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Delhi Development Authority

22nd Aug 1973

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MINUTES OF MEETING

22-08-1973 To -

(114)

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority held on Wednesday, the 22nd August, 1973 at 11.00 a.m. at Raj Mwas, Delhi.

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DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority held at 11.00 A.M. on Wednesday, the 22nd August, 1973 at Raj Niwas, Delhi.

PRESENT :

1. Shri Baleshwar Prasad, (In the Chair)
Lt. Governor.
2. Shri Radha Raman,
Chief Executive Councillor,
Delhi.
3. Shri Jagmohan,
Vice Chairman,
Delhi Development Authority.
4. Shri Brij Lal Goswami,
Member,
Metropolitan Council.
5. Shri Prem Singh,
Member,
Metropolitan Council.
6. Shri Kishore Lal,
Councillor,
Municipal Corporation of Delhi.
7. Shri Vishwambhar Datt Sharma,
Councillor,
Municipal Corporation of Delhi.
8. Shri B.R. Tanta,
Commissioner,
Municipal Corporation of Delhi.
9. Shri M.W.K. Yusufzai,
President,
New Delhi Municipal Committee.
10. Shri C.S. Gupta,
Chief Planner,
Town & Country Planning Organisation.
11. Shri R. Meneksha,
Engineer Member,
Delhi Development Authority.
12. Shri Manjit Singh,
Finance & Accounts Member,
Delhi Development Authority.

ALSO PRESENT

MUNICIPAL CORPORATION OF DELHI

1. Shri P.N. Srivastava,
Deputy Commissioner.
2. Shri D.D. Mathur,
Town Planner.

DELHI DEVELOPMENT AUTHORITY

1. Shri V.V. Bodas,
Architect Town Planner.
2. Shri S.L. Malhotra,
Chief Accounts Officer.
3. Shri S.C. Gupta,
Associate Planner.
4. Shri J.O.G. Russel,
Additional Secretary (Master Plan).
5. Shri Tej Dhan Kumar,
Public Relations Manager.
6. Shri H.N. Fotoder,
Secretary.

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No. 58 Subject:- Confirmation of the Minutes of the meeting of the D.P.A. held on 7th June, 1973.

Already decided on 31.7.73.

No. 59 Subject:- Shifting of unauthorised cremation ground located in Kalkaji District Centre and near Kalkaji Extension Colony.
(F.2(26)/72/Rt./CNC/DNA/TH)

Already decided on 31.7.73.

No. 60 Subject:- Declaration of Masjid Moth Residential Scheme blocks E, G & H as 'Development Area' of the Authority (F5(2)/73-WRI).

Already decided on 31.7.73.

No. 61 Subject:- Permission for opening a Small Scale Beauty Salon in a residential area.
(F.3(127)/73-M.P.)

Postponed.

No. 62 Subject:- Continuance of the Safdarjung Aerodrome at its present site. (F.3(120)/73-M.P.).

Already decided on 31.7.73.

No. 63 Subject:- Allotment of land to the Safdarjung Association for a club (F.8(8)70-W&D Rt.)

Postponed.

No. 64 Subject:- Declaration of area near Village Palam as 'development area' of the Delhi Development Authority under Section 12(1).

Already decided on 31.7.1973.

12 to 19

No.
65

Subject:- Construction of new Govt. Girls Hr. Sec. School building, at Istaudi House, Old Daryaganj, Delhi. (F.9(13)/72-MF).

Already decided on 31.7.73.

No.
66

Subject:- Request of the Trustees of the Ajmeri Gate Masjid Mochian, Delhi for the issue of a no objection certificate in respect of Plot No. 44, G.B. Road, for the construction of a building. (S/15(2)/64).

Postponed.

No.
67

Subject:- Change of land use from residential to commercial in Karol Bagh. (FE.16(17)64-Vol.IV).

Postponed.

No. 66. Subject :- Layout plan of the colony belonging to Sarva Hitkari Co-op. House Building Society situated near East of Kailash. (F.23(48)/69-Bldg.).

Layout Plan of Sarva Hitkari Co-operative House Building Society was discussed in the Authority's meeting held on 9.1.73 vide item No.235 (Appendix laid on the table)

The Authority resolved that the layout plan be rejected and Society be asked to provide the community facilities within the land allotted to it.

The Society has now submitted a revised layout plan on the basis of the Authority's Resolution and this has been scrutinised by the Planning Cell. The following table gives the information regarding the land under facilities required as per Master Plan and as provided by the Society in the Layout Plan.

TABLE

<u>Facilities.</u>	<u>Required as per Master Plan (area in acres).</u>	<u>As provided by the Society in the layout plan. (area in acres).</u>	<u>REMARKS.</u>
1.	2.	3.	4.
Parks, Playgrounds and totlots.	3.54	3.36	within variation.
Shops & other commercial establishments.	0.25	0.24	permissible.
Primary school and nursery school.	2.17	2.16	-do-
Other community facilities (Sub-station & dhobi ghats).	0.43	0.43	-do-
Higher Secondary School.	1.19	Nil	As it is not possible to construct Higher Sec. School in 1.19 acres nor it is possible to

amalgamate this area with the nearest higher secondary school site the only feasible thing will be to charge the cost of this land (1.19 acres) from the Society. Higher Secondary School site for this population is already provided in the Zonal Plan/ layout plan.

In the layout plan earlier submitted by the Society, they had carved out 280 residential plots of sizes varying from 128 to 423 sq. yds. In the revised layout plan the society has maintained the number of plots as 280 but they have reduced the sizes of plots. Now the minimum size of the plot is about 126 sq. yds. and the maximum size of the plot is about 342 sq. yds. Out of these plots, the Society is required to surrender 7 plots to Delhi Admn. particularly plots to be taken back from Society will be decided by the Land & Building Deptt.

In the light of the observations given above, the matter is submitted to the Authority for consideration of the revised layout plan submitted by Sarva Hitkari Co-operative House Building Society Ltd.

RESOLUTION

Resolved that the revised layout plan of the colony belonging to Sarva Hitkari Co-op. House Building Society as put up be approved subject to the condition that the Society would surrender the 7 surplus plots to the Land & Building Deptt.

No.
69

Subject:- Permission to construct additional storey in Anand Niketan.
(F.5(14)/71-CS.Pt.)

Postponed.

No.
70

Subject:- Request made by Vivekananda Vihar for exemption from payment of fee for re-validation of building plans.
(F.10(2)67-Bldg.)

Approved in the meeting of D.D.A. held on 31-7-73.

No.
71

Subject:- Modification in the layout plan of Lawrence Road Industrial Tenements Scheme.
(F.14(57)/62-M&D).

Approved in the meeting of D.D.A. held on 31-7-73.

No.
72

Subject:- Change of land use of 11.5 acres of land on Poorvi Marg from "green" to "Institutional". (F.11(2)/72-MF).

Proposal not approved.

No.
73

Subject:- Allotment of land in Block 3-A, Western Extension Area to Karam Bagh Bangiya Samsad. (S/5(3)/71)

Approved in the meeting of D.D.A. held on 31-7-73.

No.
74

Subject:- Widening of Dewana - Auchandi Road.
(F.5(34)/72-M.I.)

Approved in the meeting of D.D.A. held on 31-7-73.

No.
75

Subject:- Change in land use of the plot of land measuring about 14 acres between the Railway line and the Defence Colony.
(F.3(22)/73-MF)

Approved in the meeting of D.D.A. held on 31-7-73.

No.
76

Subject:- Layout plan of 45-47 Rajpur Road.
(F.16(184)/72-MF)

Postponed.

No. Subject:- Re-modelling of Barapulla Nala (near
77 Nizamuddin, New Delhi) (F.2(7)/70-RI).
Postponed.

No. Subject:- Modification in the General Development
78 Plan of Zone E-9, 10 and 11.
(F.2(11)/71-RI Pt. 'A').
Already decided on 8.8.73.

No. Subject:- Permission to use 168, Jor Bagh, New
79 Delhi for a library by the German
Academic Exchange Service.
Already decided on 8.8.73.

No. Subject:- 150 ft. Master Plan Road passing through
80 Gandhi Nagar, Khuroji Khas, New Lajpura
Colonies. (F.16(51)/70-M.P.)
Already decided on 8.8.73.

No. Subject:- Construction of residential accommodation
81 for Police Department at Plot No. 54/3,
Original Road, Karol Bagh, New Delhi.
(No. S/5(69)70).
Already decided on 8.8.73.

No. Subject:- Revision of licence fee of plots in Junk
82 Market, Jhandewalan, (TN2(202)/72).
Already decided on 8.8.73.

No. Subject:- Proposed construction of a chapel on plot
83 No. 35 road No. 40 in Punjabi Bagh.
Already decided on 8.8.73.

No. Subject:- Construction of Police Station at
84 Mehrauli. (F.8(8)/72-M.P.)
Already decided on 8.8.73.

47 to 63

No. Subject:- Land use of the area measuring 14 acres
85 of Ring Road between Gurdwara and the
college campus near Moti Bagh.
(F4(1)/63-M.P.)

Already decided on 8.8.73.

No. Subject:- Development Plan of Dilshad Garden Area.
86 (F.14(31)67-M.D)

Already decided on 8.8.73.

No. Subject:- Opening of a branch of the United Bank of
87 India in premises No. A-5, Chitrangan Park
(E.I.D.P. Colony).

Already decided on 8.8.73.

No. Subject:- Enhancement of rent payable by the
88 occupants of premises known as Katra
Ashfaq.(TN16(109)63-M.P.).

Postponed.

No. Subject:- Proposals for additional construction
89 in the existing telephone exchange complex
at Iusa Road.(F.L.27(46)/52)

Already decided on 8.8.73.

No. Subject:- Change of land use of plot No. 62,
90 Block 'L', Dayanand Road, Daryaganj,
South Estate, Delhi.(S/3(1)/73)

Postponed.

No. 91. Subject :- Delegation of powers to Director (Resettlement) by the Authority to institute legal proceedings on behalf of the Authority and to grant previous sanction as required under Section 49 of the Delhi Development Act.

....

The Delhi Development Authority has recently speeded up the work pertaining to the prosecutions against non-conforming uses. As a result thereof, certain redistribution of work amongst the officers has become necessary and the work relating to prosecution under Section 14, read with Section 29(2) of the Delhi Development Act, including institution of complaints in the Courts etc., has been transferred from the charge of the Secretary, D.D.A. to Director (Resettlement). In order to enable the latter to function effectively, it is proposed that para (2) of Resolution No.8, dated the 15th January 1958 (Copy at Appendix 'P' PAGES A-40 and A-41) may be amended also to provide that Director (Resettlement) has also been authorised to grant previous sanction as required under Section 49. Director (Resettlement) may also be authorised to file complaints under Section 29(2) of the Delhi Development Act 1957 as amended from time to time.

2. Provision may also be made to authorise Additional Secretaries of the D.D.A. to institute legal proceedings and grant previous sanction as required under Section 49 of the Delhi Development Act so that the work of the Authority is not held up on account of absence on leave etc. of the officers already authorised.

3. The proposal is placed before the Authority for consideration.

RESOLUTION

Kindly refer to Res.N. 124.

65 to 71

No. Subject:- Setting up of nursery schools in
92 residential areas. (S/12(1)/57).

Already decided on 8.8.73.

No. Subject:- Use of residential premises for
93 doctors clinics and nursing homes.

Postponed.

No. 94 Subject:- Zonal plans for Shahdara area.
(File No. F.16(95)/73-M.P.)

.....

There are 16 zones in the Trans-Yamuna area. Draft zonal plans for all these zones have been prepared by the Town and Country Planning Organisation/Delhi Development Authority. One plan E-7(Jhilmila area) has already been approved by the Central Govt. Three plans-E-2(Shumali Chiragh), E-6(Dilshad Garden) and E-16(Kachhipura)- have already been approved by the Authority and they are under submission to the Central Government for approval. The other zones are either partly or wholly built upon.

