROL & BUILDING)

No. F.1(31)99-MP /D-34

15.10.99

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The list of the participants is annexed.

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DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

NO.F.1(31)99/MP

Dated: 2.11.99

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The following were present:

DELHI DEVELOPMENT AUTHORITY:

- | | | |
|----|--|------------|
| 1. | Sh.P.K. Ghosh, Vice Chairman, DDA | (In Chair) |
| 2. | Sh. R.K. Bhandari, Engineer Member | |
| 3. | Sh. Vijay Risbud, Commissioner (Plg.) | |
| 4. | Sh. K.K. Bandyopadhyay, Addl Commr. (DC&B) | |
| 5. | Sh. U.S. Jolly, Commissioner (LM) | |
| 6. | Sh. Pradeep Behari, Chief Architect | |
| 7. | Sh. Chandra Ballabh, Addl. Commr. (MP&PR) | |
| 8. | Smt. Savita Bhandari, Dir. (LS) | |

T.C.P.O.:

8. Sh. K.T. Gurumukhi Addl Chief Planner

M.C.D.:

9. Sh. Shamsher Singh, Addl. Town Planner

D.V.B.

10. Sh.D.K.Suri, Addl.C.E.(Plg.)
11. Sh.A.C.Mehta, S.E.(Plg.-II)

C.P.W.D.

12. Sh. R.D. Rastogi, Chief Architect
13. Sh.R. S. Kaushal, Senior Architect

-L&DO

14. Sh.R.L.Singla, Building Officer

N.D.M.C.

15. Sh.Suresh Kumar Architect

Delhi Traffic Police

16. Sh.Mangesh Kashyap ACP/Traffic (East)

Special Invitees

17. Sh. N.K. Aggarwal, OSD (AP)
 17 a. Sh. S.K. Oberoi, SLC HPCL
 18. Sh. Alok Upadhyay, Dy. Manager SLC
 19. Sh. Kuldeep Raj, Director (Bldg.)
 20. Sh. S. Srivastava, Director (AP) I DDA
 21. Sh. Parkash Narayan, Director (TT)
 22. Sh. S.C. Karanwal, ACA-I DDA
 23. Sh. K.L. Sabharwal, Director (AP) III DDA
 24. Sh. C.L. Aggarwal, ACA-II DDA
 25. Sh. B.L. Khurana, C.E. (Elect.) DDA
 26. Sh. Shamim Ahmed, DLM (HQ) DDA
 27. Sh. D.K. Saluja, Director (AP) II DDA
 28. Sh. B.K. Jain, Director (MP&RR) DDA
 29. Dr. S.P. Bansal, Director (DC) DDA
 30. Sh. R.K. Jain, Jt. Dir. (MP) DDA
 31. Sh. H.S. Dhillon, Dy.Dir. (TT) DDA
 32. Sh. N.K. Chakarwarty, Jt. Director (AP)I
 33. Sh. Chaman lal, Dy. Dir. (Bldg.)

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DELHI DEVELOPMENT AUTHORITY
(DEVELOPMENT CONTROL & BUILDING)

No. F.1(31)99-MP

Dated 2.11.99

Sub : Minutes of the 101st Technical Committee meeting of DDA held on 14.10.99 at 10.00 A.M. in the Conference Hall, 5th floor, Vikas Minar, I.P. Estate, New Delhi

1. Item No. 38/99

Sub : Proposed modifications in building permission on residential plots in Rohini (Constructions) regularisation of projections on public land.
No. F.PA/Dir.(Bldg.)/97/DDA/416

The item was deferred and it was suggested that since most of the area in Rohini had been transferred to MCD it would be appropriate that implications of the proposal given in agenda be examined in detail by MCD in the first instance.

2. Item No. 45/99

Sub : Regarding allotment of land to DVB at Kalkaji for construction of a 33 KV Grid Sub-Station.
No. F.6(22)90-MP

Vice-Chairman desired that a joint inspection be organised before it is discussed in Technical Committee.

3. Item No. 46/99

Sub : Proposed group housing complex on Khasra No. 1230/2 in Vasant Kunj, B-1, New Delhi.
No. 3(68)/97-MP

The item was deferred.

4. Item No. 47/99

Sub : Development Control Norms in respect of plot No. 16 & 17, Baba Kharak Singh Marg, New Delhi for Emporia belonging to M/s Handicrafts Bhawan.
No. F.16(12)/94-MP

Chief Architect, CPWD observed that the comprehensive plan for the State Emporia Complex at Baba Kharak Singh Marg was already approved during 1960s, relaxation in ground coverage, FAR and height be granted.

After detailed discussion the proposal was agreed in principle. However, it was felt that CPWD be requested to submit a copy of the earlier approved comprehensive scheme to DDA for examination. In case the scheme did not have any adverse implications on other such requests for higher ground coverage and FAR, the same be put up for consideration of the Authority as a special permission as the scheme seemed to uplift the facade and visual environment of the area in general.

5. Item No. 48/99

Sub : Policy of resitement of existing Petrol Pump in Delhi.
No. F.7(3)/97-MP/Pl.I

After detailed discussion, the proposed guidelines for resitement of existing petrol pumps in Delhi was recommended for approval by the Technical Committee with following modifications :

- i. Para 4(a)(I) and 4(a)(iv) be merged.
- ii. Para 4(a)(iii) be modified to read as "in case petrol pump is existing/functioning on 18m/24m R/W road it shall not be eligible for resitement. However, no new petrol pump site shall be located on less than 30 mt. wide road, except wherever it forms part of any approved commercial scheme".
- iii. Para 4(d)(I) be read as "Indian Road Congress norms for petrol pumps are not mandatory."
- iv. On the issue of resitement cases of outside Delhi, Technical Committee decided that such cases should not be recommended to be sited within Delhi by any recommending Authority.

6. Item No. 49/99

Sub : Change of land for plot Nos. 3 & 7 Sikandra Road from 'PSP' to
'Residential'
No. F.16(25)/88-MP

In view of the fact that the plot no. 3 & 7 Sikandra Road formed part of public and semi-public use persistently in MPD-1962 as well as in MPD-2001 and also the fact that these fell within the Lutyns Bungalow Zone, Technical Committee could not recommend at this stage the proposal of change of land use considering that while approving recently the Zonal Development Plan of Zone-D, the Ministry had recommended that Lutyns Bungalow Zone needed to be studied in greater details.

