

DEHRI DEVELOPMENT AUTHORITY,  
MASTER PLAN SECTION.

\*\*\*\*\*

NO: F.1(25)99-MP

DT:

SUB: Utilisation of land of Community Service  
Personnel Units in Group Housing Building Society.

\*\*\*\*\*

The policy matter was discussed in the meeting of the Technical Committee held on 10-3-99 wherein it was decided that the quantum of the land regarding the availability and utilisation for Group housing projects in CHBS would be done by HUPW, DDA. Now it has been decided that most of the lay out plans of CHBS are available in the Building Deptt. of DDA and information on availability of land in CHBS earmarked for Service personnel could be made available by the Lands Deptt. of DDA. Necessary action in this regard may be taken up by the Lands Deptt. / Bldg. Deptt. of DDA to make available requisite information for its further utilisation for group housing.

Encl. copy of T/C decision  
& extract from file.

Recd. 28/1/2000  
(R. K. JAIN)  
Jt. DIRECTOR (M. P.)

DIRECTOR (BLDG.)

DIRECTOR (RESIDENTIAL LAND).

DELHI DEVELOPMENT AUTHORITY,  
MASTER PLAN SECTION.

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NO: 1(25)99-MP

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that most of the ~~xxxx~~ lay out plans of CHBS are available  
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of land, ~~information~~ <sup>in CHBS earmarked for service personnel</sup> could be made available by the Land  
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~~land in various CHBS~~ for ~~its~~ <sup>further</sup> utilisation for group housing.

Ret: be

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

DIRECTOR (BLDG.)

DIRECTOR (RESIDENTIAL LAND).

✓ II-20

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		personnel unit in Group Housing Societies Scheme/CHBS/DDA's Schemes/Pool Housing Schemes of various Department of Govt. and Semt Govt. F.F.3(60)96-MP-	
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Part-I

2.	33/99	Change of landuse of an area measuring about 4.0 ha	
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		(10.0 acres) from "Agriclture and water Body"(use zone A-4) to "Manufacturing" (use zone M-2) For Fly Ash Brick plant only near Indraprastha Thermal Power Station.	
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F.20(3)96-MP

3.	34/95	Change of land use for plot no. 3 & 7 Sikandara Road from Public and semt public to Residential sub zone D-3.	18-21
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F.16(25)88-MP

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F.10(5)81-MP

8.10(2)87-WB

1987 was mostly at the 1987-3001  
residential area under mixed  
control then residential in  
proceeding for development area

6\* 32/30

32-33

8.10(2)88-WB

and zone p-3.  
and some rights to residential  
3 x 1 1/2 ft. in width from 1987  
area of 1987 was not done yet

3\* 34/32

34-35

8.10(2)89-WB

and zone p-3.  
and some rights to residential  
W-5) for 1/2 ft. in width from 1987  
area of 1987 was not done yet  
and 1/2 ft. in width from 1987  
area of 1987 was not done yet  
and 1/2 ft. in width from 1987  
area of 1987 was not done yet

5\* 36/30

36-37

8.10(2)90-WB

and zone p-3.  
and some rights to residential  
and 1/2 ft. in width from 1987  
area of 1987 was not done yet  
and 1/2 ft. in width from 1987  
area of 1987 was not done yet  
and 1/2 ft. in width from 1987  
area of 1987 was not done yet

1\* 38/30

38-39

38.10(2)91-WB

and zone p-3.  
and some rights to residential  
and 1/2 ft. in width from 1987  
area of 1987 was not done yet  
and 1/2 ft. in width from 1987  
area of 1987 was not done yet

- 1 1/2 ft. in width -

DELHI DEVELOPMENT AUTHORITY  
(DEVELOPMENT CONTROL & BLDG.)

No.F.1(25)/99-MP

August 25, 1999

Minutes of the 99<sup>th</sup> meeting of the Technical Committee of the Delhi Development Authority held on 10.8.1999 at 10.00 a.m. in the Conference Hall, 5<sup>th</sup> floor, Vikas Minar, I. P. Estate, New Delhi.

List of officers present in the meeting is annexed.

1. Item No.32/99

Sub: Guidelines for utilisation of Community Service Personnel Units in the Group Housing Societies Schemes/CHBS/DDA's Schemes/Pool Housing Schemes of various Departments of Govt. and Semi-Govt.  
F.3(60)/96-MP/Part-I

The matter was discussed in detail and it was decided that the vacant land meant for service personnel housing in cooperative house building societies was to be used for DDA's EWS/Janta houses to meet the requirements of economically weaker sections of the population. As such, the request of the Bai Bharati Public School's Girls Hostel was not agreed to. The earlier decision of the Technical Committee dated 14.1.91 was modified to the extent that total area under service personnel housing be used mainly for DDA's built EWS/Janta housing for which the Chief Architect, DDA, to assess the quantum of land available for such purpose and prepare the scheme on top priority.

2. Item No.33/99

Sub: Change of land use of an area measuring about 4.0 ha (10 acres) from "Agricultural and Water Body" (use zone A-4) to "Manufacturing" (use zone M-2) for fly ash brick plant only near Indraprastha Thermal Power Station.  
F.20(3)/96-MP

After considering the objections/suggestions received on the proposed change of land use of an area measuring 4.0 ha. (10 acres) from "Agricultural and

Water Body" (use zone A-4) to "Manufacturing" (use zone M-2) for fly ash brick plant near I.P. Thermal Power Station was recommended for consideration of the Authority to be processed under Section 11 A of the Delhi Development Act, 1957.

3. Item No.34/99

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

The Technical Committee observed that the matter required re-examination with input from the Legal Department in terms of lease conditions vis-a-vis land use proposals as well as keeping in view other planning implications in terms of recommendation of the Buch Committee/finally approved LBZ boundary and integrated scheme for the entire triangular pocket.

4. Item No.35/99

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

After detailed discussion the Technical Committee desired that the matter be referred to T.C.P.O., M.C.D., N.D.M.C. & L.&D.O. for getting their views. A comprehensive proposal be accordingly put up again before the Technical Committee.

5. Special Item

Sub: Grade separator proposal of Ring Road and Road No.41 intersection.  
File No F.5(20)/98-MP

In continuation of the decision of the Technical Committee of 30.6.99, the modified proposal of the grade separator was once again presented by the Consultants (RITES) incorporating therein the observations of the Committee, consisting of various concerned agencies, under the chairmanship of Engineer Member, DDA held on 9.7.99. Considering that this proposed reversed trumpet grade separator would not adversely affect the T-junction improvement proposal of Road No.37 and Ring Road as well as the proposed MRTS route, the Technical Committee recommended the scheme for approval with the following conditions:-

- a) DTC workshop in Depot No 2 needed to be dismantled and delivered by DDA in the nearby area;
- b) The Engineering Wing shall take care of head clearance below the trumpet, design speed, structure/super elevation, services and other engineering aspects;
- c) Approval from various concerned agencies, if required, be taken by the executing agency;
- d) Landscape plan shall be prepared by the Consultants;
- e) R/W will follow approved layout plans in addition the affected area indicated in the proposed drawing/feasibility report of the project
- f) The road alignment of all the arms of the T-junction shall be prepared and implemented by the road owning agency on priority. The alignments prepared by the Consultants as part of this proposal are conceptual and shall be considered by the road owning agencies while finalising the road alignments.