2. The finalisation of zonal plans in respect of these zones presents serious problems, particularly those arising out of haphazard and unauthorised construction on a large scale. Even the area earmarked for community facilities such as roads, schools, parks and playgrounds have been constructed upon. Unfortunately, due to legal, administrative and other difficulties, the authorities concerned have not been able to demolish this unauthorised construction. The finalisation of the zonal plans is linked with the Government policy in regard to regularisation or otherwise of these unauthorised construction.

3. The matter had been considered on a number of occasions but no Govt. decision is forthcoming. In this connection, it may be pointed out that the Govt. of India had asked for afresh broad survey of unauthorised construction carried out upto October, 1972. The necessary broad survey, so far as it pertains to the Delhi Development Authority's areas, was carried out and a report sent to the Govt. of India in December, 1972. So far, the Govt. policy in regard to unauthorised construction has not been made known to us. In view of this, the finalisation of the zonal plans is held up. It is suggested that the matter may not be delayed any longer and we may submit the zonal plans to the Govt. of India with the

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request that they may modify these plans in such a manner they may consider appropriate keeping in view the policy that they might decide. In the alternative, the Government could send the plans back to us with proper policy decision in regard to unauthorised construction and we could re-consider the matter and make necessary modifications and then submit the final plan.

4. In pursuance of rule 5 of the Delhi Development (Master Plan and Zonal Development Plan) Rules, 1959, the draft zonal plans for all these zones were published for inviting public objections/suggestions. The draft zonal plans and text as published, are given in Appendices _____ From 'Q' _____

to 'W' _____	PAGES _____	A-42 to A-48. _____).
(Zone E-1, E-3 and E-5) ... (Appendix _____	'Q' _____	page A-42 _____)
(Zone E-4 and E-9) (Appendix _____	(R) _____	page A-43 _____)
(Zone E-8 and E-12) (Appendix _____	'S' _____	page A-44 _____)
(Zone E-10 and E-11) (Appendix _____	'T' _____	page A-45 _____)
(Zone E-13) (Appendix _____	'U' _____	page A-46 _____)
(Zone E-14) (Appendix _____	'V' _____	page A-47 _____)
(Zone E-15) (Appendix _____	'W' _____	page A-48 _____)

5. The position in regard to each of these plans is discussed in the following sub paragraphs.

- (i) Zonal plans for E-1 (Krishna Nagar), E-3 (Rohas Nagar) & E-5 (Sakdarpur).

The draft zonal plans, as published (Zone E-1, E-3 & E-5) are at (Appendix _____ 'Q' _____ page A-42. _____).

Against these, 249 objections (E-1) and 300 objections (E-3 and E-5) were received. They together with the report of the Screening Board compiled in pursuance of rule 10 of the above rule are given in Appendix _____ 'Q' _____ page A-42 _____.

It is observed that most of the area under the community

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facilities is squatted upon and it is not possible to make the adjustments. Lowering of the yardstick for community facilities and other connected matters can be considered only after Government decision in regard to unauthorised construction and change of land use etc. is known.

(ii) Zonal plans for E-4 and E9 (Ghahdara Residential and Commercial)

The draft zonal plans (E-4 and E-9) as published are at Appendix(_____ 'R' _____ page A-43 _____).

The objections against these draft zonal plans were 378. They together with the report of the Screening Board are given in Appendix _____ 'R' _____ page _____ A-43 _____.

They were heard by the Screening Board and the site was also visited by the Vice-Chairman and other officers of the Delhi Development Authority. The Screening Board has recommended that since the Ghahdara area is already built up, the redevelopment scheme be prepared.

In so far as the commercial area (Zone E-9) is concerned, part of the area is under Vishwas Nagar Colony and part of the area is earmarked for Commercial Business District. As regards Vishwas Nagar Colony, a portion has already been regularised by the Municipal Corporation of Delhi and it would be incorporated in the zonal plan as such.

It may be pointed out that there are two unauthorised clusters in the area earmarked for Commercial Business District in the Master Plan for Delhi. The treatment to be accorded to these clusters will depend upon the Government policy in regard to unauthorised construction. Rest of the area has been acquired and taken over by the Delhi Development Authority recently.

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- (iii) Zonal plans for E-8 and E-12 (Khureji Khas and Shakerpur) and E-10 and E-11 (Karker Duman East and West)

The draft zonal plans, as published for zones E-8 and E-12 (Composite) and E-10 and E-11 (Composite) are at Appendix 'S' AND 'T' pages A-44 and A-45. Against these 3684 objections (E-8 and E12) and 38 objections (E-10 and E-11) were received. They together with the report of the Screening Board are given in Appendix 'S' and 'T' pages A-44 and A-45. These objections have been heard and the views of the Screening Board are that since the land has already been allotted in these four zones to Co-operative House Building Societies on the basis of the General Development Plan/layout plans, already approved by the D.D.A., all such layout plans/General Development Plan be adjusted and the zonal plans modified accordingly. In respect of the areas/pockets, which have been built upon in an isolated manner, the matter should be decided in the light of the Government policy in regard to unauthorised construction.

- (iv) Zonal plan for zone E-13 (Sahidara Industrial Area).

The draft zonal plan, as published for this area is at Appendix 'U' Page A-46.

Against this, 433 objections were received. They together with the report of the Screening Board are given in Appendix

'U' PAGE A-46.

The area is predominantly vacant.

- (v) Zonal plan for Zone E-14 (Ganga village area)

The draft zonal plan, as published for this area is at Appendix 'V' Page A-47 (Zone E-14).

254 objections were received against the plan. These

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objections and the views of the Screening Board are at
Appendix 'IV' PAGE A-47 (Zone E-14) .

The Delhi Development Authority has separately prepared a General Development Plan of the vacant area and it is recommended that this plan may be incorporated in the zonal plan after excluding the predominantly built-up area for which decision should be taken in the light of the policy decision that the Government may adopt in regard to unauthorised construction. In this connection, it may be pointed out that in the light of the Government decision about unauthorised construction, some changes in the General Development Plan, particularly about the road pattern, may also become necessary and consequent action may be taken.

(vi) Zonal plan for zone E-15 (Loni Road area)

The draft zonal plan, as published for this area is at
Appendix 'IV' PAGE A-48 (Zone E-15) .
Only 7 objections were received against the plan. The objections as well as the recommendations of the Screening Board are given in Appendix 'IV' PAGE A-48 (Zone E-15) .
The area is predominantly vacant.

6. The matter is now placed before the Delhi Development Authority for consideration.

RESOLUTION

Resolved that the matter should be postponed for further consideration. In the meanwhile, the unauthorised construction raised before 1st October 1972 should be shown on the relevant plans.

No. 95 Subject :- Regulations under the provision of Section 14 of the Delhi Development Act. (F.1(3)/73-Legal Cell (VB).

Proviso to section 14 of the Delhi Development Act provides that any non-conforming uses which commenced prior to the enforcement of the Master/Zonal Development Plan would be governed by conditions as may be prescribed by regulations made in this behalf.

2. The Authority in its last meeting desired that the regulations under proviso to Section 14 of the Delhi Development Act be placed before the Authority for its consideration. A draft of these regulations is contained in Appendix 'X' PAGES A-49 to A-52.

3. The main points for consideration in these regulations are what uses could be allowed in the various use zones. The Master Plan itself has divided Delhi into various use zones such as residential, institutional, recreational etc. The Master Plan also has provided the various uses which could be permitted in each of the zones as a normal use and the uses which could be permitted by the competent authority as a case of 'special appeal'. These uses are given in Appendix 'X' pages A-53 to A-61.

4. There is a heavy concentration of population in the old city area which is closely built up. Since large scale clearance as an immediate possibility is ruled out, minimum of community facilities and services and reasonable means of communication had been provided which will in a limited way remove congestion from this area, is provided in the Master Plan.

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Employment centres like flatted factories (multi storeyed factories) recommended to be set up in the selected area to house such small industries as would not cause any nuisance to the residential area, but noxious industries and village-like occupations like dairies, poultries are proposed to be removed from there. The concept of the Master Plan was, therefore, that while the flatted factories will be located in central areas, work centres will be in the out lying residential areas. These will mostly be in community centres and district centres.

The idea was to provide household manufacturing units, which would otherwise spoil the residential character of the neighbourhood in such flatted factories and employment centres. The point for consideration is whether the small household industries which had commenced prior to the enforcement of the Master Plan be allowed to continue.

5. In the draft regulations framed, all these prohibited uses, including small factories, will have to shift after the expiry of the moratorium period as is provided for in the Master Plan. This has been made necessary as alternative land to such industries for shifting has already been made available by the Authority.

6. The regulations framed contemplate that all uses which commenced prior to the enforcement of the Master Plan and are allowed as normal use or as a case of special appeal will continue till such time as the building thereon is not reconstructed or such use of the land is discontinued for more than one year.

7. The normal uses which are permitted uses in each of the 'use zones' and which commenced prior to the publication of the zonal development plan are proposed to continue till such time as the building thereon is not reconstructed or such use of the land is discontinued for more than one year.

8. The Regulations further provide that after the expiry of the moratorium period the non-conforming units will shift within a period of two years from the date of coming into force of these regulations. This period could be enhanced to one year subject to the payment of penalty amounting to Rs. 10 per sq. yd. If such uses are not discontinued, they would be liable to be prosecuted under the Delhi Development Act.

9. The matter is placed before the Authority for consideration and it is suggested that the draft Regulations be sent to the M.C.D. and the T.C.P.O. for their comments before the same are approved by the Authority.

RESOLUTION

Resolved that the draft Regulations be examined in the first instance by a Committee comprising the following Members/officers of the Authority:-

- (i) Shri Kishore Lal,
Member, D.P.A.
- (ii) Shri Vishwa Nath Mitt Sharma,
Member, D.P.A.
- (iii) Shri B.R. Tamta,
Commissioner, M.C.D.
- (iv) Shri M.W.K. Yusufzai,
President, N.D.M.C.
- (v) Shri C.S. Gupta,
Chief Planner, T.C.P.O.
- (vi) Shri Keshav Nayal,
Chief Legal Adviser, D.P.A.

Further resolved that the Committee be requested to submit its report to the Authority within

No. 96 Subject :- Widening of Lala Lajpat Rai Road
(From the junction of Outer Ring
Road to its junction with Chirag
Delhi Road.). (F.5(6)/72-MP)

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The alignment plan of 100' wide road connecting Outer Ring Road and Ring Road near Mool Chand Hospital was considered by the Technical Committee on 2.2.73 and it recommended for the approval of the alignment plan as prepared by the T.C.P.O. subject to the condition that the standard road cross-sections be followed as prepared and approved by the D.D.A. for all 100' wide road constructed in our schemes.

2. The case is placed before the Authority for the sanction of the alignment plan as recommended by the Technical Committee.

RESOLUTION

Resolved that the alignment plan of the 100' wide Master Plan Road connecting the Outer Ring Road and Chirag Delhi Road prepared by the T.C.P.O. be approved subject to the condition that the standard road cross-sections be followed as prepared and approved by the D.D.A. for 100' wide roads.

Item No.

97

Subject:- Starting of Second Campus of the
Delhi University in South Delhi.

The Vice-Chancellor, Delhi University has written to the Lt. Governor seeking permission to use the following properties for its Second Campus :-

- (1) F/48, South Extension Part I.
- (2) D/25-D, South Extension Part II.
- (3) D/25-A, South Extension Part II.

2. A copy of the Vice-Chancellor's D.O.No.VC/73/8430, dated the 10th/11th July 1973, is added as Appendix Z (Page A-62 & 63).

3. In view of the circumstances stated in the above letter of the Vice-Chancellor, it is suggested that temporary permission for a period of two years may be given to use the residential properties in question for a Second Campus. Since the properties are proposed to be used primarily for institutional purposes, it is for consideration whether the composition fee usually charged in respect of the permission granted to use residential properties for commercial purposes should be charged in this case or not.

4. The matter is placed before the Authority for its consideration.

*** RESOLUTION ***

Resolved that the use of the premises mentioned in the preamble for Second Campus of the University of Delhi in South Delhi, temporarily for a period of two years, be approved subject to payment of composition fee to D.D.A. by the landlords at 20% of the rent fixed.