7. Item No. 50/99

Sub : Proposal for permitting uses other than residential in residential area under mixed land use policy of the MPD-2001.
No. F.10(5)/81-MP/Pl.I

After detailed discussion the proposal was recommended for consideration of the Ministry for permitting **Clinic, Voluntary Health Services, Music and dance school, Creche & Day Care Centre, Art Gallery, Dispensary, Post Office, Telegraph & Booking Centre, Police Post, STD/ISD booths** under the mixed land use regulations subject to adoption of following guidelines :

- i. The minimum road frontage, minimum plot size, maximum FAR, parking requirement, permission fee etc. shall be same as approved by the Ministry recently for "Nursing Homes, Guest Houses and Banks" in residential areas under mixed land use policy.
- ii. The maximum size of plot prescribed as 1000 Sq.mt. in case of Banks, Guest Houses and Nursing Homes etc. by the Ministry vide guidelines issued on 7.5.99 may be removed. However, maximum permissible floor area on plots more than 1000 Sq.mt. will be as applicable for 1000 Sq.mt. plots.
- iii. In case of the plot, if located on 30 mt. or above roads and having service road, the upper limit of 2/3 FAR may be regularised by allowing proposed activity in the full plot but beyond the 2/3 limit, the permission for extra FAR shall be charged with the double rate of the permission fee

applicable in that particular area and necessary modification in layout for use of the plot shall be made.

Technical Committee desired that the above items be communicated to the Ministry for their concurrence before processing for amendment in the Master Plan.

8. Item No. 51/99

Sub : Approval of route alignment of HT lines of Delhi Vidyut Board.
No. F.6(19)/99-MP

After detailed discussion, Technical Committee recommended that the approval of route alignment of underground lines need not be put up to Technical Committee and be examined by concerned Director(Plg.) of the respective areas in a time bound manner subject to clearance of land/road owning agency.

9. Item No. 52/99

Sub : Way leave permission for laying 2 nos. 3X300 Sq.m. XLPE cable from Kilokri S/Stn. to Sarai Julena 33 KV S/Stn.
No. F.6(31)/98-MP

The proposal for laying 2 nos. 3X300 Sq.m. XLPE cable from Kilokri S/Stn. to Sarai Julena 33 KV S/Stn. was approved subject to clearance of road owning agency.

(K.K.BANDYOPADHAYAY)
ADDL.COMMR.(PLG.)(DC&B)
MEMBER SECRETARY

NO.F.1(31)/99-MP/

Dated 2.11.99

Copy to :

1. OSD to V.C.,DDA for information of the latter.
2. Secy. to L.G.,Delhi
3. Engineer Member,DDA
4. Principal Commissioner,DDA
5. Commissioner(Plg.),DDA
6. Commissioner(LM),DDA
7. Commissioner(LD),DDA
8. Chief Architect,DDA
9. Addl.Commr.(DC&B),DDA
10. Addl.Commr.(MPPR),DDA
11. Addl.Commr.(UDP),DDA
12. Chief Planner,TCPO
13. Chief Architect,NDMC
14. Town Planner,MCD
15. Secretary,DUAC
16. Land & Development Officer,MUD
17. Sr.Architect,H&PP,CPWD
18. Dy.Commr. of Police(Traffic),Delhi
19. Chief Engineer(Elect.),DDA
20. Director(LS),DDA
21. OSD (AP),DDA

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

**DELHI DEVELOPMENT AUTHORITY
DEVELOPMENT CONTROL WING**


No. F.1(2)99/MP

Oct. 11th, 1999

MEETING NOTICE

The 101st Technical Committee meeting of Delhi Development Authority will be held on 14.10.99 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 make it convenient to attend the meeting.


(K. K. BANDYOPADHYAY)
ADDL. COMM. (DC&B)
MEMBER SECRETARY
PH.(OFF) 3319931
(RES) 5720946

I N D E X

S.NO.	ITEM NO.	PARTICULARS	PAGE NO.
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4.	47/99	Development Control Norms in respect of plot no.16 & 17, Baba Kharak Singh Marg, New Delhi, for Emporia belonging to M/s Handicrafts Bhawan. F.16(12)/94-MP	9 - 10
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6.	49/99	Change of land for plot nos. 3 & 7 Sikanāra Road from 'PSI' to 'residential'. F.16(25)/88-MP	14 - 16
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9.	52/99	Way leave permission for laying 2 nos. 3X300 Sqm. XLPE cable from Kilekri S/Str. to Sarai Julana 33 KV S/Str. F.6(31)/98-MP	29 - 30

Sub: Proposed modifications in building permission on residential plots in Rohini (Constructions/regularisation of projections on public land).

No.PA/Dir.(Bldg.)/97/DDA/414

1.0 Background:

In the Rohini Scheme, plots of various sizes from 26 sq.m. onwards had been allotted to EWS/LIG/MIG categories. Standard design for such plots were also prepared and supplied by the DDA to the allottees so that they could get instant sanction for construction of houses as per design.

The frequent deviations from the approved building plans which are non-compoundable attracting action under section 30 & 31-A of Delhi Development Act, 1957. For the time being 1000 cases are booked for such action. *Approx.*

2.0 Earlier discussion in Technical Committee:

- a) Case for relaxation in Development Control norms was discussed earlier in the Technical Committee in its meeting held on 14.9.93 vide Item No. 94/93 where the following decision was taken:-

"The Development Controls provided in Development Code of MPD-2001, applicable to residential plots with regard to coverage, FAR, height, basement, setback, etc. be followed.

Extra coverage/FAR only to the extent of 5% or 13.5 sq.m. whichever is less, as being followed may also apply on plots in Rohini Scheme. In no case, building should be allowed on road and common lands".

- b) On receipt of various representations, the matter was further considered by the Technical Committee in its meeting held on 12.11.97 vide Item No. 53/97. The proposals included regularisation of projections on public land, regularising ramps upto 90 cm. outside the plot and additional FAR etc.

1.9

Site Inspection & Observations:

Technical Committee deferred its decision and recommended a site visit alongwith VC, DDN. Inspection was organised and as per Inspection note of VC, it was observed that any encroachment or projection on public land which does not affect or cause hazard to this community, or affects services and pedestrian movement can only be considered for compounding or regularisation.