The formal write-up and maps etc. in respect of the modified scheme, duly verified by the Consultants and countersigned by the Project Manager, be submitted through the Traffic and Transportation Unit of DDA for authentication.

  
 ( K.K. BANDYOPADHYAY )  
 ADDL. COMM. (DC&B)  
 MEMBER SECRETARY.

COPY TO ALL CONCERNED AS PER LIST.

F.1(25)99/MP

Dated 25.8.99

Copy to

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

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

The following were present:

D.D.A.

1. Sh. R.K.Bhandari, E.M.
2. Sh. Vijay Risbud, Commr.(Plg.)
3. Sh. Pradeep Behari, Chief Architect
4. Sh. K.K.Bandopadhyay, Addl. Commr.(DC&B)
5. Sh. A.K.Jain, Addl. Commr.(UDP)
6. Smt. Peenam Dewan, Dy. Dir. (Landscape)

T.C.P.O

7. Sh. K.T.Gurumukhi, Addl.Chief Planner

MCD

8. Sh. Shamsheer Singh, Addl.Town Planner

CPWD

9. Sh. Rajiv Shanker, Architect(Lands)

Delhi Traffic Police

10. Sh. Mangesh Kashyap, ACP(T)

Special Invitees

11. Sh. Y.C.Rishi, Consultant, RITES
12. Sh. D.P.Kapur, Jt.G.M.RITES
13. Sh. B.V.M.Rao, J.GM(TT), RITES
14. Sh. Abhay Negi, AN/TT, RITES
15. Sh. Ravinder Sen, Inspector/Traffic, Delhi Traffic Police
16. Sh. Niranjana Singh, SE(PWD) C-II, PWD
17. Sh. D.P.Goyal, Adviser(DDA)
18. Sh. N.K.Aggarwal, OSD(AP) DDA
19. Sh. S.C.Tayal, Project Manager Gr.-I(FOD), DDA.
20. Sh. D.K.Saluja, Dir.(AP) II, DDA.
21. Sh. B.K.Jain, Dir.(MPPR-I), DDA
22. Sh. S. Srivastava, Dir.(AP) I, DDA.
23. Sh. Prakash Narain, Dir. (TT), DDA
24. Sh. S.P.Bansal, Dir.(DC), DDA.
25. Sh. R.K.Jain, Jt. Dir.(MP), DDA.
26. Sh. R.M.Lal, Jt. Dir, (TT), DDA.
27. Sh. S.C.Anand, Jt. Dir.(AP-I), DDA
28. Sh. T.K.Mandal, Jt. Dir.(AP) II, DDA.
29. Sh. P.C.Sharma, EE(FD-2), DDA.

DELHI DEVELOPMENT AUTHORITY  
(DEVELOPMENT CONTROL & BLDG.)

No.F.1(25)/99-MP

August 11, 1999

Minutes of the 99<sup>th</sup> meeting of the Technical Committee of the Delhi Development Authority held on 10.8.1999 at 10.00 a.m. in the Conference Hall, 5<sup>th</sup> floor, Vikas Minar, I. P. Estate, New Delhi.

List of officers present in the meeting is annexed.

1. Item No.32/99

Sub: Guidelines for utilisation of Community Service Personnel Units in the Group Housing Societies Schemes/CHBS/DDA's Schemes/Pool Housing Schemes of various Departments of Govt. and Semi-Govt.

F.3(60)/96-MP/Part-I

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The matter was discussed in detail and it was decided that the vacant land meant for service personnel housing in cooperative house building societies was to be used for DDA's EWS/Janta houses to meet the requirements of economically weaker sections of the population. As such, the request of the Bal Bharati Public School's Girls' Hostel was not agreed to. The earlier decision of the Technical Committee dated 14.1.91 was modified to the extent that total area under service personnel housing be used mainly for DDA's built EWS/Janta housing for which the Chief Architect, DDA, to assess the quantum of land available for such purpose and prepare the scheme on top priority.

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Sub: Change of land use of an area measuring about 4.0 ha (10 acres) from "Agricultural and Water Body" (use zone A-4) to "Manufacturing" (use zone M-2) for fly ash brick plant only near Indraprastha Thermal Power Station.

F.20(3)/96-MP

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3, Item No.34/99

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

The Technical Committee observed that the matter required re-examination with input from the Legal Department in terms of lease conditions vis-a-vis land use proposals as well as keeping in view other planning implications in terms of recommendation of the Buch Committee/finally approved LBZ boundary and integrated scheme for the entire triangular pocket.

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

COPY TO ALL CONCERNED AS PER LIST.

F.1(25)99/MP

Dated 25.8.99

Copy to:

1. OSD to VC for the information of the latter.
2. Engineer Member, DDA
3. Principal Commissioner, DDA
4. Commissioner (Planning) DDA
5. Commissioner (LD) DDA
6. Commissioner (LM) DDA
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10. Addl. Commr. (UDP), DDA
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18. Deputy Commissioner of Police (T)
19. Chief Engineer (Plg.) DESU
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(R.K. JAIN)  
JT.DIR.(MP)

- I N D E X -

Sr. No.	Item No.	Particulars	Page No.
1.	32/99	Guidline for utilisation of community service personnel unit in Group Housing Societies Scheme/ CHBS/DDA's Schemes/Pool Housing Schemes of various Department of Govt. and Semi Govt. <u>F.F.3(60)96-MP-Part-I</u>	1-10
2.	33/99	Change of landuse of an area measuring about 4.0 ha (10.0 acres) from "Agriculture and water Body"(use zone A-4) to "Manufacturing" (use zone M-2) For Fly Ash Brick plant only near Inderprastha Thermal Power Station. <u>F.20(3)96-MP</u>	11-17
3.	34/95	Change of land use for plot no. 3 & 7 Sikandara Road from Public and semi public to Residential sub zone D-3. <u>F.16(25)88-MP</u>	18-21
4.	35/99	Proposal for permitting uses other then Residential in Residential area under mixed land use policy of the MPD-2001 <u>F.10(5)81-MP</u>	22-33
5	special item	Grade separator proposal of Ring Road and Road no- 41, intersection. File no- F.5(20)/98 - M.P.	



DELHI DEVELOPMENT AUTHORITY  
DEVELOPMENT CONTROL WING


NO.F.1(2)99-MP

Dated:6.8.99

MEETING NOTICE

The 99th Technical Committee meeting of Delhi Development Authority will be held on 10.8.99 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. 3311416  
RESI. 5720946.

SUBJECT: Guidelines for utilisation of Community Service Personnel Units in the Group Housing Societies Schemes/CHBS/DDA's Schemes/Pool Housing Schemes of various Departments of Govt. and Semi-Govt.  
( PA/DD (L)/Bldg./89/14) F.3(60)96-MP/part-I

1. BACKGROUND:

1.1 The provision of Service Personnel units in Co.-operative Group Housing Schemes (CGHS) is based on the stipulation made in the Master Plan of Delhi. Accordingly, 5% of the total number of Dwelling units (DU) is required to be provided for Service Personnel (SP) units in the CGHS. The societies having area less than 2 acres are not insisted upon for the provision of S.P.Units in their schemes.