No. 96 Subject :- Modification to the complete Zonal Development Plan for Zones D-13 (Chanakyapuri), D-14 (Safdarjung Tomb) and D-21 (Sarojni Nagar). (F.4(15)/70-M.P.)

In pursuance of rule 5 of the Delhi Development (Master Plan and Zonal Development Plan) Rules, 1959, a notice about the preparation of the draft zonal development plan for zones D-13, D-14 and D-21 was issued on the 25th February, 1967 inviting objections/suggestions. The recommendations of the Screening Board on the objections/suggestions received with respect to these zones were considered by the D.D.A. vide its resolution No.256 dated 16.10.70 and it was resolved that the report of the Screening Board in regard to draft zonal development plans for zones D-13, D-14 and D-21 be approved and the draft plans submitted to the Central Government for approval. After carrying out necessary changes in the text of the plan and the plan itself, the same was submitted to the Central Government for their approval.

2. The Under Secretary to the Government of India, Ministry of Works & Housing (Mirmen Aur Awas Mantralaya) in his letter dated 25.4.1973 has desired that the proposed 80' wide zonal road shown in the composite zonal plan on the west side of nallah between Laxmi Bai Nagar and Sarojni Nagar be shifted towards the east of the nallah as most of the plots, already allotted for religious purposes are affected in the alignment of the proposed road whereas on the other side sufficient land is available for the construction of a 80' wide road. He

has requested that the necessary amendment may be made in the zonal development plan after obtaining the approval of the Authority.

3. The proposal of shifting the road towards east of the nallah has also been examined by the T.C.P.O. The T.C.P.O. have mentioned, that the proposed 80' wide road on account of the enlargement of the temple sites along the west side of the nallah cannot be constructed. In view of the fact that it is an important connecting road to Sarojini Nagar and Mehrauli, there is no other alternative but to shift the road to the east side of the nallah where a service road already exists with ample space for widening it to 80'. The existing road to the west side of the nallah could be retained as a service road.

4. The C.P.W.D. has separately referred to certain modifications in the land use of the composite zonal development plan for Netaji Nagar Colony. In the modified zonal plan a part of the residential area is shown as a neighbourhood park. The request has been made for necessary modifications to this extract. The case was discussed in the meeting of the Technical Committee and it was recommended that necessary corrections be made in the zonal plan and the original plan of the C.P.W.D. may be incorporated in the zonal plan.

5. The matter is placed before the Authority for decision:-

- (1) Whether the proposed 80' wide road on the east side of the nallah be shifted along the west side of the nallah as suggested by the T.C.P.O.

- (ii) whether the original plan of the C.P.W.D. be incorporated in the zonal development plan as recommended by the Technical Committee.

RESOLUTION.

Resolved that the following modifications in the Zonal Development Plan for Zones D-13 (Chankya-puri), D-14 (Safdarjang Tomb) and D-21 (Sarojini Nagar) be approved:-

- (1) The proposed 80' wide road on the east side of the nallah be shifted along the west side of the nallah as suggested by the T.C.P.O.
- (ii) The original plan of the C.P.W.D. be incorporated in the zonal development plan as recommended by the Technical Committee.
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No. Subject:- Bus terminus in the residential schemes of
99 D.D.A. (E.15(58)/72-LSB(I)

With the development of residential areas and occupation of houses constructed there, a number of representations have been received by D.D.A. as well as by D.T.C. for the provision of bus services in these areas.

2. To look into the problems in detail, a meeting was held in the room of Shri J.C. Gambhir, Associate Planner, D.D.A. with Shri Jha, Deputy General Manager, Delhi Transport Corporation. In the meeting Shri Jha explained that bus routes system in the newly developing residential schemes of D.D.A. can not be provided without first deciding the location of bus terminus because the layout of bus routes depends upon the location of bus terminus. A bus terminus consists of parking, time control room, seasonal and holiday ticket booths, waiting rooms for drivers and conductors and small snack bar. It was found that 1 acre area shall be sufficient for a bus terminus and it shall serve about 3 to 4 lakhs population. The following locations of the bus terminus were decided to serve the schemes as given against each :

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|--|--|
| 1. 1 acre bus terminus site located by the side of proposed bus depot in triangular pocket in Ring Road (known as Wazirpur De-ot.) | This shall serve Wazirpur, Lawrence Road, Shalimar Bagh and Pritampura. |
| 2. 1 acre bus terminus site located in Pandita Road District Centre. | This shall serve Janak Puri Part of G-8 and Poda's residential Scheme.. |
| 3. 1 acre bus terminus site in the Govt. Offices areas in Shahdara. | This will serve Jhilmila and Zones F-8, 9, 10, 11 & 12 allotted to Group IV Societies. |

Contd....

3. . The case was discussed in the Technical Committee on 11th August, 1972 and it has recommended that the proposed sites be approved.

4. The case is now put up before the Authority for approval.

RESOLUTION.

Resolved that the location of the Bus Terminal as proposed in para 2 above be approved subject to the condition that the rates will be charged as per Govt. orders on the subject.

Arising out of the above, it was also resolved that in planning the bus terminal in the newly developed areas in future, care should be taken to ensure that these bus terminals are located at a central place and the provision of land made with due allowance to future expansion.

No. Subject :- Allotment of 8 stalls built by D.D.A.
100 on the land lying between D.D.A. office building and Dr.Sen's Nursing Home.

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A number of unauthorised stalls had been functioning on the land between the D.D.A. office and Dr. Sen's Nursing Home for quite some time. These stalls are very shabby and give an ugly look to the whole environment. At the same time they have an undoubted utility, as they provide eatables at reasonable rates to the office-goers.

Under these circumstances, it was considered desirable that these unauthorised, stalls should be housed properly and to this end, the D.D.A. constructed 8 stalls measuring 8'x8' in the same vicinity. These will be let out for 11 months at a time to the occupants of these unauthorised stalls, and the methods of allotment would be through the draw of lots.

The monthly licence fee worked out is Rs.94/- per stall (appx.). The licence fee for the kiosks constructed in the Y-Shape building in 1969 was fixed by the Delhi Administration at Rs.40/- per month. This rate was also approved by the Authority vide Resolution No.178 dated the 11th September, 1969. In the calculations for the fixation of that rate, certain essential elements were not taken into account and their financial implications were not correctly assessed. For instance, cost of land or its rental had been ignored. Again, the rate of interest charged was @ 6% whereas it should have been 7½% - our borrowing rate plus ½% management charges. Fire and scavenging taxes were also not charged. Municipal tax was not worked out at the correct rate. Therefore, the method followed earlier for fixing the said rate could not form the basis of working out the licence fee in the instant

case. In this connection, it would also be pertinent to mention that the kiosks built near Y-Shape building are not enclosed from three sides. These provide raised platforms with a roof. Therefore, the comparison between them and the newly built stalls would also not be appropriate.

The stalls built in the neighbouring areas by the M.C.D. and allotted by auction carry a monthly licence fee of Rs.60/- to Rs.490/- p.m. Their sizes vary from 6'.3"x7' to 6'.3"x11½'. Against this, the size of the newly built stalls is 8'x8' plus substantial open space in front of each stall. Keeping these facts in view, the rate of monthly licence fee @ Rs.94/- per month discussed above does not seem to be on the high side and it may, therefore, be approved.

The matter is now placed before the Authority for consideration and approval.

RESOLUTION

Resolved that having regard to the nature of the trade to be carried on in the stalls rent of the stalls should be re-fixed after excluding the value of the land; It was also resolved that the two squatters now operating in front of the A.G.C.R. building should also be considered for allotment in the same complex.

No.
101

Sub :- Request for allotment of land to the Life Insurance Corporation of India.

Some time back a proposal had been mooted for allotment of la. to the Life Insurance Corporation of India for construction of flats for allotment to the low and middle income groups. The Government are considering the request of the L.I.C. and permitting the D.D.A. to allot land to the L.I.C. subject to the following conditions :-

- (a) The flats to be built on this land will be sold (either on cash down basis or on hire-purchase) only to persons falling in the low income and middle income groups as already defined by Government.
- (b) The sale price of these flats will be fixed by the L.I.C. on a no-profit-no-loss basis.
- (c) The cost of the flats will be such as to be within the paying capacity of the eligible beneficiaries.
- (d) No flat will be sold to any applicant who already has a house or residential plot in Delhi/New Delhi (whether in his own name or in the name of his/her wife/husband and dependent children).

2. In this connection information has also been asked by the Finance Ministry about the following :-

- (i) The control that will be exercised by the Delhi Administration or Delhi Development Authority in regard to the various conditions mentioned above; and
- (ii) When leased premises are transferred, unearned increment is recovered by Government. How will that proposition work out in the cases under consideration?

3. Government had desired that the views of the D.D.A. on the subject might be intimated to them.

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4. The matter is now placed before the Authority for consideration.

RESOLUTION

Resolved that the proposal to allot land to the L.I.C. should not be agreed to as it would give rise to practical difficulties and add to the multiplicity of agencies and further that the D.D.A. would not be able to have any effective control to enforce the conditions referred to in the Agenda note.

No. 102 Subject:- Modified layout plan of the colony belonging to the Hindu Bengali Co-operative House Building Society Ltd. (Tagore Park at Malikpur Cantt.)(F.23(42)/69-Hdg.)

The modified layout plan of the colony belonging to the Hindu Bengali Co-operative House Building Society Limited (Tagore Park at Malikpur Cantt.) was considered by the Authority in its meeting held on 4.11.72 and vide resolution No.195 (appendix 'AA'
Pages A-64 to A-69

and it was resolved that this item be put up to the Authority after the Chairman's visit to the area.

2. The Special Assistant to Lt. Governor and the Vice Chairman have since visited the site and the recommendations earlier made in the agenda note were reiterated.
3. The case is resubmitted to the Authority for consideration and orders.

RESOLUTION

Resolved that the modified layout plan of the colony belonging to the Hindu Bengali Co-operative House Building Society Ltd. (Tagore Park at Malikpur Cantt.) be approved and the Municipal Corporation of Delhi requested to make available a suitable plot of land for provision of community facilities to the village abadi.

No. 103 Subject:- Proposal of the Delhi Admn.
for construction of Officers' flats on plot Nos. 4, 6, 8 and 10, Boulevard Road.
(F.16(104)/71-M.P.)

In the last meeting of the Co-ordination Committee, a point was raised regarding the utilisation of officers' flats Nos. 4, 6, 8 and 10 Boulevard Road for constructing new residential flats. In this connection, it was pointed out that the provisions of the Master Plan/Zonal Plan were not compatible with the proposal. If the proposal had to be put through, amendment of the Master Plan/Zonal Plan would be needed.

2. The position is that the site surrounded by the Boulevard Road, Queen Mary Road and the existing G.T. Road, falling in Zone C-1, is earmarked for institutional purposes (hospital) in the Master Plan. In the approved text of the zonal development plan of this area (Zones C-1, 2, 3, 11 and 12), it is mentioned that:-

"For the future expansion of the St. Stephen Hospital, adjacent extra land has been proposed to be included for hospital upto the alignment of Boulevard Road. Provision for more land for the Queens Mary School has also been made, keeping intact the premises of the adjoining church etc., but protecting the right-of-way of the Boulevard Road alignment."

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3. The proposal of the Delhi Administration to provide residential accommodation in this area was only possible if the land use of the Master Plan/approved zonal development plan was changed to 'residential'. The matter was also discussed in the meeting of the Technical Committee on 10th November, 1972 which had decided that the construction of residential buildings involving a change of land use will not be permitted as it involved a change of Master Plan/approved zonal plan land use.

4. The Delhi Administration have again requested that the position be reviewed in context of the land use provided for in the Master Plan. As mentioned in the text of the zonal development plan of this zone, the area occupied by these bungalows is clearly earmarked for widening of Boulevard Road as well as for expansion of St. Stephen's Hospital and Queen Mary's Higher Secondary School.

5. The matter is placed before the Authority for consideration.

RESOLUTION

Resolved that the request of the Delhi Administration for construction of Officers' flats on Plot Nos. 4, 6, 8 and 10, Boulevard Road which involves change of land use as provided in the Master Plan/Approved Zonal Development Plan be not approved as it would come in the way of future expansion of the hospital and the school.