The inspection report was discussed in the Technical Committee vide Item No. 42/98 on 30.6.98 and the following was decided:

"The proposal was discussed in detail and Technical Committee agreed with the proposal that uniform development control norms as given in MPD-2001 may be applicable in Rohini and the plot owners who have been allotted residential plots for construction as per standard design are also eligible to get the approval of building plans as per MPD-2001 norms subject to payment of betterment charges at prescribed rates".

Though the matter has been discussed in the meetings of Technical Committee from time to time, the Committee has not given any direction on the issue of regularisation of the projections on public land.

4.6

Proposal:

This specific issues which require consideration are:-

- (a) Construction of balconies/sun-shades projecting on public land;
- (b) Opening of doors and windows in case of corner plots.
- (c) Sun-shades upto 75 cm. may be regularised at lintel level only, by charging the fee @ compounding rate/ground coverage, Rs. 250/- per sq.ft.

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- 4 -

- (d) Balcony at the roof level to the maximum extent of 90 cm./3 ft. only in the front side of the plot @ Rs.500/- per sq.ft.
- (e) No construction of any kind i.e. toilet, cupboard, addition of balcony space to the room etc. should be permitted on the projection as (ii) above.
- (f) No any projection at the roof level/at the lintel level should be allowed on the other sides other than the main entrance.
- (g) Doors and windows may be allowed to be opened on either sides of the plot which are situated on atleast 9 mt. wide road, but the doors and windows panes should open inside the premises and not on the public land.

5.6

Proposal as given in para 4.0 above is put up in Technical Committee so that necessary amendments may be made in Building Bye-laws.

A. J. J. J.
12/8/99.

12/8/99

- 5 -

SUB: AGENDA FOR TECHNICAL COMMITTEE REGARDING ALLOTMENT OF LAND TO D.V.B. AT KALKAJI FOR CONSTRUCTION OF A 33 KV. GRID SUB-STATION.

REF: FILE NO. F.6(22)98-MP.

1.0 BACKGROUND:

- 1.1 This is a case regarding allotment of land to D.V.B. at Kalkaji for construction of a 33 KV Grid sub-station as requested by the Chief Engineer (Plg.), D.V.B. vide his letter No. CE(Plg.)28/220 dt. 19.8.98. Alongwith this request he has also enclosed a plan of proposed site measuring 32mtr x 105 mtr. in K-Block, Kalkaji near Govt. School and Balaji Estate.

2.0 EXAMINATION:

- 2.1 This case has been examined by the various Units of this Department and for the site under reference a letter was sent to the Chief Engineer(Plg.), D.V.B. stating therein that this site is not feasible due to its width and area which is less than the required area of plot. This land is also a part of MOR pocket proposed for residential plotted development (Ref. C/23).
- 2.2 Again on 10th June 1999 the area was inspected by the Hon'ble Power Minister alongwith the officers of D.V.B. and DDA and desired to allot the land to DVB at the earliest possible.
- 2.3 After various meetings, discussions and site inspection and comments of the different offices, a site in MOR pocket No. 104 has been identified. With the dimensions as 87mtr. long, one side is 36 mtr. wide and the other is 24 mtr. wide, the total area comes out to 2600 sqm. This site includes plot No. 43 to 54 of this MOR pkt.

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- 6 -

A triangular strip along and alongside the road, of park adjacent to these plots, has also been merged in this proposed ESS plot. So, after merging these plots no 48 to 54, the road area and a triangular strip of park area to total area comes out to be 2600 sqm. which is sufficient to meet the requirement of D.V.R. and fulfills the norm for 33 KV grid sub-station site of 45mtr. x 75mtr. approx.

3.0 PROPOSAL/RECOMMENDATION:

- 3.1 As proposed in para 2.3 above the area and dimensions are as per the requirement of D.V.R. for construction of a 33 KV grid sub-station, therefore, the site as earmarked on a copy of plan placed at 33/C is proposed for its approval by the Technical Committee.

The Agenda is submitted before Technical Committee for its consideration and approval.


JP, DIR. (AFVT)
11.8.90

Subject : Proposed Grouping Housing Complex on Khasara No.1230/2 in Vasant Kunj B-1.

1.0 BACKGROUND

- 1.1 Addl. Town Planner, MCD vide letter dtd. 21.8.97 has requested to examine the above proposal in respect of Khasra No.1230/2 measuring 1.3329 Acres received by the MCD with respect to ownership of the land and use of the site for Group Housing and clearance/NOC.

2.0 DETAIL OF EXAMINATION

- 2.1 The request received from the MCD has been examined in consultation with Lands Deptt. and following are the observations:-
- i) The land bearing Khasra No.1230/2 at Vasant Kunj is unacquired as per the report of Lands Deptt.
 - ii) The area under reference is de-notified from the development area of the DDA vide notification No.23(93)/86-Bldg./Part File and building activities falls under the jurisdiction of MCD.
 - iii) The landuse details are as under:-
 - a) As per MHD-2001 - Residential
 - b) As per approved Zonal Development Plan of Zone-F - Residential
 - c) As per approved Mehrauli-Manipal - Group Housing
our Scheme approved by authority
vide resolution No.218 dtd. 12.11.83
 - d) As per Vasant Kunj Residential Scheme - Group Housing

3.0 EXISTING SITE CONDITIONS

- 3.1 The site is lying vacant and a boundary wall has been constructed by the owner of the land.

- 24
- 8
- 3.2 The site is located on 13 mt. wide road on 3 sides and part of the land is affected in the proposed road of DDW (Plan laid on the table).
- 3.3 Min. of Urban Development vide its notification No.R-13011/17/96-DD-1B dtd. 5.3.99 on the subject change of norms for Group Housing in Delhites based guidelines for the construction by the private developers and minimum plot size for Group Housing is reduced from 4000 sq.mt. to 3000 sq.mt.

4.0 PROPOSAL

- 4.1 In view of the above following is placed before the Technical Committee for its consideration:

i) From Planning point of view we may have no objection if MCD considers the proposal submitted by the applicant for the development of land is group housing complex subject to the following conditions:-

- a) The proposal would be examined by MCD in pursuance of the guidelines issued by the Min. of Urban Development,
- b) Land required for 13.5 mt. road will be surrendered by the applicant to the DDW free of cost and he will be given the benefit of FAR for the total plot.

- 5.0 Proposal contained in para-4 above is placed for the consideration of The Technical Committee.