1.2 The provision of S.P.Units @ 2% of the total land to accommodate 5% of the total population under the service personnel housing scheme is also made on the plots earmarked in Co-operative House Building Societies (CHBS) areas, DDAs schemes and Pool Housing Schemes constructed by various departments of Govt. & Semi-Govt. These pockets revert back to the Authority from CHBS alongwith the other areas earmarked for Community Facilities.

1.3 Policies about the utilisation of

- (i) the lands/pockets revert back to the Authority from CHBS, alongwith other lands/areas earmarked for community facilities etc. and
- (ii) the service Personnel (SP) Units in the CGHS-- as approved by the then Lt.Governor, Delhi as well as recommendations thereof, were placed before the Technical Committee for its consideration vide Item No. 1 dt. 14.1.91. (Pl.refer annexure -A)

Contd..2/-

J.P.C.  
D(PA) II  
19/95

tu  
16/11/95  
Dir (AP) II OSD (AP)

1.4. The Decision of the Technical Committee is reproduced as under:-

- (1) In case of Cooperative house building schemes (plotted), wherever the land was earmarked for Service Personnel Housing, in the approved layout plans about 50% of such land may be earmarked for allotment to MCD (or other utilities and agencies like DESJ & CPWD for construction of staff quarters keeping in view the need to provide accommodation inside for the employees of the said organisation who would be needed to provide necessary services & facilities to residents of the respective pockets. Out of the balance, 25% may be offered to the concerned Coop. society for construction of dwelling units for their own service personnel and 25% may be utilised by the DDA for construction of flats for registrants of the EWS/Janta Scheme.
- (2) In case of cooperative group housing schemes i.e. flatting the policy as already decided by the Lt. Governor, Delhi should be followed. The concerned society may accordingly rent out these flats to the persons engaged by them for providing such services.

(Pl. refer Annexure-'B')

## 2.0 ISSUE:

- 2.1 A reference has been received from the Instl. Lands Branch, DDA referring an application from Child Education Society (Regd.), C/o Bal Bharati Public School, Pitampura, Delhi requesting to allot a suitable piece of land for "Girls Hostel" nearest to their present school site at Pitampura.

## 2.2 EXAMINATION:

The matter from the Planning point of view has been discussed at length.

- 2.2.1. As per MPD-2001 Planning Standards 'Hostel' may be accommodated in a "Integrated School with Hostel Facility" measuring an area of 3.9 ha.

- 2.2.2. HOSTEL (007)- premise & permitted in use zone Residential, commercial and Manufacturing (M1).

- 2.2.3. HOSTEL(007)- is a premise attached to an 'Institution'.

- 2.3. In view of above provisions of MPD-2001 it has been studied about the feasible areas for 'Hostel' facilities.

Contd...3/-

As most of the already approved areas may not provide "Integrated School with Hostel Facility" in it, in such circumstances, keeping in view the MPD-2001 provision (mentioned at para 2.2.2 above), in the Residential areas the Service Personnel Housing areas, may be examined for 'Hostel' facility alongwith utilisation for the other categories approved by T.C. held on 14.1.91.

2.4 It has also been deliberated upon that 'Old-age Home' is slowly becoming part of the Society. Surplus service personnel housing land may also be considered for provision of 'Old-age Home' wherever, necessary and feasible.

### 3.0 RECOMMENDATION

As contained in the Policy decision of the Technical Committee the areas for service personnel Housing' are earmarked only for the Personnel providing service & facilities to the CHBS & OGHS and only in case of CH BS a 25% of land to be earmarked for DDA registrants for EWS/Janata Schemes.

However, as considerable extent of such areas (in CHBS in particular) are yet to be developed as per the policy, for further Extending utilisation scope of surplus land/area:

- i) Facilities like (a) 'Hostel' and (b) 'Old-age Home may be considered also.
- ii) Development control norms for Hostel(007) as per MPD 2001 shall be applicable.
- iii) The 'Hostel' premise should be attached to 'Educational Institute' functioning in that area only.

4.0 The matter contained in para 3.0 is placed before the Technical Committee for its consideration.

16/7/99  
DIR (AP) II OSD (AP)  
19/9/99



# SUMMARY OF OBJECTIONS/SUGGESTIONS AND RECOMMENDATIONS THE SCREENING BOARD ON THE OBJECTIONS/SUGGESTIONS RECEIVED ON DRAFT ZONAL PLAN OF ZONE 'H' (NORTH WEST DELHI)

(Page 1)

The Draft Zonal Development Plan for Zone 'H' (NPD-2001) was approved by the Authority on 24.3.94. The Draft Zonal Plan was modified for inviting objections/suggestion on 11.1.97 giving a period of three month (90 days) expiring on 10.4.97. In response to the notice a total of 6 objections/suggestions have been received. A summary of the same has been prepared below for the consideration of the Screening Board.

S.NO.	OBJ./SUGG. NO.	REF. LETTER NO. & DATE	FILED BY	SUB. ZONE	OBJECTIONS/ SUGGESTION	REPORT OF PLG. DEPT.	RECOMMENDATIONS OF SCREENING BOARD
1	2	3	4	5	6	7	8
1	1	10977/BBP S/97 dt 31.3.97	Principal Bal Bharti Public School Pitam Pura.	H-4	Have requested to shift the LSC adj. To their school to some other location apprehending that its proximity to the school can prove to be harmful for the student and is undesirable.	Approved layout plan has been incorporated. Both these facilities are Neighbourhood level facilities.	S.B. agreed with the objection filed and recommended that possibilities for relocating the LSC may be examined. In case it is not found feasible, the same may be utilised for providing public and semi public facilities and offices only.
2	2	2712 - A/201-w dt 10.4.97	S.E. Yamuna W.S. Circle Delhi	H-8	Have objected showing of their land coming under Delhi Sub - Branch of Haryana Irrigation Deptt. From RD 53310 to 75700 as green belt. It should be retained as residential/ commercial /recreational same as those of lands adjacent to them.	The reference is along the West Yamuna Canal. Land use have been indicated as per Master Plan.	The land use as indicated in MPD-2001/ Draft zonal plan may be retained.

*[Signature]*

31  
c. There is no need to have a separate/independent registration scheme for such people but the people already registered with the Authority under the Janta category falling in these classified categories could be asked to apply for these houses, once constructed.

d. The size of the DU for service personnel housing would be designed keeping in view the size already decided equivalent to a built space on 26 sq.mt. size of plot area. While formulating the scheme possibility may also be explored to prepare the layout plan of such pockets, wherever feasible, to provide small size plots (26 sq.mts.) with a standard design which may be offered and can be adopted by the individual to build a flat with his own resources.

4. The policy about the utilisation of the service personnel units in Coöperative Group Housing Societies has also been approved by the then Lt. Governor, as follows :-

a. 2% of the land to accommodate 5% of the DUs, is provided in each layout plan of more than 2 acres in size. The layout plan of group housing societies have been approved on the basis of 60 DUs per acre, thus the number of service personnel units wherever provided would be minimum 8.

b. In each group housing society, the design of DUs/flats, elevational treatment architectural control are different, therefore, it is important that the service personnel housing should be designed so as to merge with the concept of individual group housing/society. Therefore, each society should be asked to prepare and get the service personnel housing scheme approved under the building bye-laws on the basis of the norms of 5% of service personnel housing.

c. After the approval of the service personnel housing each society may be given an option to build these flats with their own funds for the persons covered under the service personnel category to serve their society.

d. The society would be allowed to allot these service personnel housing flats to the persons of this category either on cash down basis rental basis, licence basis or on higher purchase basis. The guidelines to be prescribed by DDA and asked the societies to keep informed of the action taken by societies in accordance with the guidelines.