No. 104 Sub:- Construction of temporary sheds for stores/offices purpose by Northern Railway Authorities near Tilak Bridge, New Delhi. (PA/E.O.(B)/73(8).

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The Northern Railway Authorities had put up some temporary structures on the land lying between Nallah and the Railway Track near Tilak Bridge. This land forms part of the area which has already been declared as 'Development Area' under Section 12 of the Delhi Development Act, 1957 vide Notification No. F.16(56)/3/71-L&B dated June, 1972. The land use of the area being green, no construction, whether temporary or permanent, is permissible under the Master Plan. Further, no construction can be undertaken in 'Development Area' unless prior permission for construction has been obtained in writing from the Delhi Development Authority.

2. In this case the Railways had constructed some sheds without obtaining prior permission from the Competent Authority. Consequently, a Notice under Section 30(i) of the Delhi Development Act was served upon them as to why an order of demolition of unauthorised structures should not be made. At the same time, the railways were also asked to discontinue further building operations. No reply to this notice was received, but in the meanwhile Railway Authorities informed this office that they were under the impression that no permission was required from D.D.A. for construction of temporary structures. They reiterated their request for grant of permission to construct temporary sheds for storage of materials as also

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for accommodating about 45 members of the staff including Supervisors under the Railway Electrification Project for a period of 4 years after which structures will be dismantled and the ground restored to its original condition.

3. The Railway Authorities were advised to stop further building operations and in the meantime submit comprehensive layout plan for consideration by Authority.

4. The Northern Railway Authorities have now submitted copy of site plan and structural plan and have asked for permission for constructing temporary structures for a minimum period of 3 years after which these structures will be dismantled by them.

5. The proposal has been examined by the A.T.P. and he has opposed it on the following grounds:-

- (i) Proposal sheds for stores and workshops, though required for a temporary period of 3 years, would be out of tune with the adjoining land use of "Government Offices".
- (ii) Access road provided to these sheds starts very close (about 200') near the existing Tilak Bridge which is being widened by the Railway Authority and thus likely to create traffic bottleneck at a point which is highly undesirable for the existing conditions since the widening of the Bahadur Shah Zafar Marg has not so far been achieved.

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6. A.T.P. has further suggested an alternative site i.e. 150' strip of land on both sides of the railway track, for construction of these sheds. The land use of this strip of land is railway/operational area. 3 copies of the plan indicating the alternative site suggested by him have also been prepared. It is pointed out that 2 out of 8 sheds have already been constructed by the Railways.
7. The proposal is submitted to the Authority for consideration.

RESOLUTION

Resolved that construction of temporary structures for a period of three years by the Northern Railway authorities near Tilak Bridge be allowed, subject to the condition that the Railway authorities shall dismantle the structures and vacate the land after three years.

No. 105 Subject :- Hiring of B-5/21, Safdarjung Enclave
by I.G.P., I.T.B.P.
(No. MU(D-27)/VV/72/T.).

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The Inspector General, Indo - Tibetan Border Police, Ministry of Home Affairs has requested for permission to hire residential premises No-B-5/21, Safdarjung Enclave for office purposes till such time as the project for construction of a building to house the Central Police Organisations of the Ministry of Home Affairs is completed. Vide Resolution No. 227 dated 22nd November, 1971, the Authority decided that public sector/Government undertakings may be allowed to use buildings in residential areas for office purposes by way of special appeal subject to fulfilment of the following conditions :-

- (1) The public enterprise gives a legally enforceable undertaking that it would vacate the premises within two years from the date of sanction and either secure accommodation in a commercial area or put up its own building in the conforming area in the meanwhile;
- (2) The landlord would pay as composition fee, the difference between the rent obtainable if the building is let out for commercial purposes.

The Inspector General, Indo-Tibetan Border Police with his letter has enclosed a declaration from Smt. Swaran Julka, the owner of house No. B-5/21, Safdarjung Enclave agreeing to the payment of composition fee to be determined by the Authority in case the permission to let out the building is granted. A letter conveying Government's approval to the location of the office of the Inspector General, Indo-Tibetan Border Police in Delhi has also been produced.

It is recommended that permission to hire this building may be given by the Authority by way of special appeal, to the Inspector General, Indo-Tibetan Border Police subject to production of a declaration by him that he would vacate the building as soon as the proposed building for housing the Central Police Organisations is ready or within two years from the date of sanction, whichever is earlier.

The matter is placed before the Authority for consideration.

RESOLUTION

Resolved that permission to hire B-5/21, Safdarjung Enclave for office purposes be given by way of special appeal to Inspector General, Indo-Tibetan Border Police, subject to the production of a declaration that he would vacate the building as soon as the proposed building for housing the Central Police Organisations is ready or within two years from the date of sanction whichever is earlier, subject further to the condition that the landlord agrees to pay 20% of the rent fixed by way of composition fee to the D.D.A. and a certificate clearing the location of this Organisation in Delhi is produced from the Accommodation Committee of the Cabinet/Ministry of Works & Housing.

No. Subject:- Modification in the layout Plan of the
106 Okhla Industrial Area Phase-II.
(F.14(31)62-W&D Pt.)

Recently the Government of India have decided to give plots to the unemployed Engineers at fixed rates. Consequently, the applications sponsored by the Director of Industries were considered by the Land Allotment Advisory Committee and it was decided to allot 125 plots to qualified but unemployed Engineers ranging from 400 to 1200 sq. yds. in Okhla Phase II. Due to this as well as other reasons given below, it has become necessary to revise the layout Plan of Okhla Industrial Area Phase-II.

2. The layout-Plan of this area stands approved by the Delhi Development Authority. Quite a major part of the development work has been done at site. However, in pockets 1, 2 & 3 an area of 52.25 acres is rocky which would involve considerable expenditure to develop. To meet this difficulty it is suggested that land earmarked for facilities in pocket B, C, E & F measuring 22.80 acres and land measuring 4.8 acres in Pocket 'A', originally earmarked for large industrial plots be utilised for carving out small industrial plots for the allottees of pocket No. 1, 2 & 3 in rocky land.

3. Similarly to meet with the industrial plots to qualified but unemployed Engineers, it is proposed that pocket 'F' measuring 20 acres originally earmarked for large industrial plots and pocket 'B' measuring 7.36 acres originally earmarked for open spaces be utilised for carving out additional plots.

4. As regards the utilisation of 52.25 acres of rocky area the same will be done in course of time in which deficiency and open spaces will be adjusted.

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5. A copy of the draft layout plan indicating various pockets and a copy of the Plan indicating revised proposals in the various pockets is placed on the table.
6. The matter is placed before the Authority for consideration.

RESOLUTION

Resolved that the revised layout plan of the Okhla Industrial area phase-II as laid on the table be approved.

No. Subject :- Modification in the Layout Plan of
 107 Safdarjang Residential Scheme,
 Block 'C' (Ehim Nagari).
 (F.14(2)/60 W&D Pt.A.)

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The Layout Plan of Safdarjang Residential Scheme Block 'C' already stands approved by the D.D.A. In the approved layout plan there are two primary school sites in Block 'C'. One of these sites, which is nearer to the D.D.A. staff quarters has been allotted to St. Paul Primary School. The representatives of the D.D.A. staff quarters of Block 'C' have represented that the above school charges exorbitant fee which is beyond their means and also that it attracts most of the students from beyond the Safdarjang Block 'C'. As such, they have requested that a new site may be allotted to the Municipal Corporation of Delhi so that the fee is within the means of average family residing there.

The proposal has accordingly been examined and a new primary school site has been proposed comprising the Nursery school site and the adjoining park area. The new primary school site has been shown in the layout plan laid on the table. Besides the D.D.A. staff quarters, this site will also serve the residents of block Nos. 1,2,3 and partly block No.4.

The matter is now placed before the Authority for consideration.

RESOLUTION

Resolved that the proposal for provision of an additional primary school site as shown in the plan laid on the table be approved, in case it is found that under the terms of the lease of the land allotted to the St. Paul Primary School authorities, the latter cannot be made to agree to charge reasonable tuition fee from the children of the area. It was further resolved that in case the provision of additional site becomes necessary, it should be made over to the Corporation for setting up the school.

No. Sub:- Allotment of 5/7 acres of land to M/s
108 Engineers India Ltd. in Jawahar Lal
Nehru University Campus. (F.3(62)/72-MP)

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The Engineers India Ltd. propose to construct building of their own on 5/7 acres of land in the Jawahar Lal Nehru University Campus for the location of their own offices. They have mentioned that the Jawahar Lal University is ready to give them the necessary land for this purpose. The point for consideration was that whether the land of the Jawahar Lal University meant for "Educational purpose" could be permitted for such purposes.

2. The matter was discussed in the meeting of the Technical Committee which desired that the opinion of the T.C.P.O. should be obtained. One view expressed was that the request of the Engineers India Limited should be agreed to because its location in the Nehru University Complex would not be incompatible and that it might be difficult to find suitable land for the Engineers India Limited elsewhere. The views of the T.C.P.O. are enclosed in Appendix 'EB' Page 4-70

The T.C.P.O. is of the opinion that considering the activity of the Engineers India Ltd., the same are related more to commercial and industrial nature rather than to an Educational Institution. As such from the land use point of view the activities cannot be permitted in areas earmarked for Educational Institution. They have further mentioned that the Nehru University appears to have surplus land.

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Their requirement may be re-assessed and surplus land taken over from them for other educational institutions as prescribed in the Master Plan.

3. The matter is placed before the Authority for consideration.

RESOLUTION

Resolved that the proposal for allotment of 5/7 acres of land to M/s. Engineers India Ltd. in Jawaharlal Nehru University Campus be not approved, since the activities of this organisation cannot be termed as conforming to the land use of the area.

Arising out of the above, it was also resolved that it should be assessed whether the Jawahar Lal Nehru University has any surplus land for allotment to other institutions.

103-

No. Subject:- Confirmation of the Minutes.
109 .

Already decided in the meeting on 8-8-1973.

No. Subject:- Use of premises No. A2/18 and A2/19,
110 Safdarjang Enclave by the Institute
of Criminology and Forensic Science.
(.....)

Shri S. Venugopal Rao, Director, Institute of Criminology and Forensic Science has applied for permission to use the premises No. A2/18 and A2/19, Safdarjang Enclave for the Institute of Criminology and Forensic Science. A copy of the Director's letter, together with a copy of the note received with the said letter, is added as Appendix "C.C."

A-71 to A-74

2. In view of the Authority's resolution No.227, dated the 22nd November, 1971, it is suggested that the permission for temporary use of the residential premises for the Institute might be given subject to the following conditions:-

- (a) The Institute gives a legally enforceable undertaking that it would vacate the premises within two years from the date of sanction, and in the said period of two years, it would secure accommodation in a conforming area.
- (b) The landlord will pay composition fee representing the difference between the residential and the commercial rent.

3. The matter is placed before the Authority for its consideration.

RESOLUTION

Resolved that the proposal for hiring premises No. A2/18 and A2/19, Safdarjang Enclave by the Institute of Criminology and Forensic Science for office use be allowed by way of special appeal subject to the (a) payment of 20% of the rent fixed as composition fee by the landlord; (b) the Institute gives a legally enforceable undertaking that it would vacate the premises within two years from the date of sanction, and in the said period of two years, it would secure accommodation in a conforming area; and (c) production of certificate from the Accommodation Committee of
contd...

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the Cabinet through the Ministry of Works & Housing clearing the location of this Institute in Delhi.

Arising out of this, the Authority also resolved that while granting permission for a temporary period of two years by way of special appeal to the use of the land in residential use zones for non-conforming uses like offices, etc. subject to payment of 20% by way of composition fee of the rent fixed, an additional levy of 5% of the rent fixed should be charged from the landlord in those cases where request for special appeal is made after prosecution proceedings for violation of Section 14 read with Section 29(2) of the Delhi Development Act have been initiated, additional levy of 5% being reckoned from the date of commencement of the non-conforming use.

NO
111

Subject:- Determination of composition fee for residential purposes allowed to be used for offices.