W. S. Mehta
JP (MCD) 23/8

**SUBJECT : DEVELOPMENT CONTROL NORMS IN RESPECT OF PLOT
NO.16 & 17 BABA KHARAK SINGH MARG, NEW DELHI FOR
EMPORIA BELONGING TO M/S. HANDICRAFT BHAWAN**

1.0 BACKGROUND:

- 1.1 The above subject matter was considered by the Technical Committee vide Item No.72/95/TC (agenda/decision of TC enclosed) in its meeting held on 12.9.95 wherein the following decision was taken:-

"After discussing in detail, Technical Committee observed that revised plan indicating the area for building and parking be prepared and the same be submitted through NDMC so that necessary Master Plan modifications could be processed."

- 1.2 In pursuance of the decision of the Technical Committee and a meeting was held on 16.1.98 under the chairmanship of Commissioner(Plg.) and Secretary (Textile) Ministry of Textile, Govt. of India was requested to impress upon CPWD for a comprehensive scheme to be submitted to NDMC for approval. It was also suggested therein that after receiving the scheme from NDMC the necessary modifications in MPD-2001 shall be processed by the DDA through Technical Committee.

- 1.3 In pursuance of letter dated 2.3.98 Chief Architect, CPWD vide his letter dated June 1999 has submitted the detail scheme of the area

2.0 DETAILS OF EXAMINATION

- 2.1 The Emporia Complex at Baba Kharak Singh Marg was designed way back in 1960 by CPWD, on the basis of Urban Design and Development norms applicable at that time. Out of the total office envelopes envisaged, three have already been constructed. The fourth envelop has now been allotted for construction of Handloom Bhawan. Earlier, proposal were prepared by Chief Architect, National Industrial Development Corporation (NIDC) and submitted to NIDC which were referred forward to DDA

- 2.2 a) Reference page 161 gazette 1.8.90 - The State Emporia Complex on Baba Kharak Singh Marg as already developed, appears to be disjointed. Single storeyed shopping arcade connections should be provided.

b) The integrated scheme will have the following norms:-

Maximum ground coverage	-	25%
Maximum FAR	-	150
Parking	-	Two ECS for 100 cars. of floor area be approved by NDMC/DUAC

- 2.3 From the summary examinations of the proposal submitted by CPWD it is observed that a proposal does not meet the recommendations of the Master Plan 2001 in the following aspects.

- i) Ground coverage and FAR achieved in the scheme are 49.3% and 208.72 as against 25% and 150 as prescribed in the Master Plan.

- ii) Instead of single storey link between the various blocks four storeyed development has been proposed on both the plots. One already allotted to Textile Ministry for Handicraft Bhawan and the other presently for the use of Coffee Home proposed to develop the parking plus restaurants.

3.0 PROPOSAL

- 3.1 The proposal submitted by Chief Architect CPWD for development of plots No. 16 & 17 as four storeyed one for accommodating the Textile Bhawan and the other for accommodating the restaurants and parking in the same manner as three plots is placed before the Technical Committee for its consideration.
- 3.2 Ministry of Textile may be allowed to take up the development of Handicraft Bhawan as per the proposal of CPWD pending the amendments in MPD-2001/ incorporation of the entire proposal of State Emporia Complex in MPD-2021.
- 3.3 NDMC would take up the sanction of the building plans in accordance with the proposal of CPWD and in accordance of other norms allowed in the Master Plan/Zonal plan/Building Bye-laws.

Handwritten signature
21.9.79

SUB: POLICY OF RESITEMENT OF EXISTING PETROL PUMPS IN DELHI
F7(3)97-MP

BACKGROUND:

Delhi Development Authority has been receiving a number of requests from the various Oil Companies for resitement of existing petrol pumps considering them objectionable for reasons like a) Improvement of circulation system, b) construction of grade separators c) Reduction in the sale d) Affected in implementing the project by Govt. Agencies etc. from time to time. e) Not confirming to IRC recommendations. These cases are being examined and put up to Technical Committee in an isolated manner. Keeping in view that there are a large number of cases of L.O.I holders pending with DDA for allotment of Petrol Pumps sites against limited sites, it is desirable to have a comprehensive policy for resitement of petrol pumps within National Capital Territory of Delhi.

2. EXISTING SCHEME FOR ALLOTMENT OF PETROL PUMPS AND GAS GODOWN SITES IN DELHI, AS APPROVED BY AUTHORITY VIDE ITEM NO. 106/95 dt. 16.10.95)

While considering the scheme for allotment of petrol pump and gas godown sites in Delhi approved by the Authority vide resolution no. 106/95 dt. 16.10.95 the Authority has also approved the policy for resitement of petrol pumps, with following features:-

- a) Resitement case have to be approved by the Technical committee of the DDA, except those cases which have been approved by the Ministry of Petroleum.
- b) A separate list of resitement cases will be maintained
- c) If a site becomes available within the same planning zone where it is presently located, the new site available will be allotted as resitement, irrespective of applicant's seniority in the list of cases to be resited.
- d) If no resitement site is available within the zone, the application will be treated at the bottom of the list of the Ministry.

3. REVISED POLICY OF MINISTRY OF PETROLEUM AND NATURAL GASES
NOTIFIED BY NOTIFICATION NO. MOR 19018/31/96-mc dt. 18.5.98

As per this notification, the criteria for resitement is as under:

"Only those resitement proposals shall be considered which are necessary on account of unavoidable circumstances like closure of traffic, construction of fly over etc. The Oil

20 12 -
Co. will submit their report along with all supporting documents for discussion, in the Industry meeting (Annexure I)

4.0 PROPOSED GUIDELINES:

a) Eligibility criteria:

i) As per the policy of Ministry of Petroleum dt. 18.5.98 all cases identified by oil companies \ LOI holders for resettlement are to be first discussed by the committee constituted by the Oil Industry for this purpose. Only the cases recommended by this committee may be examined by DDA, on quarterly basis. ^{the decision of the committee} ~~in the decision of the committee~~ ^{on the basis of} all supporting documents.

ii) The petrol pumps located along the road side may be considered for shifting, if the land is required for road improvement/widening, as per an approved plan. These are to be identified while the scheme is being submitted for approval with all relevant details eg existing size as per licence, land required for the scheme, status of land, and actions taken by implementing agency to take over the land etc.

iii) In case petrol pump is existing/functioning on 18 m / 24 m R/W road, it shall not be eligible for resettlement. However, no new petrol pump site shall be located on 30 mtr. road as per MPD-2001.