Item No. 1

Sub : Guidelines for utilisation of Community Service Personnel units in the group Housing Societies Scheme/GHES/DDA's Scheme/Pool Housing Schemes of various Deptt. of Govt. & Semi-Government.  
FA/DD(L)/Bldg./89/14

The provision of Service Personnel Units in Cooperative Group Housing Schemes is based on the stipulations made in the Master Plan of Delhi. Accordingly, 5% of the total number of dwelling units is required to be provided for S.P. Units in the Cooperative Group Housing Schemes. The societies having area less than 2 acres are not insisted upon for the provision of S.P. Units in their schemes.

2. The provision of service personnel units @ 2% of the total land to accommodate 5% of the total population under the service personnel housing scheme is also made on the plots earmarked in co-operative House Building Societies areas, DDA's scheme and the Pool Housing Schemes constructed by various departments of Government and Semi-Government. These pockets revert back to the Authority from the House Building Societies along with other areas earmarked for community facilities etc.

3. The then Lt. Governor, Delhi has approved following policy for lands/pockets revert back to the Authority from the house building societies along with other areas earmarked for community facilities etc.

a. As these pockets revert back to the Authority, it would be feasible to construct the service personnel housing schemes in each pocket by the Authority as the housing scheme for this category of the people.

b. After the identification of the sites, as the services are already available, the layout plan and the building plan should be taken up immediately to construct these schemes and the houses so constructed should be offered to the identified group of the people under the service personnel housing such as washerman, chowkidar, gardner, barber, sweeper, electrician plumber, etc. to serve to various pockets/colonies, by the housing department on easy terms.

..contd... 2/-

the area of community hall/centre from existing norms of 300 sqm, irrespective to the size of the society.

6. The matter is placed before the Technical Committee for its consideration.

Further the utilisation of the service personnel units was  
discussed at length. The proposal made in agenda was  
agreed to in principle and the following recommendations were  
made:

-7-

i) The service personnel units will be constructed by the society out of its common funds. These units will be treated under 'common area' and facilities' as per Delhi Apartment Ownership Act, 1986 clause-3 (j) (iv) of Chapter-I and will not be disposed of by transfer or on sale basis. These units/buildings will be utilised for lodging of persons employed for the management, administration, maintenance and safety of the property including offices and residences for care takers, watchman, janitors and of other persons engaged and employed in the management, administration, maintenance and safety of the property as per Appendix-III, Bye-Laws of Apartment Owners Association, Clause-2(viii) (d). The licence fee for the lodging of such persons mentioned above will be governed with Government of India rules for allotment of staff quarters.

ii. The societies which are having area less than 2 acres and do not provide S.P. Units, the deficiency charges on 2% of the area of the total land will be charged at pre-determined rate.

iii. The societies which are having area more than 2 acres and do not provide S.P. Units, the deficiency charges on 2% of the area of the total land will be charged at 3 times the pre-determined rate.

iv. The utilisation of the S.P. Units are for regular DUs will be charged on equivalent land component i.e. 67.45 sqm. as share of an individual member at 3 times the pre-determined rate.

v. The utilisation of S.P. Units area for commercial purposes other than cooperative stores, bank extension counter, community hall/centre, club and society office will not be allowed. The conversion of S.P. Units area into cooperative stores, bank extension counter, club, community hall/centre and society office being facility to the society as a whole will not be charged. The area for these uses will be @ 2 sqm. per DU or 300 sqm. whichever is more and will be counted in the FAR and ground coverage calculations. This has been derived from a number of references being received from the bigger societies to increase

3 50% of the land reserved for housing of service personnel in DDA residential scheme, may also be allotted to MCD for providing quarters for service personnel working in these areas and the remainder may be utilized by DDA for construction of houses for registrant of EWS/Janta scheme.

The premium rates be charged for such land may be and also the prescribed development controls may be worked out by DDA secretary.

Item No. 2.

Sub: shifting of stone crushers from Lal Kuan, Baderpur, New Delhi.  
F.3(97) 69 MP

Deferred.

Item No. 3.

Alignment plan of New Rohtak Road from Rani Jhansi to Anand Parbat integrated the functions / Intersection Designs.  
F.5(117)78/MPptIII

The alignment plan of New Rohtak Road from Rani Jhansi Road to Anand Parbat was discussed in detail keeping in view the observations of MCD plan was approved subject to the following

1. In respect of the portion of the road between Rani Jhansi Road up to the intersection with the 18 Mtr wide Road. The widening should be done only on the side viz. towards the open Kabristan area as on the other side there are two to three storeyed buildings constructed as per legally sanctioned plans.
2. For the portion from Ramjas Marg up to Military, the widening should be done equally on either side from the central line of the existing Road, so that only the open area (within the set-back) on either side of the road would be effected.

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16/11/78

*Minutes of the Meeting held on 14.1.91*

Item No. 14

Subj: Guidelines for utilization of Community Service personal units in the Group housing societies scheme / CCIS/DDA's scheme pool housing schemes of various department of Government and semi-government.  
PA/DD(P)BLDG.89/14

The guidelines for utilizations of the designated community service personal areas in all cooperative plotted and group housing schemes respectively/also in DDA residential colonies were discussed in detail. The following decisions were taken:-

1. In case of cooperative house building schemes (plotted), wherever the land was earmarked for 'Service Personnel Housing', in the approved layout plans about 50% of such land may be earmarked for allotment to MCD (or other utilities and agencies like DESU & CPWD) for construction of staff Quarters keeping in view the need to provide accommodation inside for the employees of the said organizations who would be needed to provide necessary services & facilities to residents of the respective pockets. Out of the balance, 25% may be offered to the concerned coop. society for construction of dwelling units for their own service personnel and 25% may be utilised by the DDA for construction of flats for registrants of the EWS/Janta scheme.
2. IN case of cooperative group housing schemes i.e. flat the policy as already decided by the Lt. Governor, Delhi should be followed. The concerned society may accordingly rent out these flats to the persons engaged by them for providing such services.

In response to the public notice no. F20(16) 95-MP dt 3/10/1998, objections/suggestions were received for which a summary/comments are given below for consideration of the technical committee.