(FE 16(17)007)

The Authority vide its Resolution Nos.227 and 2 dated the 22nd November, 1971 and 26th April, 1972, respectively, had decided that the public undertakings which had taken residential premises on rent before prosecution in such cases was launched by the D.D.A., might be allowed to continue to occupy these premises by invoking the provision of 'special appeal' under Section 34 of the D.D.Act, 1957, subject to the following conditions:

- a) the public enterprise gives a legally enforceable undertaking that it would vacate the premises within two years from the date of sanction and would secure accommodation in the commercial areas or put up its own buildings in the conforming areas.
- b) it would pay as composition fee, the difference between the rent obtainable if the premises is used for residential purposes and the rent obtainable if it is let out for non-conforming use.
- c) The Govt.office/undertaking is able to produce a clearance certificate from the Cabinet Committee on Accommodation approving location of its offices at Delhi.

2. The question as to what composition fee should be charged for giving permission under 'special appeal' for non-conforming use, was examined in regard to plots Nos.F.44-A and F.48, South Extension, Part I, New Delhi, which are under occupation by the National Seeds Corporation and for which the Authority has already given permission subject to the conditions mentioned above. It was initially considered that the difference for this purpose should be worked out on the basis of the formula prescribed for calculation of penalty in regard to the misuse of premises in accordance with the Authority's Resolution No.227 of 22nd Nov., 1971. It was found difficult to work out the composition fee on the lines indicated in the Resolu-

tion inasmuch as market rent for residential and commercial/office uses of the premises will have to be fixed separately for each building with reference to its location, type and period of construction etc., etc. which will involve colossal amount of work. Even when such rents are fixed, their amounts are likely to be disputed by the landlords particularly in cases where the premises for an unauthorised use have been let out long back. In these cases, the rents being paid would be far less than the current market rents and the landlords may not agree to pay the composition fee determined with reference to the prevailing market rents. Recovery in these cases is also, therefore, likely to be delayed.

The second alternative was that such composition fee be worked out in accordance with the principle laid down by the Authority in cases where the leasehold residential properties are converted for commercial use. The main objection to this principle being followed is that this is to be applicable only for the recovery of penalty in respect of the breaches of the terms of the respective lease agreements. Secondly, the approved formula is based on the value of the land and it does not take into account the condition and the type of the buildings and their actual rental returns.

While considering the question of levy of composition fee, the consideration in view was that the residential premises let out for unauthorised purposes on higher rents had brought unintended profits to the landlords and, therefore, the amount of composition fee in such cases should be so determined as to deny such profits to the landlords and their present tendency to allow misuse of their property by charging exorbitant rents effectively curbed. In the light of the above consideration in mind, the matter has been

further studied. In accordance with the "Principles and Practice of Evaluation" (Land and House) as has been suggested by John A. Parks, who was the Chartered Surveyor and Chief Valuer of the Calcutta Improvement Trust, the average residential rents are about three-fourth of the commercial rents both on the leasehold and freehold properties. The calculation of composition fee on the basis of this conclusion has been worked out in the case of premises No. P-44A, South Extension, Part-I, New Delhi and it comes to Rs. 22,662 p.a. Appendix "D D" at page A-75). The amount of fee recoverable under Resolution dated 22nd Nov., 1971 already approved by the Authority for this purpose works out to Rs. 17,226/- p.a. Appendix "e e" at page A-76). Under the formula followed by the L.&D.O. for recovering damages in similar cases of misuse, the fee to be charged is Rs. 19,140/- p.a. Appendix "E F" at page A-77). However, keeping in view the practical difficulties discussed above and the amounts of fee chargeable under the three formulas, it seems equitable if the fee is charged in these cases at the uniform rate of 20% of the amount of rent (in the instant case, the amount due @ 20% comes to Rs. 18,130 p.a.) at which the building is hired by public undertakings.

The matter is laid before the Authority for consideration.

RESOLUTION

Resolved that the proposals contained in the penultimate paragraph of the preamble be approved and the composition fee levied at 20% of the rent fixed, while granting permission by way of special appeal for using residential buildings for office purposes, etc. subject, further however, to the stipulation made in item No. 110.

No. 112 Subject:- Employment in the D.D.A. of the persons whose land has been acquired. (F.2(337)/71-G.A.)

.....

A reference is invited to the Authority's Resolution No. 270 dated 10th January, 1972(Appendix "GG" page

A-78) where it was decided

that weightage in the matter of appointment be given in respect of class III and Class IV posts to the Children of the original residents of the villages whose lands have been acquired under the scheme of large scale acquisition, development and disposal of land in Delhi.

Recruitment Rules provide that educational qualifications for the post of a Lower Division Clerk in the Authority should be 1st division matriculate/higher secondary or a 2nd division graduate. In case of Scheduled Caste/Scheduled Tribe candidates, the prescribed qualification is 2nd division matriculate/higher secondary or a graduate. The appointment to L.D.C.'s posts is made on the basis of a competitive examination from amongst the candidates sponsored by the Employment Exchange.

Shri Dalip Singh, M.P. has requested (Appendix "HH" page A-79)

that in the matter of appointment to L.D.C.'s posts, the children of villagers whose lands have been acquired the requirement of sponsorship by the Employment Exchange should be waived and those who have passed Matriculation/Higher Secondary or B.A. examination in any division appointed in relaxation of the Recruitment Rules.

108-A.

The matter is placed before the Authority for consideration.

RESOLUTION.

Resolved that in the matter of appointment to L.D. Cs' posts the children of villagers whose lands have been acquired, the requirement of sponsorship by the Employment Exchange be waived and that relaxation of one Class/Division lower, than what is prescribed in the recruitment rules, be allowed.

No.
113

Subject :- Request from the Industrial Finance Corporation of India for granting permission to locate their institute temporarily in Banglow No.A-21, Palam Marg, Vasant Vihar, New Delhi.

....

The Management Development Institute of Delhi has been sponsored by the Industrial Finance Corporation of India in order to provide training in modern management techniques to its clients particularly new entrepreneurs and technologists entering industry with financial assistance from I.F.C.I. This Institute will also provide training to the senior executives of I.F.C.I.'s assisted concerns and other governmental organisations. Training and studies would also be provided in development banking to the staff of the term lending financial institutions all over India.

2. The Institute has requested the D.D.A. for permitting the use of residential premises for training and residence for trainees at A-21, Palam Marg, Vasant Vihar, New Delhi. The application is at Appendix II Pages A-80 to A-82.

They have certified that they will vacate the premises within two years from the date of occupation, as they would be shifting their Institute to Gurgaon where the Government of Haryana have gifted them 10 acres of land Appendix II Pages A-83 to A-84).

3. The Institute was registered under the Societies Registration Act, 1860 in May, 1972. It is entirely a non-profit making Institution. The Institute has also guaranteed that the compensation fee would be paid -

the difference between the land obtainable if the premises is used for residential purposes and if it is used for non-conforming use.

4. The case is now put up for special appeal as per D.D.A.'s Resolution passed on 22.11.1971 for regularising the use of residential premises for training purposes. As this Institute will be serving useful professional purpose, the sanction of the D.D.A. to this case may kindly be accorded, as a case of special appeal.

RESOLUTION

Resolved that the request of the Industrial Finance Corporation of India to locate their Management Development Institute in Banglow No. A-21, Palam Marg, Vasant Vihar, New Delhi be acceded to subject to the condition that requirements laid down in Resolution No.227 of 22nd November, 1971 are fulfilled.

No. 114 Subject :- Layout plan of the colony belonging to the Dehati Co-op. House Bldg. Society Ltd. at Pritampura (File No.F.23(40)/71-Bldg.).

....

The Delhi Administration have made allotment of 20.00 acres (8.0937 H.A.) of land at Pritampura to the Dehati Co-op. House Bldg. Society Ltd. for the purpose of development of residential colony. The land falls in the 'development area' of D.D.A. The said Society had, therefore, submitted to the D.D.A. for approval a layout plan of its proposed colony. The layout plan was considered by the Layout Plans Scrutiny Committee of the D.D.A. and it recommended the same for approval subject to the minor corrections that all corner plots should get their permissible coverage, a 15' service lane should be provided between plots of different sizes near Primary School etc.

2. Accordingly the Society has submitted a revised layout plan in which the above corrections have been incorporated. This layout plan (laid on the table) has been in accordance with Master Plan Regulations scrutinised and found to be on order. Particulars are given below :-

- (i) Total area of land. 20.00 acres (8.0937 HA).
- (ii) Density: The density as achieved in the layout plan is 99.9 persons per acre which is within the limit of 85.125 persons per acre as recommended under the Master Plan.
- (iii) Residential Area: The plotted residential area as provided in the layout plan is 9.395 acres (3.010 H.A.) out of the total gross area of 20.0 acres (8.0937 H.A.) and is 46.975 % of the total area. Suggested area under residential plots for gross density of 100 persons per acre is laid down in Master Plan is 47.2% including 2% land for service personnel housing which in this case works out to

only 0.4 acre and will be provided in General Development Plan of the area on over-all basis and the Society will be charged the pro rata cost for the same.

(iv) Roads & Service Lanes: The area provided for roads and service lanes is 4.505 acres (2.3242 H.A.) which is 22.5% of the total area.

(v) Community facilities: The area provided for community facilities in the layout plan is also as per Master Plan/General Development Plan requirements as detailed below :-

S.No.	Description of use.	Area as required under Master Plan & Gen. Dev. Plan.	Area as proposed in the layout plan.	Remarks.
1	2	3	4	5
1.	Primary School	2.00 acs. (0.8093 HA)	2.00 acs. (0.8093 HA)	In order.
2.	Nursery School	0.50 acs. (0.2023 HA)	0.50 acs. (0.2023 HA)	"
3.	Local shopping	1.50 acs. (0.6070 HA)	1.50 acs. (0.6070 HA)	"
4.	Convenient Shopping.	0.40 acs. (0.1620 HA)	0.40 acs. (0.1620 HA)	"
5.	Community Hall & Religious	0.10 acs. (0.0405 HA)	0.10 acs. (0.0405 HA)	"
6.	Totlot & Parks.	1.60 acs. (0.6480 HA)	1.60 acs. (0.6480 HA)	"
7.	Service Personnel.	0.40 acs. (0.1620 HA)	Nil	Cost should be charged.

(vi) The layout plan makes provision for 202 plots, the size of which varies from 126.66 sq. yds. (105.3516 sq.m.) to 370.00 sq. yds. (309.3671 sq.m.) as detailed below :-

<u>S.No.</u>	<u>Area</u>	<u>No. of Plots.</u>
1.	126.66 to 186.66 sq. yds.) (105.3516 sq. m. to 156.0666 sq.m.)	108
2.	200.00 to 283.33 sq. yds.) (167.2300 sq. m. to 236.9023 sq.m.)	58
3.	308.33 to 375.00 sq.yds. (257.8059 to 313.5476 sq.m.)	34
4.	400.00 sq. yds. (334.451 sq.m.)	2
Total:		<u>202</u>

3. The Delhi Administration have already intimated vide their letter No.F.12(14)/70-L&B dated 11.4.72 that they will have no objection if the layout plan of the said Society containing 202 plots is approved by the D.D.. for the members on approved list as per policy of the Delhi Administration.

4. As the layout plan has been found to be in order the Planning Section have recommended the same for approval subject to the following conditions :-

- (i) The Society will carry out development after taking necessary formation level of roads from D.D.A. and invert levels of services from D.D.A. and M.C.D. as necessary.
- (ii) The Society will construct the services roads as per standard cross-sections of the Master Plan roads approved by D.D.A. after taking permission from the concerned agency.
- (iii) In the process of development of land the areas reserved for community facilities in the layout plan will not be reduced.
- (iv) In the layout plan the Society has not separately provided an area of 0.4 acre required for service personnel housing under the General Development Plan of the area. This will be provided in the General Development Plan on over-all basis and Society will pay its share of charges for the same.

113*

The layout plan is now placed before the
Authority for consideration.

RESOLUTION

Resolved that the layout plan of the colony
belonging to the Dehati Co-operative House Building
Society Ltd. at Pritampur be approved subject to
the conditions mentioned in para 4 above.

No.
115.