iv) The resettlement sought due to reduction in sale on account of any planned scheme \ project may be entertained by DDA, provided it is referred by an Oil Company \ Ministry, mentioning that the sale level is below the prescribed limit and petrol pump is not feasible in its existing location.

b) Preferred location/size:

i) The petrol pumps eligible for shifting should preferably be relocated by the same land owning agency who initially made the allotment. In case land is not available with land owning agency, the case may be considered by DDA.

ii) The petrol pumps which are affected in any scheme \ project may be readjusted \ relocated preferably in the same area, by making adjustments in the layout plan of the vicinity.

iii) In case a part of land of petrol pumps is required for any planned scheme \ project, petrol pump may continue on the same site provided the remaining plot area conform to the minimum size 30 x 36 mt. and is located on a road 30 mtr. or above. However, in no case site less than 30 x 17 mtr. may be considered adequate.

c) Use of vacated site

i) The site vacated due to resitement of petrol pump, shall be utilised by DDA / land owning agency for community facilities or other uses based on locational considerations.

d) Others

i) IRC norms for the petrol pumps are not mandatory. However, for rural areas IRC norms seems relevant and may be followed to the extent possible.

ii) After allotment of alternative site, the owner shall have no right to claim any interest or compensation for the land so vacated by him.

iii) After the resitement licence fee shall be worked out depending on additional facilities provided e.g. service station / work shop / kiosks etc. considering them as commercial activities.

5.0 RECOMMENDATIONS:

Proposed guidelines as given in para ⁴/₄ above, are placed for consideration of the Technical Committee.



Sub:- Change of landuse for plot No. 3 & 7 Sikandara Road
from Public & Semi Public to Residential sub
Zone D-3
(File No. F.16(25)88-MP

1.0 PROPOSAL IN BRIEF:- The case is regarding the change of landuse of plot No. 3 & 7 Sikandara Road from Public & Semi-public to residential as has been decided to process the change of land use of the plot vide letter dt. 20.5.99.

2.0 BACKGROUND:- This case was put up in the meeting of the Technical Committee in its meeting held on 10.8.99 under item No. 34/99 wherein it was decided that matter requires re-examination with input from the Legal Department in terms of lease conditions vi-a-vis landuse proposals as well as keeping in view other planning implications in terms of recommendation of the Bich Committee/finally approved LBZ boundary and integrated scheme for the entire triangular pocket.

3.0 RE-EXAMINATION AND OBSERVATIONS: The case has been re-examined in view of the legal points and the judgement of the two court cases which have already been decided by Hon'ble Supreme Court and the High Court with respect to the lease conditions and the land use of the Master Plan for Delhi. In one of the para of the judgement following has been mentioned:

The change of uses of the land permitted by the plan was only enabling in nature. It lifted the restriction which was otherwise there for using the land for commercial purpose. The land has to be used as per the agreement between the contracting parties and no change of the uses can be made contrary to the agreement even if the plan permits such uses. The plan helps the parties to change the user, if the parties mutually agreed to do so. It does not permits the occupants the change the user unilaterally.

In another case of Delhi High Court Union of India & others versus Smt. Kamla Bakshi & others in CM No. 1538/87 and LPA No. 38 of 987 dt. 3.12.87 on copy of which is available opposite side it has been held as under:-

The Master Plan or, the Zonal Plan, which are statutory plans may have permitted commercial user of the plot in dispute also but the fact remains that the terms of the

lease between the parties prohibited any user other than that of a residence without the prior consent in writing of the lessor. The power which the lessor has reserved in the lease is to permit a change of user or conversion of user only with its express permission. It is a contractual power or right of the lessor. The Master Plan or the Zonal Plan have not the effect the wiping off the contractual right.

4.0 OTHER OBSERVATIONS: Other observations with respect to the lease as have been received vide letter dt. 30.12.94 of Land & Development Office of Govt. of India in respect of plot No. 3 are as under:-

" The lease will ~~not~~ without such consent as aforesaid make any alteration in the plan or elevation of the said residence or attached buildings(or carry on or permit to be carried on the said premises any trade or business whatsoever or use the same or permit the same to be used for any purpose other than of a residence."

As the premises in the triangular portion are leased for the residential purposes. It has been requested that the land use may not be change in the Zonal Plan from residential to institutional use.

There is a triangular piece of land measuring 11.50 hect. bounded by Sikandara Road, Bhagwan Dass Road and Tilak Marg (Sub-zone D-3) Land Use as per MPD-2001 of this triangular portion is public and semi-public and form part of L&E area. Plot No. 3 & 7 measuring 2.7 acres(1.09 ha.) and 2.8 acres (1.12 hect.) respectively form part of this triangular portion.

The Development Control Norms shall be as per residential use (Bungalow plot irrespective of the land use category. This has been indicated on page(11) of the Draft Zonal Development Plan report submitted to the Ministry and under consideration for the approval.

5.0 LANDUSE OF PLOT NO. 3 & 7 .

- i) As per approved Zonal Plan for Zone D-3 (MPD-1962) now sub-zonal plan is 'Public & Semi-Public' facilities (Educational & Research Institute).
- ii) As per MPD-2001 public & Semi-public facilities.
- iii) As per draft Zonal plan for Zone 'D' (MPD-2001)' Public & Semi Public facilities'(Educational & Research Institute)

6.0 RECOMMENDATIONS: The proposal is for the change of land use of plot No. 3 & 7 from public & Semi-Public to residential at Sikandara Road is put up for consideration of the Technical Committee alongwith the legal views taken in the judgement of the 2 sub cases mentioning therein that the lease conditions and the uses mentioned in the lease to prevail over the Master Plan for Delhi until and unless lessor and lessee agrees for the change of land use as per proposals of the Master Plan for Delhi.

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20.7.99

SUB: Proposal for permitting uses other than residential in residential area under mixed land use policy of the MPD-2001
F10(5)81-MP-Pt.I

1.0 INTRODUCTION: The policy paper regarding the permissibility of uses other than residential in residential area was put up for consideration before the Tech. Committee in its meeting held on 10.8.99 wherein decision has been taken that matter be referred to TCPO, MCD, NDMC & L.D.O for getting their views and a comprehensive proposal be accordingly be put up again before the Tech. Committee.