OBJECTIONS	COMMENTS
<p>1) <u>Sayed S. Shafi</u></p> <p>i) Neither the nature of manufacturing nor the reason for having such an activity in the particular location has been mentioned in the notification. The area is in close propximity, almost adjacent to Mahatma Gandhi's Samadhi at Rajghat; it is therefore, most unsuitable inappropriate and incongruous. Besides the location of a manufacturing plant in so close a proximity to the Samadhi of the Father of Nation, the factory at this location would seriously undermine the sanctity, the nation has accorded to the Father of the Nation. It would injure the feelings of the Indian people. Let us not spoil this area and spare Gandhi Samadhi from the outrage.</p> <p>ii) This particular site is already congested due to concentration of three major electric generating units. It is a prime source of air pollution sited as they are, right in the central part of the national capital. Moreover the traffic congestion on the Ring Road (Mahatma Gandhi Marg) is very high - not only during the peak hours but practically throughout the daylight hours. The location of a manufacturing plant is bound to attract substantial truck traffic, first to bring the inputs required by the manufacturing unit and then transporting the end-products from the factory. I understand the manufacturing proposed at this location are Fly-Ash Bricks and other bldg. Materials made from fly-ash emitted by the thermal power plants. This location is most unsuitable for this purpose as it is</p>	<p>The site proposed for change of land use is not in the vicinity of Rajghats i.e. Samadhi of Mahatma Gandhi.</p> <p>A traffic management plan can handle the extra traffic generated by the movements of truck carrying the fly ash bricks. As on date also when the fly ash is removed from ponds there is a truck movement on the Ring Road and this is generally allowed during the night hours. No other activity is proposed to take place except for manufacturing of fly ash bricks as an ancillary-Unit to the fly ash being generated by I.P. Thermal Power Station.</p>

**Subject:** Change of landuse of an area measuring about 4.0 ha (10.0 acres) from "Agricultural and Water Body" (use-zone A-4) to "Manufacturing" (use-zone M-2) for Fly Ash Brick plant only near Indraprastha Thermal Power Station.

F. 20 (3) 96-M.P.

1. The proposal for change of landuse for the site measuring 4.0 ha in zone 'O' from "Agricultural and water body" to "Manufacturing" near Indraprastha Thermal Power Station was approved by the authority vide its resolution No. 42/96 dated 22/3/96.
2. The Government of India, MOUA&E vide letter No. K-13011/23/96-DDIB dated 22 April, 98 had conveyed approval of the Central Government to issue public notice for inviting objections / suggestion from the public for the change of landuse under section 11-A of DD Act. Accordingly public notice was issued on 25/9/98 vide letter No. F.20(16)95-MP.
3. In response to the public notice various objections / suggestion were received from various individuals, government agencies and NGO'S. Summary of objections / suggestions and the comments of DDA are enclosed at Annexure 'A'
4. NEERI Nagpur has submitted the interim report vide their letter dt. 3<sup>rd</sup> July 1999, on **"Initial Environmental Examination of Development Plant in Yamuna River Stretch between New Railway Bridge and proposed ILFS Bridge"**. In this report they have suggested in para 4.4 under the heading of land utilisation as follows:  
  
"The land mass in the flood plain areas should not be allocated for solid waste disposal including flyash. The practice of flyash disposal on the flood plain area should be stopped immediately and vegetation on the existing flyash dumps should be undertaken to prevent the spread of the flyash in the flood plain areas during peak flood discharges and in the atmosphere. **The existing flyash may be utilized in the suggested flyash brick manufacturing plant in pocket I.**"
5. In view of the observations made in para 4 above and the comments given in the summary of objections/suggestion at Annexure 'A', the case is put up to the technical committee for consideration/approval of change of land use of land measuring 4.0 ha from "Agricultural and Water Body" (A-4) to Manufacturing (M-2) near IP Power Station in zone Q.

15/7/99  
H. B. (P. 19)

bound to aggravate the environmental pollution besides adding traffic congestion also, aggravating parking problems.

iii) I suggest that the fly ash generated by all the various electric stations at this location (Indraprastha Estate) should be gathered and conveyed in the form of wet-slurry through a pipeline to a carefully selected spot outside the urbanisable limits of Delhi where a fly ash product plant could be located. However, even for that location, an Environmental Impact Assessment must be made prior to the location of such a manufacturing plant.

iv) In the long-run all the thermal power stations currently operating at the Indraprastha Estate area should be shifted and relocated outside the Delhi Metropolitan area in the NCR.

It is well known that a thermal power station has a useful life span of about 30 to 35 years within which period, if operated efficiently, it should fully amortise. Of course, it could be kept for ever by changing the electric generating equipment (turbines, generators, transformers etc.). Nevertheless, in case of national capital, their concentration in one location is a major cause of serious atmospheric pollution. The new perspective plan for Delhi-2021 should direct all of these thermal power stations to be shifted from this area and re-located outside the metropolis at a location where adequate measures and essential safeguards can be taken to prevent environmental degradation.

D.V.B. does not find it feasible to carry wet-slurry through pipeline for very long distance.

This is the long term strategy to shift the plant from this location. This has been envisaged in the plan of zone-o. This is an incidental use to Thermal Power activity.

**2) MCD through Jr. Town Planner (G)**

i) The proposed change of land-use from Agricultural and water Body to Manufacturing in zone-o has to confirm the environmental appraisal scheme carried out by DDA for the River Yamuna area.

The environmental management plan for the entire zone-o is being prepared and this plan will take care of all the environmental aspects.

**3) Paani Morcha through Sh. Sureshwar D. Sinha, Chairman**

i) The area falls in a very rich aquifer zone and any construction activity in the area would have very adverse effects on the recharge of ground water and eco-systems supported by the river. This proposal may therefore be cancelled.

The project is essential for fly ash utilisation.

**4) NGO Forum for the NCR through Sh. Raman Kumar**

i) The proposal to make any manufacturing facility on the banks of river Yamuna, violates the basic principles of Master Plan 2001. Any area on the river front cannot be used for any type of industrial activity.

This activity should be considered as an ancillary activity to the thermal power station, Traffic management plan can take care after increase in traffic. Transportation of fly ash to other area is not favoured by D.V.B.

We have also been given to understand from other sources that the manufacturing facility is for the production of fly ash bricks, under the presumption that such bricks should be made as close as possible to the source of fly ash itself, i.e. the two thermal power plants of Delhi.

However making of any bricks involves setting up a furnace or kiln and such as polluting activity should not be allowed on the river bank. Besides any such activity would automatically lead to an increase in the traffic load of the outer ring road, which besides being a main arterial road is already under severe traffic pressure. It cannot be tenably argued that if the fly ash manufacturing plant is made elsewhere, i.e. not close to

the thermal power plants, then it will become economically enviable. In the context of a cosmopolites such as Delhi, this cost does not account for the other costs which such a project, located where it is proposed, will involve; viz. Pollution load and increasing congestion, besides leading to the risky proposition of being in the river course. We are also not aware of any publicly accessible EIA for the project which is mandatory.

Even after the setting up of such a facility the problem of fly ash will not be solved in the area, since only partial usage will be carried out, leading to the dual and aggravated problem of fly ash dumps and the additional problems resulting from the kiln as mentioned here.

Also we would like to place on record other objections we have to this proposal:

- a) Under various court ruling no construction is to be carried out on the flood plain area.
- b) Manufacturing, if permitted, shall lead to pollution of the ground water aquifer in the area, which is the repository of fresh water, a precious natural resource.
- c) This change in status shall surreptitiously start the process of colonisation of the flood plan, which is environmentally controversial and also, there is no consensus with regards to planning.

We would like you not to modify the Land use status in the area concerned for the general good.