Subject :- Layout plan of the colony belonging to the Delhi Housing Co-op. House Bldg. Society Ltd. at Rohtak Road (F.23(23)/72-Bldg.).

....

The Delhi Administration have made allotment of 20.00 acres (8.0937 H.A.) of land at Rohtak Road to the Delhi Housing Co-op. Housing Bldg. Society for the purpose of development of a residential colony. The land falls in the 'development' of D.D.A. The said Society had, therefore, submitted to the D.D.A. for approval a layout plan of its proposed colony. The layout plan was considered by the Layout Plans Scrutiny Committee of the D.D.A. and it recommended the same for approval subject to the corrections that all corner plots should get their permissible coverage, convenient shopping and club should be segregated from house plots by providing 15' service lanes etc.

2. The Society was, therefore, asked to submit a revised layout plan in which the above corrections had been incorporated. A revised layout plan (laid on the table) has since been sent by the Society wherein these corrections have been incorporated. This layout plan has been scrutinised in accordance with Master Plan Regulations and found to be in order. Particulars are given below :-

(i) Total area of land: 20.00 acres (8.0937 HA)

(ii) Density: The density as achieved in the layout plan is 115.66 persons per acre which is within the limit of 85-125 persons per acre as recommended under the Master Plan.

(iii) Residential Area: The plotted residential area including area of service personnel housing as provided in the layout plan is 9.44 aca. (3.81 HA) out of the total

gross area of 20.00 acres (8,0937 HA) and is 47.2% of the total area which is within permissible limit.

(iv) Roads & Service Lanes: The area provided for roads and services lanes is 4.46 acres (1.82 H.A.) which is 22.3% of the total area.

(v) Community facilities: The area provided for community facilities in the layout plan is also as per Master Plan/General Development Plan requirements as detailed below :-

S.No.	Description of use	Area as required under Master Plan & Gen. Dev. Plan.	Area as proposed in the layout plan.	Remarks.
1.	2	3	4	5
1.	Hr. Sec. School (Part)	3.5 acres (1.4163 HA)	3.5 acres (1.4163 HA)	In order
2.	Nursery School	0.50 acres (0.2023 HA)	0.50 acres (0.2023 HA)	In order
3.	Convenient Shopping	0.40 acres (0.1620 HA)	0.40 acres (0.1620 HA)	In order
4.	Community Hall/ Religious	0.10 acres (0.0405 HA)	0.10 acres (0.0405 HA)	In order
5.	Parks & Tot-lots.	1.60 acres (0.6480 HA)	1.60 acres (0.6480 HA)	In order

(vi) The layout plan makes provision for 235 plots, the size of which varies from 160.00 sq.yds. (133.78 sq.m.) to 360.00 sq. yds. (301.00 sq.m.) as detailed below :-

S.No.	Area	No. of plots.
1.	160.00 to 200.00 sq. yds. (133.78 to 167.22 sq.m.)	207
2.	206.67 to 270.83 sq.yds. (172.80 to 226.44 sq.m)	19
3.	340.00 sq.yds. (284.27 sq.m.)	1
4.	360.00 sq.yds. (301.00 sq.m.)	8
Total:		235

3. The Delhi Administration have already intimated vide their letter No.F.12(23)/70-L&B dated 22.2.1973 that they will have no objection if the layout plan of the said Society containing 235 plots is considered for approval by the D.D.A. for the members in approved list as per policy of Delhi Administration.

4. As the layout plan has been found to be in order, the Planning Section have recommended the same for approval subject to the following usual conditions :-

- (i) The Society will carry out development after taking necessary formation levels of roads from D.D.A. and invert levels of services from D.D.A. and M.C.D. as necessary.
 - (ii) The Society will construct the services roads as per standard cross-sections of the Master Plan roads approved by D.D.A. after taking permission from the concerned agency.
 - (iii) In the process of development of land the area reserved for community facilities in the layout plan will not be reduced.
5. The layout plan is now placed before the Authority for consideration and approval.

RESOLUTION

Resolved that the layout plan of the colony belonging to the Housing Co-operative House Building Society Ltd. at Rchtak Road be approved subject to the conditions mentioned in para 4 above.

No.
116

Subject :- Approval of layout plan and residential accommodation in the land allotted to Indian Statistical Institute.
(F.13(1)73-MR....)

The Indian Statistical Institute has been allotted by D.D.A. 14.76 acres of land in the Institutional-cum-special industrial area, south of I.I.T. in Delhi. They have submitted their layout plan and building plans for approval of D.D.A. In the layout plan, they have proposed alongwith the various institutional buildings two blocks of hostels (three storeyed) and dining hall in the institutional complex and about 150 dwelling units for residential accommodation.

2. According to Zonal Regulations of Master Plan, 25% can be allowed for ground coverage with 100 F.A.R. The total area proposed as per layout plan is 1,58,300 sq.ft. total ground coverage and 5,88,410 sq.ft. of total floor space. This is within the permissible limit of 1,60,795 sq. ft. for total ground coverage and 645858 sq. ft. for floor space.

3. The Institution has proposed hostels/dormitories within the Institutional Complex on the ground that such Post Graduate Centres require that scholars should work and live together and, therefore, such dormitories/ hostels are necessary.

4. As regards the other residential accommodation, this is allotted in the Institutional area as a case of special appeal. The Authority has been permitting on special appeal utilisation of part of institutional land (about 15 to 20 per cent) for the staff quarters etc. Hostels have also been allowed for the Institute.

5. In this case, the density of residential component would be only about 700 persons and, therefore, community facilities like primary schools, Higher Secondary Schools, shopping centres, etc. are not needed. The Institute has made a provision only for a small school for 1,500 sq. ft. Few convenient shops which may be required for the facility of the residents can be provided within the layout plan. The Institute has paid Rs. 2,74,532/- for 14.76 acres of land @ Rs. 29 per sq. yd. Additional premium which may be payable for the residential use will be recovered in accordance with the prevailing rates already fixed for similar cases by D.D.A.

6. The matter is put up before the Authority for approval of the layout plan and the use of part of the land for residential accommodation.

RESOLUTION

Resolved that the layout plan as laid on the table be approved.

It was further resolved that land for the construction of staff quarters in the institutional area be allotted as a case of special appeal subject however, to the condition that the developed commercial sites will revert to the Authority as in other cases.

No.
117

Subject :- Modification in the layout plan of Tagore Garden Residential Scheme.
(F.14(43)61 W&D Pt.'A').

....

The layout plan of the Tagore Garden Residential Scheme as shown at Flag 'X' (laid on the table), already stands approved by the Delhi Development Authority. The colony is also almost fully developed and built-up. In block 'A' of the Scheme, a Convenient Shopping Centre was proposed in the layout plan. However, since the available depth of the plot was not found suitable for planning proper shopping centre, the site has accordingly been changed after inspection by the Engineer Member in consultation with the Planning Cell. The site on which the shopping centre has now been proposed was meant for a nursery school. As most of the nursery school sites are lying unutilised, by proposing a shopping centre in this area we shall be able to use this site which is otherwise lying vacant and is likely to be encroached upon. This area falls just by the side of a big district park which is being developed by our Horticulture Division. Provision of two stalls for snacks and restaurants and few convenient shops shall be very convenient for the residents. The area earlier proposed for the shopping centre shall be converted into a lawn. Modified layout plan is laid on the table.

The matter is now placed before the Authority for consideration and approval.

RESOLUTION

Resolved that the layout plan of Tagore Garden Residential Scheme be approved subject to the condition that an alternative site for locating a nursery school to cater to the children of the colony is found.

No. 148 - Sub:- Layout plan of the Colony belonging to the
Rajdhani Co-operative Housing Etdg. Society
Ltd. at Pritampur (File No. F.23(36)/71-Etdg.)
.....

The Delhi Administration have made allotment of 24.00 acres (9.7125 H.A.) of land at Pritampur to the Rajdhani Co-op. House Etdg. Society Ltd. for the purpose or development of a residential colony. The land falls in the 'development area' of D.D.A. The said Society has therefore, submitted to the D.D.A. for approval a layout plan of its proposed colony. The layout plan was considered by the layout plans Scrutiny Committee of the D.D.A. and it recommended the same for approval subject to the corrections that convenient shopping site should be located above 45' Road, and depth of type 'B' plots should be minimum 60 ft. etc.

2. Accordingly the Society has submitted a revised layout plan in which the above corrections have been incorporated. This layout plan (laid on the table) has been scrutinised in accordance with Master Plan Regulations and found to be in order Particulars are given below:-

- (i) Total area of land: 24.00 acres (9.7125 H.A.)
- (ii) Density: The density as achieved is 103.12 persons per acre which is within the limit of 85-125 persons per acre as recommended under the Master Plan.
- (iii) Residential Area: The plotted residential area as provided in the layout plan is 11.020 acres (4.4596 H.A.) out of the total gross area of 24.00 acres (9.7125 H.A.) and is 45.96% of the total area. Suggested area under

Cont...../-

residential plots for gross density of 100 persons per acre as laid down in Master Plan is 47.2% including 2% land for service personnel housing which in this case works out to only 0.5 acre and will be provided in the General Development Plan of the area on over-all basis and the Society will be charged the pro rata cost for the same.

(iv) Roads & Service Lanes: The area provided for roads and service lanes is 5.680 acres (2.3085 H.A.) which is 23.62% of the total area.

(v) Community facilities: The area provided for community facilities in the layout plan is also as per Master Plan/Gen. Dev. Plan requirements as detailed below:-

Sr. No.	Description of use	Area as required under Master Plan & Gen. Dev. Plan.	Area as proposed in the layout plan.	Remarks
1.	2.	3.	4.	5.
1.	Nursery School	0.5 Acres. (0.2023 HA)	0.50 acres (0.2023 H.A.)	In order
2.	Parks & Totlots	6.20 acres - (2.5091 H.A.)	6.20 acres - (2.5091 H.A.)	"
3.	Community Hall/ Religions	0.20 acres (0.0810)	0.20 acres (0.0810 H.A.)	"
4.	Convenient shopping	0.40 acres (0.1620 H.A.)	0.40 acres (0.1620 H.A.)	
5.	Service Personnel housing.	0.50 acres (0.2023 H.A.)	Nil	Cost to be charged.

(vi) The layout plan makes provision for 275 plots, the size of which varies from 165 sq. yds. (137.9568 sq. m.) to 200 sq. yds. (167.73 sq.m.) as detailed below:-

Sr. No.	Area	No. of plots.
1.	165 sq. yds to 196.66 sq. yds) (137.9568 sq. meter to 154.44 sq. meter)	206
2.	200 sq. yds. (167.73 sq. meters)	69
Total =		275

Cont...../-

3. The Delhi Administration have already intimated vide their letter No. F.13(15)/70-L&B dated 1.7.72 that they will have no objection if the layout plan of the said Society containing 275 plots is approved by the D.D.A. for the members on approved list as per policy of the Delhi Administration.

4. As the layout plan has been found to be in order the Planning Section have recommended the same for approval subject to the following conditions :-

- (i) The Society will carry out development after taking necessary formation level of roads from D.D.A. and invert levels of services from D.D.A. and M.C.D. as necessary.
- (ii) The Society will construct the services roads as per standard cross-sections of the Master Plan roads approved by D.D.A. after taking permission from the concerned agency.
- (iii) In the process of development of land the area reserved for community facilities in the layout plan will not be reduced.
- (iv) In the layout plan the Society has not separately provided an area of 0.5 acre required for service personnel housing under the General Development Plan of the area. This will be provided in the General Development Plan on over-all basis and Society will pay its share of charges for the same.

5. The layout plan is now placed before the Authority for consideration and approval.

RESOLUTION

Resolved that the layout plan of the colony belonging to the Rajghani Co-operative Housing Building Society Ltd. at Pritam-pura be approved subject to the conditions mentioned in para 4 above.

No. 119 Subject:- Layout plan of the colony belonging to the Sired Co-op. House Hdg. Society Ltd. at Shahdara (File No. P-23(7)/72-Hdg.)