As a follow up action the decision of the Tech. committee, a meeting was convened under the chairmanship of Commr. (Plg.) on 10.9.99 which was attended by the representatives of TCPO, NDMC, MCD, L&DO Officers from the Planning Department of the DDA. In the meeting detail discussion took place on the provisions of MPD-2001 regarding the mix land use policy and the subsequent amendment notified by the MOUA&E on 7.5.99. In brief the provisions of the MPD-2001 regarding the mix land use policy are as under:

2.0 PROVISIONS OF MPD - 2001: In the Master Plan for Delhi 2001 Mixed use has been defined as "Permission of non - residential activity on residential plot or residential flat" Specific provisions for the Mixed use have been given for Walled City and Karol Bagh and other parts of the Special area in the relevant section. The salient features for this Mixed land use policy \ regulations are as under:

- i) The Commercial activity allowed shall be only on the ground floor to the extent of 25% or 50 sqm whichever is less.
- ii) The activity which shall not be allowed are:
 - (a) Retail shops
 - building materials (timber timber products marble, iron and steel and sand)
 - firewood coal
 - (b) Repair shops
 - Automobiles repair and workshops
 - cycle rickshaw repairs

Rt. 7/11

- tyre resorting and retreading

- battery charging

(c) Service shops

- Flour mills (more than 3 kw power load)

- fabrication and welding

(d) Storage godown and warehousing

(e) Manufacturing units (excluding household industry)

(f) Junk shop

3.0 AMENDMENTS IN MASTER PLAN FOR DELHI-2001. Mixed land use regulations in MPD-2001 have been provided under clause 10 of the Development Code Ministry of Urban Affairs & Employment has recently notified amendments in the Master Plan for Delhi -2001 by permitting Banks, Nursing Homes and Guest Houses as Mixed Use in the residential plot. Guide lines have been issued for implementation of this notification (Annexure- I)

Ministry vide letter no.H-11011\17\91-DDIB dated 20.5.99 [Annexure -II } has requested DDA to identify other uses which could be considered for regularisation in the residential area which should not be hazardous and objectionable. In no circumstances Industrial uses are permitted in the residential area.

4.0 PROVISIONS & OBSERVATIONS: In view of the existing provisions of the permissibility of the commercial activity and other uses in residential area and subsequent amendment in MPD-2001 by allowing Nursing homes, banks, guest house and further deliberation held with the representatives of the local bodies and the Ministry (L&DO) It is proposed to allow the commercial activity and other uses already allowed in ED Use zone under clause 8(2)A permission of use premises in Use zones on page 152 & 153 of Gazette of MPD-2001, (as per annexure III) in the residential plots having size of 209 sq.mt or above under the mix land use policy with the conditions given at (i) to (ix)

Uses given in Annexure III at (2) are permissible with special permission from Authority under sub-clause 8(2) A. Therefore, uses/activities may also be permitted as mixed use without making any amendment in MPD-2001. Uses suggested at (3) of Annexure III have been taken from Hierarchy of Urban Development may also be considered for mixed use

Page

(i) The minimum road frontage shall be 18.5 mt. in residential area 13.5 in rehabilitation colony and 9 mt. in city area (special area). This requirements can be relaxed on the recommendations of the Delhi Fire Services

(ii) The minimum size of the plot as already approved by the Ministry and the Authority where such activity shall be permissible will remain as 209 sq.mtr. while the upper limit of the plot size of 1000 sq.mtr. which has already been notified in the guide lines of the Ministry of 7.5.99 may be removed. However, the max. permissible area on large size of plot will remain the same as is permissible in the plots of 1000 sq.mtr.

(iii) The maximum FAR which could be considered for conversion shall not exceed 2\3 of the permissible FAR on the plot.

(iv) In case of the plot, if located on 30 mtr. or above roads and having service road, the upper limit of 2\3 FAR may be regularised by allowing proposed activity in the full plot but beyond the 2\3 limit, the permission for extra FAR shall be charged with the double rate of the permission fee applicable in that particular area and necessary modification in layout for use of the plot shall be made.

(v) All parking requirements of plot size over 250 sqm is to be provided within the plot. In case of smaller plots, land in the vicinity shall be identified for development of common parking areas developed.

(vi) A permission fee shall be charged @ 10% per annum of the difference between the current commercial rate and current residential rate as approved by this Ministry of Urban Affairs & Employment. The fees shall be based on the actual floor area utilised for such non residential purposes. The amount collected through the levy of permission fee will be placed in a separate Escrow account by the concerned local body collecting it and will be utilised for augmentation of infrastructure in an around the area.

(vii) Where residential premises are already being put to such non residential use, the same will be regularised on their payment of permission fee from the current financial year.

(viii) Wherever premises are utilised for such non residential but permissible use, it will be ensured that no nuisance for hardship is created for the local residents.

(ix) In case of the Restaurant or laundry necessary clearance from the Fire Deptt. if applicable shall be obtained. In case of the restaurant permission shall be granted only on the corner plots of the residential area.

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5.0 RECOMMENDATIONS: The proposal given in para 4.0 above is put up for consideration of the Tech. committee so that the above mentioned activity may be allowed in the residential plot as the mixed use without making further processing under section 11 A of Delhi Development Act. for amendment in MPD-2001.

(2) Recommendation

TO BE PUBLISHED IN THE GAZETTE OF INDIA PART - II SECT
SUB SECTION (ii).

No. H-11017/7791-DDIB
Government of India
Ministry of Urban Development
(Delhi Division)

Nirman Bhavan, New
Dated the 7th May.

NOTIFICATION

WHEREAS certain modifications which the Government propose to make in the Master Plan for regarding the area mentioned hereunder were published Notice No. F.20(17)95-MP on 11.7.1998 in accordance with provisions of Section 44 of the Delhi Development Act, (61 of 1957) inviting objections/suggestions as required sub-section (3) of Section 11-A of the said Act, within 1 days from the date of the said notice,

2. WHEREAS no objections/suggestions were received regard to the proposed modification and whereas the Government have, after carefully considering all aspects of the matter, decided to modify the Master Plan,

3. NOW, THEREFORE, in exercise of the powers conferred by sub-section (2) of Section 11-A of the said Act, the Government hereby makes the following modification in the Master Plan for Delhi with effect from the date of publication of this Notification in the Gazette of India:

MODIFICATION

"At page 166 (LHS) of the Gazette of India Part II Section 3 sub-section (ii) dated 1.8.90, under heading 'Mixed Land Use Regulations, the following deleted in (iii):

- (d) Nursing Home
- (e) Guest House, Boarding House, Lodging House.

A layout plan of the area shall be prepared indicating (a) parking per standard (b) public convenience; (c) carriageways as prescribed for approval of the Competent Authority".