**5) N.C.R. Planning Board**

i) The NCRPB has serious reservation on the above and the DDA should not go ahead with the above till their entire proposal is not examined in toto. We would suggest that such piece meal developments should not to be carried out as the total area covered under your zonal Development Plan being amended is approximately 6100 Ha. We have called for the comments from various authorities and so far serious reservations have been expressed in all replies so far received. This matter is also under examination as referred to.

**6) Nalini Thakur Architect & Conservation Consultant**

This change of land use is

- a) Unsuitable
- b) Inappropriate
- c) Incongruous

Located as it is going to further increase the serious fountain head pollution in the middle of Delhi Metropolis.

I request to be given an opportunity to explain the point I have made before a full meeting of the Delhi Development Authority.

**7) Delhi Urban Arts Commission**

Any development in River belt needs studies from environmental, flood control and management points of view and its impact on Trans Yamuna area. Settlements which are highly deficient in facilities including open spaces.

Clearance of the environmental assessment committee should be obtained. The proposal of fly ash brick plant in River Yamuna area appear to totally against the environmental,

The change of land use being effectuated in the zone-o (River Yamuna Bed) are part of overall Zonal Development Plan prepared for the entire stretch of Yamuna River falling in zone-o as per Master Plan. The complete environmental management plan for area is also being prepared by the NEERI.

The objection that the change of land use is unsuitable, inappropriate and incongruous and that the location of fly ash brick manufacturing plant in the middle of Delhi metropolis will further increase the serious fountain head pollution, is not agreeable because the fly ash is being presently filled in the ponds adjacent to the thermal power station and it was thought appropriate that the location of fly ash brick plant at this locations will reduce the pollution hazard.

The environmental impact assignment study for the River Yamuna Belt to prepare the total environmental management plan has been assigned NEERI Nagpur and necessary clearance from bodies will be taken before the implementation of the project. The activity of manufacturing bricks from fly ash brick plant is an ancillary activity to the thermal power plant.

aesthetics and other urban aspects. The location of manufacturing plant will attract traffic congestion and environmental pollution.

**8). Archaeological Survey of India**

It has been stated that the site proposed for Fly Ash Bricks plant is close to several centrally protected monuments, like Humyun's Tomb, Red Fort and other monuments. Therefore, the plant will effect the environment of LBZ area as well as the monuments mentioned above. It is, therefore, suggested that no Fly Ash Bricks Plant be setup unless and until an environment impact assessment study is carried out.

A report has been submitted by NEERI in which aspect of Fly Ash Brick Plant is covered. The report has suggested that, in order to protect Fly Ash disposal in the flood plain area during peak flood discharges, vegetation on the existing flyash dumps to be under taken and existing flyash may be utilised in the suggested flyash Bricks manufacturing plant in pocket-I.

Land use of plot no. 3 & 7:

- i) As per approved Zonal Plan for Zone D-3 (MPD-1962) now sub zonal plan is 'public and 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 and semi public facilities' (Educational & Research Institute)

3.0 PROPOSAL & RECOMMENDATION: The proposal is for change of land of plot no. 3 & 7 from Public semi public to residential at Sikandara Road is to be processed under section 11 A of DD Act following the procedure laid down for inviting public objections/suggestions and it may take some time. In the meantime the occupant / owner of the plot may be allowed to make necessary repairs/alteration in the building as per the development control norms applicable to the residential plot in LBZ area.

The case is put up for consideration of the Tech. committee.

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29.7.99

SUB: Change of land use for plot no. 3 & 7 Sikandara Road  
from Public and semi public to Residential Sub zone D-3  
F.16 (25)88-MP

#### 1.0 BACKGROUND:

A reference has been received from Under Secy. Govt. of India, Ministry of Urban Development vide letter no. K-20013/5/99/DDIB that it has been decided that the change of land use for plot no. 7, Sikandara Road New Delhi Institutional to residential may be processed by the DDA (Annexure I). Request has also been received from the owner of plot no. 3 Sikandara Road for change of land use from public and semi public to residential

#### 2.0 EXAMINATION:

a) Views of Land & Development office Ministry of Urban Dev. Land & Development office of Govt. of India vide letter dt. 30.12.94 has conveyed the observations in respect of plot no. 3 Sikandara Road as under:

The said plot measuring 2.8 acres has been allotted for residential purposes in the relevant clause six of the lease deed following has been mentioned:

"The lessee will not without such consent as aforesaid make any alteration in the plan of elevation of the said residence or attached buildings (or carry on or permit to be carried on the said premises any trade or ~~business~~ 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 (Annexure II)

(b) There is a triangular piece of land measuring 11.50 hact 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 LBZ area. Plot no. 3 & 7 measuring 2.7 ~~h~~ acres (1.09 hact.) and 2.8 acres (1.13 hact.) 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.

Handed...  
29.7.99

GOVERNMENT OF INDIA  
MINISTRY OF URBAN DEVELOPMENT  
LAND & DEVELOPMENT OFFICE  
MINISTAR BHARAN : NEW DELHI

NO. LI-2/160/60 (2)/94/455

Dated: 20.12.94

The Vice Chairman,  
Delhi Development Authority,  
Vikas Sadan, I.N.A.,  
New Delhi.

Sub: Premises situated on Plot No. 2, Block No. 160,  
as 3-Gikandra Road, New Delhi.

The premises situated on Plot No. 2 Block No. 160 known as 3-Gikandra Road, New Delhi measuring 2.8 acres has been allotted for residential purposes. The Lease Deed has been executed on 8.1.1921 and registered as No. 430 in additional book no. 1, Vol-7 on pages 159 to 166 on 3.2.1921 with the sub-registrar of Delhi. The relevant clause 6 of the Lease Deed is as under :-

6. " The Lessee 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. "

A per draft zonal plan of the area zone 'D' the DDA are proposing the land use of this plot including other plots in the triangular pocket from residential to institutional use. As the premises are leased for residential purpose, you are requested that its land use may not be changed in the zonal plan of this zone from residential to institutional use.

Yours faithfully

(Sd/-)  
(G. P. K. CANOBA)  
DEVELOPMENT OFFICER

Copy to: Commissioner (P), DDA, Vikas Minar,  
I.P. Estate, New Delhi. Re request for similar  
action in the matter.

Engineer Officer

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No. K-20013/5/99-DDIB  
GOVERNMENT OF INDIA  
MINISTRY OF URBAN DEVELOPMENT  
( DELHI DIVISION )

....

New Delhi, the 20th May, 1999

To

Shri R.K. Jain,  
Joint Director (MP)  
Delhi Development Authority,  
Vikas Minar,  
I.P. Estate,  
NEW DELHI.

Sub: Land use of Draft Zonal Plan of area Zone  
D-3 : Status note about plot No. 7, Sikandara  
Road, New Delhi.

Sir,

I am directed to refer to your letter No.  
F.16(25)/88-MP/568, dated 23rd April, 1999 on the  
above mentioned subject and to inform you that  
it has been decided the change of land use for  
the Plot in question to residential may be processed  
by the D.D.A. The building norms within LBZ will  
ofcourse be applicable.

You are requested to initiate further necessary  
action accordingly.