The Delhi Administration have made allotment of 3.6 acres (1.456 H.A.) of land at Shahdara to the Sired Co-op. House Hdg. Society Ltd. for the purpose of development of a residential colony. The land falls in the 'development area' of D.D.A. The said Society had, therefore, submitted to the D.D.A. for approval a layout plan of its proposed colony. The layout plan was considered by the layout plans Scrutiny Committee of the D.D.A. in its meeting held on 6.6.73 and it recommended the same for approval subject to the corrections that the park may be extended up to Primary School boundary, service personnel area should be increased etc.

2. The Society was, therefore, asked to submit a revised layout plan in which the above corrections had been incorporated. A revised layout plan (laid on the table) has since been sent by the Society wherein these corrections have been incorporated. This layout plan has been scrutinised in accordance with Master Plan Regulations and found to be in order. Particulars are given below:-

- (i) Total area of Land: 3.6 acres (1.456 HA)
- (ii) Density: The density as achieved in the layout plan is 116 persons per acre which is very slightly higher than the limit of 125 persons per acre as recommended under the Master Plan.

Cont...../-

(iii) Residential Area: The plotted residential area including area of service personnel housing as provided in the layout plan is 1.760 acres (0.712 H.A.) out of the total gross area of 3.6 acres (1.46 H.A.) and is 48.89% of the total area which is within permissible limit.

(iv) Roads and service Lanes: The area provided for roads and service lanes is 0.793 acres (0.321 H.A.) which is 22.01% of the total area.

(v) Community facilities: The area provided for community facilities in the layout plan is also as per Master Plan/ Gen. Dev. Plan Requirements as detailed below:-

Sr. No.	Description of use	Area as required under Master Plan & Gen. Dev. Plan.	Area as Proposed in the layout plan.	Remarks
1.	2.	3.	4.	5.
1.	Primary School	0.70 Acs. (.280 HA)	0.70 acs (.280 HA)	In order
2.	Park	0.35 acs (0.141 HA)	0.347 acs (0.140 HA)	In order
3.	Service personnel Housing	0.074 acs (0.030 HA)	0.075 acs (0.0303 HA)	In order

(vi) The layout plan makes provision for 48 plots, the size of which varies from 155.00 sq. yds (129.60 sq. m.) to 198.33 sq. yds. (165.82 sq.m.) as detailed below:-

Sr. No.	Area	No. of Plot
1.	155.00 to 170.53 sq. yd. (129.60 sq.m. to 142.58 sq.m.)	17
2.	173.33 to 198.33 sq.yd. (144.92 sq. m. to 165.82 sq. m.)	31
Total		48

cont...../-

126 and 127

No.
120

Subject:- Request for allotment of land to
Indian Institute of Mass Communi-
cation in South Delhi. (F. 9(34)/70-MP)

Postponed.

128 and 129

<u>No.</u> 121	Subject:- Seeking loan assistance from the Housing & Urban Development Corporation Ltd. (HUDCO) for the housing schemes.
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Already decided on 8.6.73.

No. 122 Subject:- Loan of Rs.1 crore by the L.I.C. to D.D.A. for its housing projects during the year 1973-74. (T.20(18)/72-HAC.Vol.V)

Government of India, Ministry of Works & Housing vide their letter No.18(7)/73-HIII dated the 3rd August, 1973 have communicated their decision to the allocation to D.D.A. of an L.I.C. loan of Rs. 1 crore for financing housing schemes during the year 1973-74. The loan is to be drawn before 31st October, 1973.

2. The terms and conditions for the drawal of this loan for which we have written to the L.I.C. are still awaited. Last year, a loan of Rs.1 crore was sanctioned to the D.D.A. on the following terms and conditions:-

- a) interest will be payable at the rate of 7 per cent p.a. payable half-yearly on the sums due from time to time; compound interest at the same rate shall have to be paid, if any instalment of interest is not paid on the due date.
- b) the loan shall be repayable within 20 years by equal annual instalments, the first of such instalment falling due one year after the date of drawal of the loan.
- c) payment of interest, repayment of principal and other dues by D.D.A. shall be guaranteed by the Government of India.
- d) Fire and other general insurance business of all properties of D.D.A. to be constructed out of the loan made available by L.I.C. will have to be placed, and renewed on expiry, with the General Insurance Deptt. in respect of other properties of D.D.A., if at all insured, such insurance will have to be placed, and renewed on expiry, with the General Insurance Department of the Corporation.
- e) D.D.A. shall reimburse the L.I.C. all legal charges, out of pocket expenses incurred by the Corporation in connection with the grant of the loan and execution of necessary documents and for recovery of the loan or any other proceedings thereunder.

Contd.....

- f) the loan will be made at Bombay and will be repayable at Bombay. Collection charges, if any, in respect of all cheques issued by the Corporation irrespective of where the drawee bank is situated, will have to be borne by DDA and interest on the loan will begin to accrue in favour of the Corporation from the date of the cheque. So far as payments to be made by DDA to the Corporation as and when due are concerned, these will have to be remitted to the L.I.C. of India at Bombay and DDA will have to so arrange that the amounts are realisable by the Corporation in due time at par at Bombay.
- g) DDA shall furnish quarterly reports as to the progress of the scheme in the form prescribed by the Corporation.

3. In the budget estimates for 1973-74 (page 62-63) which have already been approved by the Authority vide Resolution No.29 dated 31-5-73 a provision of Rs.17 crores has been made for the social housing schemes. As explained in these estimates, the proposed expenditure on these schemes is to be partly met by raising loans from HUDCO, LIC etc., etc. The Authority is accordingly requested to approve the raising of the above loan on the terms and conditions indicated in the preceding paragraph. As the loan is to be drawn by 31st October, 1973, it is also requested that V.C., DDA may be authorised to settle the terms and conditions in case the final terms and conditions awaited from LIC happen to differ from those mentioned above.

4. As before, the Secretary, D.D.A., and the C.A.O., D.D.A. may also be authorised to sign the various documents connected with this transaction under the seal of the Authority.

RESOLUTION

Resolved that the raising of the subject loan be approved and the Vice-Chairman be authorised to settle the terms and conditions in case the final terms and conditions awaited from the Life Insurance Corporation of India happen to differ from those mentioned in the draft. Further resolved that the proposal contained in the above be also approved.

132 and 133

No.
123

Subject:- Allotment of land to Jiv Parkash
Vidyapeeth, a Research Institute in
Divinity & Philosophy. (F.2(265)/71-LSB(I))

Postponed.

No. Subject: Confirmation of minutes.
124

Resolved that the minutes of the meeting of the Delhi Development Authority held on 8th August, 73 at 10-30 a.m. at Raj Niwas as circulated be approved subject to the following modifications:-

Resolution No. 89

"The Resolution may be modified to the extent that the word "additional" between "for" and "ground" be substituted by "maximum."

Resolution No. 91

The Resolution be reworded as follows:-

"Resolved that the discussion on the item be postponed.

It was also decided that the distribution of work amongst the various officers and the powers exercised by them under the Delhi Development Act/Rules should be indicated to the Authority.

APPENDIX 'I' TO ITEM NO. 91.DELHI DEVELOPMENT AUTHORITY

Copy of Delhi Development Authority's Resolution
No. 8, dated 15th January, 1958.

Subject :- Institution, defence etc. of legal proceedings.
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In order to enable the Authority to take appropriate action in suits and legal proceedings instituted by or against the Delhi Development Authority or its predecessors it is suggested that the power to institute, defend, or withdraw such suits or legal proceedings and the power to admit, compromise or withdraw any claim made against or by the Authority, and the power to engage counsel for or on behalf of the Authority be delegated severally to the Officer on Special Duty and the Secretary of the Authority.

2. Section 49 of the Delhi Development Act prescribes that no prosecution for any offence punishable under the Act shall be instituted except with the previous sanction of the Authority or any officer authorised in this behalf. It is suggested that the Engineer Member, Officer on Special Duty and the Secretary be authorised severally to grant previous sanction for prosecutions for any offence under the Act.

3. With reference to the provisions of section 46 of the Delhi Development Act it is suggested that the Officer on Special Duty be authorised to authenticate by his signature all permissions, orders, decisions, notices and other documents of the Authority. It is further suggested that all permissions, orders, decisions, notices and other documents relating to the erection of a building be

A-1-1-

authenticated by the signature severally of the Public Health Engineer, Executive Engineer, Enforcement Officer and Assistant Engineers.

(M.E.1(3)/58-Adm.)

RESOLUTION

Resolved that the proposals made above be approved.

2. With regard to the power to the engage counsel, in excess of Rs.300/- per day and such powers shall be executed by V.C. Engagement of counsel in other cases should received the prior approval of the Authority.

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A-42 to A-48

APPENDICES 'Q' TO 'W' TO ITEM NO. 94

DRAFT ZONAL PLAN AND THE
REPORT OF THE SCREENING
BOARD FOR ZONES E-1, E-3,
E-5, E-4, E-9, E-6, E-12,
E-10, E-11, E-13, E-14 & E-15
ALREADY CIRCULATED TO THE
MEMBERS.

APPENDIX 'X' TO ITEM NO. 94

In exercise of the powers conferred by sub-section (1) of Section 57 of the Delhi Development Act, 1957 (61 of 1957) with the previous approval of the Central Government, the Delhi Development Authority hereby makes the following regulations in respect of the terms and conditions subject to which the uses of lands and buildings in contravention of the plans may be continued as contemplated under proviso to Section 14 of the Delhi Development Act.

GENERAL:

1. (1) These Regulations shall apply to the whole of the Union Territory of Delhi.
- (2) These Regulations shall come into force immediately on the date of their publication.
2. In these Regulations, unless the context otherwise requires:
 - (a) 'Act' means the Delhi Development Act, 1957 (61 of 1957);
 - (b) 'Zoning Regulations' means the zoning regulations contained in Chapter II of the Master Plan;
 - (c) 'Authority' means the Delhi Development Authority constituted under Section 3 of the Act;
 - (d) 'Capital value' means the value of land, structure and machinery allowing for depreciation on the date of sanctioned Master Plan;
 - (e) 'Competent Authority under the zoning regulations and sub-division regulations of the Master Plan' means the Delhi Development Authority.

- (f) 'Use Zones' means the various use zones into which the Union Territory of Delhi has been divided in the Master Plan;
- (g) 'Use Permitted' means the uses normally permitted in each of the use zones prescribed in the zoning regulations;
- (h) 'Uses permissible' means the uses which are permitted in the zoning regulations in each of the use zones if allowed by the competent authority after a special appeal;
- (i) 'Prohibited uses' means the uses which are not specifically permitted either as a permitted use or as a use permissible in the zoning regulations;
- (j) 'Use Plan' means the specific land uses of the land in the zonal development plan;
- (k) 'Non-conforming uses' means use or uses of land or building other than the use permitted or permissible under the Master Plan or the zonal development plans;
- (l) 'Noxious industry' means an industry which is or may be dangerous to life or injurious to health or property caused by fumes, effluent or smoke or by producing or storing inflammable materials.
- (m) 'Nuisance industry' means an industry which caused or is likely to cause injury, danger, annoyance or offence to the sense of sight, smell or hearing or disturbance to rest or sleep.

All non-conforming uses commencing prior to the enforcement of the Master Plan or the zonal development plans shall be subject to the terms and conditions hereinafter mentioned :-

- (i) All uses permitted or permissible which commenced prior to the coming into force or the Master Plan will continue till such time as the building thereon is not reconstructed or such use on the land is discontinued for a period of more than one year and further uses of such land or building shall be conforming to the use plan, except that the competent authority, may on such terms and conditions, permit the existing use of such land and building in which the use has been discontinued as per the above provisions;
- (ii) All uses prohibited commencing prior to the enforcement of the Master Plan will be discontinued in accordance with the moratorium period as is mentioned in the zoning regulations. The period could be enhanced by the competent authority to a maximum of one year subject to the payment of penalty amounting to Rs. 10/- per square yard. In case such uses are not discontinued within the time allowed they would be liable for prosecution under section 14 read with Section 19(2) of the Delhi Development Act;
- (iii) All permitted uses commencing prior to the publication of the zonal development plan and

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against the use plan will continue till such time as the building thereon is not reconstructed, if such uses on the land are discontinued for more than one year, except on such terms and conditions as are laid down by the competent authority any further use of such land shall be in conformity with the use plan.