At page 166 (LHS) of the Gazette of India, Part -

Section 5 sub-section (ii) dated 1.8.90 under the head "Mixed land use regulations". the following incorporated after (b) Junk shops:

"Nursing Home, Guest House and Bank shall be allowed 'residential plots' of minimum size of 209 sqm. facing minimum road width of 18 mtrs. wide (9 mtrs. in 'spec' area and 13.5 mtrs. in rehabilitation colonies) subject to the conditions laid down in the guidelines issued this regard."

M. A. Dhe
(M. A. Dhe)

Under Secretary to the Government of India

To

The Manager,
Govt. of India Press,
Mayapuri, Ring Road,
New Delhi.

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भारत सरकार
शहरी मामलों और योजनाएं विभाग
ANNEXURE 9

शहरी विकास विभाग

Government of India

Ministry of Urban Affairs and Employment
Department of Urban DevelopmentDr. Nivedita P. Haran
Director (DD)
Tel: 3019028नई दिल्ली-110011, तारीख 199
Dated, New Delhi-110011, the 199

D.O.No. H-11017/7/91-DD10

Dated: 20.5.1992

Dear Shri Ghosh,

Kindly refer to the final notification of even No. dated 7.5.92 along with the guidelines issued by this Ministry allowing Banks, Nursing Homes and Guest Houses in residential areas under the policy of mixed land use. Apart from these three activities, built-up space in residential areas is also being used for commercial purposes. The nature of such use may be identified and action may be taken to include such uses also through amendment of the Master Plan as has been done in the above-mentioned cases.

2. At the same time, it has often been brought to the notice of the Government through representations that built-up space in residential areas were also being used for activities such as industrial use and other objectionable uses. These uses which can under no circumstances be allowed in residential areas either because they are a threat to life and property or because of any other reasons also need to be identified and, if necessary, the Master Plan amended suitably.

With regards,

Yours sincerely,

Sd/-
(Dr. Nivedita P. Haran)Shri P K Ghosh,
Vice Chairman,
DDA, Vikas Sadan,
New Delhi.

Copy to:

1. Shri Vijay Rishbud, Commissioner (Planning), DDA, Vikas Minar, New Delhi.

2. Shri R K Jain, Joint Director (MP), DDA, Vikas Minar, New Delhi.

Sd/-
(Dr. Nivedita P. Haran)
Director (DD)

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Uses \ activities suggested as permissible use under Mixed use.

1. Commercial activities already permitted under mixed use.
2. Uses/activities permissible under sub-clause 8(2)A of Development Code of MPD-2001.
 - i) Hostel
 - ii) Dharamshala
 - iii) Clinic/ Clinical laboratory
 - iv) Voluntary Health Services
 - v) Vocational Training Institute, School, Coaching Institute
 - vi) Technical Training centre
 - vii) Music Dance and Drama Centre/school
 - viii) Motor driving training centre
 - ix) Commercial and Secretarial training centre
 - x) Art Gallery
 - xi) Cultural & Information centre
 - Yoga centre, Meditation and Spiritual
 - Religious activities
 - Library
3. Uses suggested for neighbourhood and community level in Hierarchy of Development
 - i) Dispensary
 - Recreational club
 - Creche and day care centre, Nursery school
 - Post Office
 - Telegraph & Booking Centre
 - Police Post

SUB : Approval of route alignment of H.T. lines of Delhi Vidyut Board.

ES (10) 99-IMP

1. REFERENCE :

Chief Engineer(plg.)DVB vide letter No. CE(Plg.)/28/18⁰ dated 2.7.99 (Annexure I) and No.CE(plg.)/28/262 dated 10.8.99 has requested that DVB may be exempted from seeking approval for Gridline alignments from the Technical Committee of the DDA/VC,DDA. Chief Engineer DVB has referred the circular issued by Ministry of Works and Housing, Government of India where Operational construction including regional grid of electricity have been exempted from seeking the approvals. The DVB has also mentioned that the H.T. lines of DVB also forms the part of the regional grid for electricity and thus, are not required to be got approved by DDA. However, DVB would continue to pay the road restoration charges to the Road Owning agency.

2. BACKGROUND:

Authority vide Resolution No. 121 dated 30.7.83(Annexure II) delegated the powers of approval of HT Route alignment based on the guidelines contained in DDA resolution No. 53 dated 2.7.74. Further, Authority resolved that the action taken in respect of route alignment plans approved by the Vice Chairman DDA may be brought for the information of the Authority at suitable intervals.

3. EXAMINATION:

a) The then Ministry of Works & Housing vide letter dt. 5.3.77 (Annexure III) and notification No. K-20013/46/89-DDVA dt. 12.3.99(Annexure IV) has defined the terms of operational construction of Central Government Departments as "operational construction means any construction whether temporary or permanent which is necessary for the operation, maintenance, development or execution of any of the following services namely:

b)

- Railway
- National Highways
- National Water Ways
- Major Ports
- Airways & Aerodroms

- Post & Telegraph, Telephone, Wireless, Broadcasting and like communications.
- Regional grid for electricity.
- any other services which the State Government may, if it is of opinion, operation, maintenance, development or execution of such services to the life of the community, by notification declared to be a sub-purpose of this clause.

- c) The Ministry of Urban Development, Govt. of India vide notification dt. 12.3.77 emphasized that the notification dated 5.3.77 be strictly observed by Local Governments, who in pursuance thereof will exempt the Building plans for operational buildings from the scrutiny with reference to their building bye-laws even in respect of such construction shall be observed and they will have to obtain completion certificate from the concerned Local bodies at the same after satisfying themselves that the constructed building conforms to the regulations.
- d) As per the Authority resolution no. 121 dated 30.7.83 the Pylons and Transmeters provided in the area reserved for HT lines in the standard road sections of 200' R/W roads.
- e) The experience shows that on many roads the space provided in the route alignment is sufficient to meet the growing demand of power as envisaged by DVB.
- f) Most of the proposals received from DVB are along the roads maintained by MCD.
- g) The number of colonies/areas developed by DDA have been transferred to MCD.
- h) In view of above mentioned positions the processing of the route alignment for DVB the cases needs co-ordination with PWD/MCD (i.e. Road Owning Agency) consuming.
- i) The route alignments submitted by DVB are broadly of following two categories.
- j) i) Underground HT lines - In this case HT cables are laid under Right of way of the existing/proposed roads. ii) HT lines laid on the pylons on the R/W and OR passing through the Green/vacant/wooded areas including Ridge. These roads are of two categories:
 - Roads less than 100' R/W and forming part of approved lay out Plan. These roads are with MCD. Some are with NDMC/Delhi Cantonment also with DDA.