Yours faithfully,

( N.K. CHADHA )

Under Secretary to the  
Government of India

12/5/99  
Unit I

- 2 -

ii. The activity which shall not be allowed are :

- a. Retail shops of Building materials (timber, timber products, marble, iron , steel and sand) Fire wood, coal.
- b. Repair shops of automobile repair and workshops, cycle rickshaw repair, type resorting and retreating, battery charging.
- c. Service shops as flour mills (more than 3 KW power load) , fabrication, welding
- d. Storage go - down and warehousing
- e. Manufacturing units (excluding household industry )
- f. Junk shop

iii. Conversion fee shall be applicable for conversion of use \ activity which shall be charged from beneficiary, and shall be based on :

- a. the cost of provision of parking and physical and social infrastructure
- b. differential price of space of the residential and non-residential activity \ use.

The details of the policy are given in (Annexure-III)

4.0

#### **PROPOSALS AND OBSERVATIONS:**

Keeping in view the existing situation of Mixed uses, considering the recommendations of the Steering Committee and recent reference received from the Ministry of Urban Affairs and Employment. It is proposed to allow the commercial activities of day to day community needs. Educational \ Coaching activities (other than prohibited under Mixed Use Policy); On the plot size of 209 sq. mt. or above, with the following conditions as given below:

- i. Minimum road frontage shall be 18.5 mtr. in Residential area, 13.5 mtr. in Rehabilitation colonies and 9 mtr. in City area (Special area). This requirement may be relaxed provided there is clearance from Fire Deptt.
- ii. The maximum residential plot size for the above mentioned properties shall be 1000 sqm.
- iii. 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 and common parking areas developed.
- iv. A permission fee will 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

**SUB: Proposal for permitting uses other than residential in residential area under mixed land use policy of the MPD-2001**  
**File no .F.10(5)81-MP**

**1.0 INTRODUCTION:**

Due to prevailing economic forces and the needs of the residential area many commercial / institutional activities have come up on residential plots in many residential area / colonies. As part of the mid term review of Master Plan for Delhi-2001 Steering Committee made few recommendations on Mixed use, one of the same is " to allow Nursing home, Guest house and Bank on residential plot of more than 209 sqm. size facing 18 mt. wide road (in walled city) / urban renewal areas on 13.5 mt. in rehabilitation colonies in all such cases) front set back is to be surrendered and conversion charges are to be paid by the beneficiary."

**2.0 AMENDMENTS IN MASTER PLAN FOR DELHI - 2001 :**

Mixed 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-11017/7/91-DDIB dt.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.

**3.0 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.



- 25 -

# ANEXURE-I

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

Dr. Nivedita P. Haran  
Director (DD)  
Tel: 3019028

नई दिल्ली-110011, तारीख 199  
Dated, New Delhi-110011, 11.5 199

D.O. No. H-11017/7/31-DDIB

Dated: 7. 5. 1999

Dear Shri Ghosh,

Please find enclosed copy of the final notification carrying out the modification to the Master Plan for allowing mixed land use and the guidelines under which the same should function.

2. Regarding lowering minimum plot size for such activities to 167 sqm, it is requested that DDA may issue fresh notification calling for objections/suggestions in the matter and thereafter revert to the Government.

With regards,

Yours sincerely,

*Nivedita*

(Dr. Nivedita P. Haran)

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

Escrow account by the concerned local body collecting it and will be utilised for augmentation of infrastructure in and around the area.

- v. Where residential premises are already being put to such non-residential use, the same will be regularised on their payment of permission fee vide para (iv) e from the current financial year.
- vi. Wherever premises are utilised for such non-residential but permissible use, it will be ensured that no nuisance or hardship is created for the local residents.
- vii. In case of Restaurant or laundry etc. necessary clearance from Fire Deptt., if applicable shall be obtained.

5.0 Sh. Shanti Desai, Chairman, Standing Committee, MCD vide D.O. letter no. D-729 / CH. STG. / C / 99 dated 28.6.99 (Annexure IV) addressed to Hon'ble L.G., Delhi, has expressed his views to consider permissibility of educational institutions \ activities in residential plot.

6.0 **RECOMMENDATIONS:**

The proposal given in para 4 and 5 above is put up for consideration of the technical committee, so that the above mentioned activities may be allowed in the residential plots under mix use policy subject to the conditions already laid down by the Ministry of Urban Affairs and Employment in case of its notification dt. 7.5.99 for Banks, Nursing homes and Guest house and relevant conditions are already referred above in para 4 from (i) to (vi).

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4/8/99  
R K JAIN  
Jt Secy (M)

concerned local body collecting it and will be utilised for augmentation of infrastructure in and around the area.

(x) Where residential premises are already being put to such non-residential use, the same will be regularised on their payment of permission fee vide Para (ix) above from the date from which its functioning has been established.

(xi) Local bodies will ensure that permission fee is paid for each financial year within six months of that financial year. In case of violation of these guidelines \default, prompt action will be taken to issue time-bound notice to party and in case of non-compliance close and seal the premises and permission fee with 100% misuse fee recovered.

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

2. Based on the above guidelines, the local bodies will ensure that all existing premises are regularised after fulfilling the conditions laid down herein within next 6 months. Monthly status report may be sent to the Government. Local bodies will also ensure that the mixed land use facilities being permitted through these guidelines are implemented in the proper spirit so that the residential character of such areas is maintained.

*Nivedita P. Haran*  
(Dr. Nivedita P. Haran)  
Director (DD)

GUIDELINES FOR ALLOWING MIXED LAND USE, NAMELY, NURSING HOMES, GUEST HOUSES AND BANKS IN RESIDENTIAL AREAS.

Master Plan for Delhi has been modified vide Notification dated 7th May, 1977 allowing Guest House, Boarding House, Lodging House, Nursing Homes and Banks in residential plots of minimum size 209 sqm facing roads of minimum width 18 mts. (9 mts. in special areas and 13.5 mts. in rehabilitation colonies) subject to the following conditions:

- (i) Minimum road frontage as mentioned above will be necessary for allowing above-mentioned activities. For Guest Houses, Banks and Nursing Homes which are already in existence, this requirement may be relaxed provided there is clearance from Fire Department.
- (ii) For Nursing Homes and Banks, a maximum of 2/3rd floor area may be allowed for conversion for plot size upto 250 sqm. In case of larger plots, the use for the above-mentioned purposes may be permitted subject to a ceiling of 2/3rd FAR or 600 sqm whichever is less. In the case of Guest Houses, a maximum of 3/4th floor area may be allowed for conversion regardless of size of plot. A maximum of 15 guest rooms will be permitted in Guest Houses.
- (iii) The maximum plot size for the above-mentioned activities will be 1000 sqm.
- (iv) 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 will be identified and common parking areas developed.
- (v) Nursing Homes, on payment of a fee, should link up their disposal of waste with MCD/NDMC, to ensure hygienic disposal.
- (vi) To avoid chances of recycling of syringes, needles, plastics, the Nursing Homes must ensure that these are destroyed before disposal. A certificate in this regard should be submitted to the local authorities at periodical intervals.
- (vii) Only Branch Offices of Banks catering to the neighbourhood banking facilities will be permitted.
- (viii) No commercial activity in the form of canteen or restaurant will be permitted. Catering will be allowed only for the residents of the Guest Houses/Nursing Homes.
- (ix) A permission fee will be charged at the rate of 10% per annum of the difference between the current commercial rate and current residential rate as approved by this Ministry. The fees will be based on the actual floor area utilised for such non-residential purpose. The amount collected through the levy of permission fee will be placed in a separate escrow account by the

Section 3 sub-section (ii) dated 1.8.20 under the heading "Mixed land use regulations", the following is incorporated after (h) Junk shop:

"Nursing Home, Guest House and Bank shall be allowed in residential plots of minimum size of 202 sqm. facing a minimum road width of 18 mtrs. wide (9 mtrs. in special area and 13.5 mtrs. in rehabilitation colonies) subject to the conditions laid down in the guidelines issued in this regard."