- Roads having 30Mt. or more R/W. (Master Plan roads) Most of these roads are with PWD.
- k) Route passing through the green areas/vacant areas/Rural area including ridge and regional parks.
 - l) The experience indicates that the under/ground alignment passing along the roads needs coordination from the Road Owning Agency to take care of propose widening construction of flyovers & subways etc.
 - m) The overhead HT lines are passing through existing urban areas and also in areas proposed for urban extensions and rural areas. These also needs coordination with road owning agencies to minimise the shifting later. These also needs to be integrated with proposed Urban Development likely to taken up byDDA. These further, needs to be seen with respect to Ridge Projected Forest, historical monuments and important Urban projects. These needs long term planning & also need sufficient time to implement over Head lines which are mainly 66,220 & 440 kv lines.
 - n) It may also be worthwhile to mention here that other infrastructure lines eg. Water Supply lines, Sewer Lines & MTNL cables mainly provided underground are not being placed before Technical Committee for approval.
 - o) The then Hon'ble L.G. vide his note dated 27.9.95 (Annexure V) has observed that "I do not agree with the development of any land owned by any deptt. Whether of the NCT or G.O.I or a P.S.U except in conformity with the Master Plan provisions. This position has to be well understood in DDA, NCTD Govt. and Govt. of India.
 - p) This issue was also discussed in the meeting held on 16.9.99 under the chairmanship of Comm.(plg.). The related movements are reproduced below.
 - Agenda by Dir(TT) be put up for TC regarding alignment to be sent to land/road owning agencies other than DDA, directly by DVB for their respective approval prior to its discussion in the TC.
 - q) The under ground/over ground H.T. lines crossing/passing along the MRTS, proposed MRTS routes also needs clearance from DMRC.

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4. RECOMMENDATIONS :

- A. In view of the above observations it is suggested that the DUB's underground HT lines may be exempted from the approval of DDA Technical Committee. However, the DVB shall seek the approval from the Road Owning Agency/Area Owning Agency before implementing the project.

2/2/99

- B. In view of the Ministry of Urban Development circular dated March 1997, T.C. may recommend to Delhi Govt. for issuing the notification under Category vii of notification dated 5.3.77 to cover underground HT lines under the operational use category.
 - C. In case of 66, 220 & 440 KV lines, overhead, T.C. may like to advise DVB to submit the year wise comprehensive proposals for processing the cases in coordination with other related agencies.
 - D. In addition all the 33KV lines forming part of Urban area will be of underground category only.
5. The para 3 & 4 are placed before Technical Committee for consideration.

sub
D-2279

Sub:- Way leave permission for laying 2 nos.
3x300 sqm. XLPE cable from Kilekri
S/Stn. to Sarai Juliana 33KV S/Stn.

File No.F.6(31)98-MP.

1. INTRODUCTION/BACKGROUND :

SE(Plg.II), DVB vide letter no.SS(Plg.-II)98-99/F/21/739 dt.30.11.98 and subsequent letter dt.15.2.99 from Ex.Engineer(Plg.I) has submitted a proposal for way leave permission for laying 2 nos. 3x300 sqmm. XLPE cable from Kilekri S/Stn. to Sarai Juliana 33KV S/Stn. The route has been taken underground in the footpath portion. The length of the route is 3km. and an additional 33/11KV 20 MVA is being installed at Sarai Juliana S/Stn. so as to give power supply to the transformer as shown in drawing no.13-4567 of DVB. Both the S/Stns. are existing. The area to be feed are Escort Heart Institute, Jamia Millia Institute and its surrounding areas. The location plan is placed at Annexure-I.

2. ROUTE DETAIL :

The route starts from existing 33KV S/Stn. Kilekri by taking 2 nos. cables underground the footpath portion passing through the existing road R/W of 7.5M to 24.5M as shown in the DVB drawing and various cross-section details. The cable as proposed in the DVB alignment from section AA to section AB. The cable has been proposed on the southern side and from section AB to Sarai Juliana S/Stn. cable has been proposed on the northern side under the footpath. It will be better to lay cable on the southern side only so that one side of the road could be utilised for other infrastructure and services. The route crossing may be made near the outer Ring Road Escorts Heart Institute.

3. FEASIBILITY REPORT :

As per feasibility sent by DVB no trees/structures are affected in this proposal and there is no other techno-viable feasible route.

4. DDA OBSERVATIONS :

The route is passing through the layout roads of the colonies Bhagwan Nagar, Jaavan Nagar and Zonal Plan road 24M R/W from Ring Road to outer Ring Road. Further

the proposal is passing through the Ring Road wherein Maharani Bagh/Ring Road/RWB has been proposed integrating with the flyover at Ashram Chowk. //Therefore, No Objection from Road Owning/Flyover Constructing Agency is required for this portion particularly near Ring Road. No objection from other concerned agencies may also be obtained by the DVB before starting the work.

5. RECOMMENDATIONS :

The case is placed before the T.C. for the consideration of:

- (a) The route proposed as explained in para 2 & 4 above.
- (b) No objection from Road Owning/Flyover constructing agencies etc. may be obtained by the DVB before laying the proposal.

[Signature]

[Signature]
8/11/99

1. Vice-Chairman, DDA
2. Engineer-Member, DDA
3. Principal Commissioner, DDA
4. Commissioner (Plg.), DDA
5. Addl. Commr. (DC&B), DDA
6. Commissioner (LD), DDA
7. Commissioner (LM), DDA
8. Chief Architect, DDA
9. Addl. Commr. (AP), DDA
10. Addl. Commr. (UDP), DDA
11. Chief Planner, TCPO
12. Chief Architect, NDMC
13. Town Planner, MCD
14. Secretary, DUAC
15. Land & Development Officer, MOUA&E
16. Sr. Architect (H&TP), CPWD
17. Chief Engineer (Plg.), DVB
18. Dy. Commr. of Police (Traffic), Delhi
19. Director (Land Scape), 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 (MPD-21), DDA
5. Director (DC), DDA
6. Director (NCR&UE, FPR), DDA
7. Director (MPD-21), DDA
8. Director (TT), DDA