*[Signature]*  
(H. K. Chadha)

Under Secretary to the Government of India

To

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

TO BE PUBLISHED IN THE GAZETTE OF INDIA PART - II SECTION 3  
SUB SECTION (ii).

No. H-11017/77/91-DDIB  
Government of India  
Ministry of Urban Development  
(Delhi Division)

\*\*\*

Nirman Bhavan, New Delhi  
Dated the 7<sup>th</sup> May, 1999

#### NOTIFICATION

WHEREAS certain modifications which the Central Government propose to make in the Master Plan for Delhi regarding the area mentioned hereunder were published with Notice No. F.20(17)95-MP on 11.7.1998 in accordance with the provisions of Section 44 of the Delhi Development Act, 1956 (61 of 1957) inviting objections/suggestions as required by sub-section (3) of Section 11-A of the said Act, within thirty days from the date of the said notice,

2. WHEREAS no objections/suggestions were received with regard to the proposed modification and whereas the Central 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 Central Government hereby makes the following modification in the said 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 the heading "Mixed Land Use Regulations, the following is 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) road carriageways as prescribed for approval of the Competent Authority".

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



सत्यमेव जयते

-30-

शुद्धी कार्य और रोजगार मंत्रालय

शुद्धी विकास विभाग

Government of India

Ministry of Urban Affairs and Employment  
Department of Urban Development

ANNEXURE 7

Dr. Hivedita P. Haran  
Director (DB)  
Tel: 3019028

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

199

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D.O.No. H 11011/11/91 DBB

शुद्धी योजना समिति  
द्वारा सं. 6/83/91  
दिनांक 20/5/91

Dated: 20.5.1991

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 uses 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,

(Dr. Hivedita P. Haran)

Shri P. K. Ghosh,  
Vice Chairman,  
DBR, Vikas Sadan,  
New Delhi.

Accd. 25.5.91

वे मनी डिपेंडेंट

Dis (X) pl. view & put up

JD (mlp)

27/5/91  
S. K. Ghosh, Secy. to Govt. of NCT of Delhi  
P.W.D. - 1/20/91  
26/5/91

Offt. Concerned file bearing no. P.10(5)/81-MP is with AC(A&B) pl. (P&C) 26/5/91  
PT.O. PS to AC(A&B)

25/5/91  
31/5/91  
25/5/91

Q-268  
ACCD&B  
21/5/91

(P/S)  
A/S

24/5/91

**CLAUSE 10.0 MIXED USE REGULATIONS :****(NON-RESIDENTIAL ACTIVITY ON RESIDENTIAL PREMISES)**

Mixed Use here, essentially means permission of non-residential activity on residential plot or residential flat. Specific provisions 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 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 circulations 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 of its impact on the municipal services and environmental needs of the area.

As part of 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 area.

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 sqm 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 repairs and workshops
    - cycle rickshaw 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 of 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.

शान्ति देसाई  
अध्यक्ष  
स्वायत्त समिति



आयती संख्या 3257-15  
दिनांक 22.6.99  
श्री विजय कपूर

फाइल नं. 10 A  
उपस्थिति  
दिनांक 110007  
पानें : 3075700  
पानें : 2938960  
पानें : 3950054  
पानें : 2947933

D.O.No. 22/29 CH.STG.C./99  
Dated: 22 June, 1999

Respected Sh. Kapur Sir,

Sometime back, a decision was taken to give some relief to guest houses, nursing homes and banks operating in residential areas. I have been approached by some educational institutions requesting for the same exemption being given to the institutions running educational activities.

You are requested to kindly consider this and if possible, add this category to the ones which have been given the relief.

With regards,

Yours sincerely,

*(Signature)*

(Shanti Desai)

h.a.  
→ VC DDA to examine  
and report. H. 2.6/6

PS  
H. 2.6/6

Shri Vijay Kapur,  
Lt. Governor of Delhi,  
Raj Niwas, Delhi.

RECEIVED  
DELHI  
LIEUTENANT GOVERNOR  
DELHI

BR  
No. 795



-32-

ANNEXURE  
TBSN/24  
दिल्ली 1100038  
HAJ DWAS  
DELHI-1100054

01 July 1999.

Dear Shri Desai,

I have received your letter of 28 June 1999 regarding exemption to educational institutions in residential areas.

I am requesting the Vice-Chairman, DDA to examine the matter.

With kind regards,

Yours sincerely,

*Map*

Vijai Kapoor

Shri Shanti Desai,  
Chairman,  
Standing Committee,  
Room No.10-A Town Hall,  
Delhi-110006.

No. 100(5)77-RG/1286/6887

Dated 02.07.1999.

Copy along with the letter under reply forwarded to Shri P.K.Chosh, Vice-Chairman, DDA with the request to examine the matter and put up the same for L.G.'s perusal at an early date.

Ms. Namita Datta  
Addl. Secy. to Lt. Governor, Delhi.

PC's OFFICE  
RECD.  
Dy. No. 16: F.....  
Date 12.1.39.....

मुख्य योजना समुदाय  
विकास विभाग  
A-22 TBR/mh  
14/7

COMMR. P. K. CHOSH  
STANDING COMMITTEE  
DATE 12/7/99

TBR  
359/CLD  
6/7/99

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5-11-99

52 (TBR)  
13/7/99

pl examine  
& put up

ACCP (R)

20/7/99

POSTAL

20/7/99

20/7/99

0.50/10/10  
H.E. (V.P.) (C.P.R.)

1. Vice Chairman, DDA (CHAIRMAN)
2. Engineer-Member, DDA
3. Principal Commissioner, DDA
4. Commissioner (Plg.), DDA
5. Commissioner (LD), DDA
6. Commissioner (AM), DDA
7. Chief Architect, DDA
8. Addl. Commr. (MF&PR), DDA
9. Addl. Commr. (UDP), DDA
10. Addl. Commr. (DC&B), DDA MEMBER-SECRETARY
11. Chief Planner, TCPO
12. Chief Architect, NDMC
13. Town Planner, MCD
14. Secretary, DUAC
15. Land & Development Officer, HOUASE
16. Sr. Architect (R&TP), CPWD
17. Chief Engineer (Plg.) DVB
18. Dy. Commr. of Police (Traffic), Delhi
19. Director (Land Scape), DDA

#### SPECIAL INVITES:

1. Chief Engineer (Elect.), DDA
2. Addl. Chief Architect-I, DDA
3. Addl. Chief Architect-II, DDA
4. OSD (Area Plg.), DDA
5. Director (DC), DDA
6. Director (MF&PR) I, DDA
7. Director (MF&PR) II, DDA
8. Director (TT), DDA
9. Director (AP)-I, DDA
10. Director (AP)-II, DDA.