- (iv) Unless permitted by the competent authority on such terms and conditions as are considered necessary a non-conforming building or structure damaged to the extent of 50% of its reproduction value shall not be restored other than for a purpose permitted in the use plan for the area in which the building or structure is located.

APPENDIX 'Y' TO ITEM NO. 95

Residential Use Zones-R25, R50 and R60.Uses permitted:

Residences, hostels and boarding houses with density limitations; nurseries, kindergartens and schools; clinics; social and cultural institutions with adequate parking facilities; public utilities and buildings except service and storage yards; non-commercial farms, agricultural gardens, nurseries and green houses; and neighbourhood recreational uses including clubs and other semi-public recreational uses; accessory uses clearly incidental to residential use (except retail shops and service uses) which will not create a nuisance or hazard.

Uses permissible if allowed by competent authority after special appeal:

Temples, mosques, churches and other places of worship; professional office or home occupations when situated in the same dwelling as the one occupied by the professional man or woman or when located in local shopping centre; commercial offices, service uses and retail shops of a neighbourhood character when located in local shopping centres or in concentrated locations or as shown in the zonal plan when prepared; hotels, motels, hospitals and sanatoria not treating contagious diseases or mental patients, provided the set back and coverage of plots are such as not to constitute nuisance to the residential area; colleges and research institutions not to be operated for the production of goods or other materials for sale provided there is no nuisance created and no part of the building is located less than 50 feet from any plot line: municipal, state and central Government offices; raising of poultry or cattle for non-

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commercial uses provided that no bird or animal is housed closer than 50 feet of a dwelling or a property line; removal of gravel, clay, sand or stone for development of site which will not result in the stagnation of water or cause other nuisance; bus depots, railway passenger and freight stations; petrol filling stations on roads of 100 feet right of way and above; service and storage yard, taxi and scooter stands.
Residential Use Zones-R75, R100 and R125.

Uses permitted:

All uses permitted in R25 to R60 use zones.

Uses permissible:

All uses permissible in R25 to R60 use zones.

Residential Use Zones-R150 and R200.

Uses permitted:

All uses permitted in R75 to R125 use zones.

Uses permissible:

All uses permissible in R75 to R125 use zones.

Residential Use Zone-R250.

Uses permitted:

All uses permitted in R200 use zone.

Uses permissible:

All uses permissible in R200 use zone.

Agricultural Green Belt

Use Zone A.1.

Uses permitted:

Agriculture; horticulture; dairy and poultry farming, milk chilling centres, farm houses and their accessory buildings and uses within the plot area limitation of minimum one acre plot; uses specifically shown or stated in the land

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use plan, like urban villages. Brick kilns and removal of clay upto 8 ft. depth beyond a distance of half a mile from the urbanizable limits of 1981.

Uses permissible:

Places of worship etc. schools; libraries, and educational and cultural buildings; parks and other public and semi-public recreational use not conducted for profit; storage, processing and sale of farm products on the property where produced; the servicing and repair of farm machinery and the sale of agricultural supplies; public utility and buildings.

Rural

Use Zone A-2.

Uses permitted:

All uses permitted in Agricultural Green Belt use zone.

Uses permissible:

Retail shops and service uses to be located in shopping centres; milk chilling stations and pasteurisation plants; cottage industry and such light industry which use agricultural and rural produce and not causing nuisance; rural colleges, boarding houses and hostels; scientific and industrial research laboratories, not to be operated for the production of goods or other materials for sale except as may be produced by a small pilot plant provided there is no nuisance caused and no part of the structure is placed closer than 100 feet from any dwelling or an adjoining premises or from any property line or road; excavation of clay, gravel, top soil and other earths and materials upto 8 feet depth; stone quarrying; bus, or railway

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passenger and freight stations; landing fields for planes and their necessary appurtenances; utilities and buildings; area needed for Defence purposes, wireless transmitting and weather stations.

Retail Shopping

Use Zone C.1

Uses permitted:

Retail shops; business and professional offices; service uses like barbers and tailors; laundry and dry cleaner's shops etc. restaurants and entertainment places; residences, social and welfare institutions provided they are located in first and higher floors; clinics; meat, fish and fruit markets; roofed storage for legitimate retail business; public and semi-public recreational uses; public utilities and buildings. Parking area requirements for all uses must be approved.

Uses permissible:

Social and welfare institutions, petrol filling stations, coal, wood, or timber yards, service garages; light manufacturing without nuisance or hazard and employing not more than 4 persons with or without power provided the goods manufactured are sold on the premises in retail; taxi and scooter stand, bus terminal. Parking area requirement for all uses must be approved;

General Business and Commercial, District Centre, Sub-District Centre

Use Zone-C.2.

Uses permitted:

All uses permitted in C.1 use zone; also hostels and boarding houses; colleges, schools, research institutions; service garages, warehousing and covered storage, local

and central government offices. Parking area requirements for all uses must be approved.

Uses permissible:

All uses allowed with special appeal in C.1 zone. In addition, newspaper and printing presses. The following may also be allowed in specific areas under detailed plans or zonal plans of the shopping centre; light manufacturing and service industries without nuisance or hazard and not employing more than 10 persons with or without power, junk yards. Parking area requirements for all uses must be provided.

Wholesale:

Use Zone C.3.

Use permitted:

Wholesale and retail shops, storage for wholesale uses except when specifically prohibited, business offices; restaurants and residences provided they are located in first and higher floors; public utilities and buildings, parking, loading and unloading requirements must be approved for all uses.

Uses permissible:

Truck terminal and parking; schools, clinics, social and cultural institutions; recreational uses, storage and markets dealing with meat and fish. Parking, loading and unloading area requirements must be provided for all uses.

*Platted Factory:

Use Zone M.1:

Uses permitted:

Industries conforming to performance standards as given in illustrative list, which would not cause excessive,

*Illustrative list of permissible industries with conditions to be fulfilled is given in Schedule of Industries for each of the use zones.

injurious or obnoxious noise, vibration, smoke, gas fumes, odour, dust, effluent or other objectionable conditions and employing not more than 20 workers with power or 40 without power, covered storage for industry. Public utilities and buildings; parking, loading and unloading requirements must be approved for all uses.

Uses permissible:

Bus and truck terminals, railway passenger and freight terminals; petrol filling stations, taxi and scooter stands, junk yards. Dwellings for watch and ward staff, canteen and recreation facilities for the employees.

Work-cum-Industrial Centres.

Use Zone M.2.

Uses permitted:

Same as in M.1 Use Zone.

Uses permissible:

Same as in M.1 Use zone except that F.A.H. and coverage etc. are different as given later on.

Special Industry.

Use Zone M.3.

Uses permissible:

Only such industries as given in the illustrative list that do not create nuisance of any type will be allowed. Canteen, recreation and residences to employees provided the density is not more than 25 persons per acre on the site.

Light Industries and Service Industries:

Use Zone M.4.

Uses permitted:

All industries permitted in M.1, M.2 and M.3 use zones and others given in the list of industries and employing

not more than 50 workers with power and 100 without power, service industries; warehousing and storage; public utilities and buildings and agricultural use in existing agricultural land until the area is required for development. Parking, loading and unloading area requirements must be approved for all uses.

Uses permissible:

All uses allowed with special appeal in M.1 zone. In addition such light and service industries named in schedule which in the opinion of the competent authority will constitute light industry by performance standards even though it employs more than 50 people; junk yards; petrol filling stations; farm houses in existing agricultural land provided guarantee is given that it would be demolished when the area is required for development. Parking, loading and unloading requirements must be provided.

Extensive Manufacturing Use Zone:

Use Zone M.5.

Uses permitted:

All uses permitted in M.4 use zone.

Uses permissible:

All uses allowed with special appeal in M.4 zone. All industries mentioned in schedule subject to standards stipulated on smoke, odour, fumes and noise produced in the working of the industry.

Extractive Industrial Use Zone:

Use Zone M.6.

Uses permitted:

Removal of gravel, earth, sand etc. extraction of minerals with any conditions imposed by competent authority. agricultural and uses incidental to agriculture.

Uses permissible:

Nil.

Warehousing, Storage and Depot Use Zone:

Use Zone W.

Uses permitted:

Warehousing, storage and depot for non-perishable and non-inflammable commodities and incidental use. Parking, loading and unloading area requirements must be approved for all uses.

Uses permissible:

Warehousing of perishable and inflammable commodities. Dwellings for watch and ward off. Parking, loading and unloading requirements must be provided.

Government Offices:

Use Zone G.

Uses permitted:

Local, state and central government offices and use for Defence purposes; research institutions; social and cultural institutions, bus and railway passenger terminals, public utility and buildings, local municipal facilities, uses incidental to government offices and for their use. Parking requirements must be approved.

Uses permissible:

Nil.

Recreational:

Use Zone P.

Uses permitted:

All public and semi-public recreational uses including parks, playgrounds, park-ways and boulevards; special

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recreation areas and special educational and recreational areas; bus and railway passenger terminals and car parking area. Parking area requirements must be approved in all cases.

Uses permissible:

Outdoor theatres and drive-in-cinemas, restaurants and selling of eatables; public utility and municipal facilities; uses clearly incidental to recreational use which will not create nuisance or hazard. Dwelling for watch and ward off. Parking area requirements must be provided.

Public and Semi-Public Facilities:

Use Zone F.

Uses permitted:

Local and zonal municipal offices; educational and research institutions, social and cultural institutions; monuments and religious institutions; local municipal and community facilities public utilities and buildings; radio transmitter and wireless stations; cremation grounds and cemeteries. Parking area requirements must be approved for all uses.

Uses permissible:

Residences and other uses incidental to main use and in no way causing any nuisance or hazard.

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Appendix 'Z' to Item No. 97.

Seal

Vice-Chancellor

D.O. No.VC/73/8430

Delhi-7, the 10th JulyB.

Dear Shri Baleshwar Prasad,

The unprecedented growth in numbers at this University has practically destroyed the old idea of the Campus and taxed almost to the breaking point the academic and physical resources of the University. The present Campus has since reached a saturation point, the University is not in a position either to start any new courses or to strengthen the existing Departments or to cope with the growing demand for Post-graduate education. With a view to meet this requirement, we had approached the University Grants Commission for establishment of a Second Campus somewhere in South Delhi.

I am glad to inform you that the University Grants Commission have since agreed to the starting of a Second Campus of the University in South Delhi, which will cater to the needs of Post-graduate studies, library facilities etc.

With a view to start the Second Campus urgently, we made considerable efforts for suitable premises. It could not be possible to obtain accommodation for housing the Departments/Library for the Second Campus in any of the existing colleges/Schools. We have, therefore, to go in for hiring private buildings as a purely

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temporary measure. In the course of next about two years, we hope to construct our own buildings on the piece of land already allotted to the University in Dhaula Kuan area. During this interim period, we propose to hire the following residential buildings in South Delhi:

- (1) F/48 in South Extension (Part I)
- (2) D/25-D in South Extension (Part II)
- (3) D/25-A in South Extension (Part II)

() We may have to hire one more building somewhere in that vicinity which we have not been able to fix so far.

These buildings are situated in residential areas.

With a view to meet this urgent situation, I shall be grateful if you kindly grant permission to Delhi University for use of these residential premises for its Second Campus for locating its offices and departments for a period of about two years from the date of their hiring.

This may kindly be treated as urgent.

With warm regards,

Yours sincerely,

Sd/-

(SARUP SING)

Shri Baleshwar Prasad,
Lt. Governor.
(Chairman, Delhi Development Authority),
Raj Niwas,
Delhi-6.

DELHI DEVELOPMENT AUTHORITY

Copy of Resolution No.195, passed at an ordinary meeting of the Delhi Development Authority held on 4.11.72.

No. 195
A-4-11-72. Subject:- Modified layout plan of the colony belonging to the Hindu Bengali Co-op. House Bldg. Society Ltd. (Tagore Park at Malikpur Cantt.) (F.23(42)69-Hdg.)

The Hindu Bengali Co-op. House Bldg. Society Ltd. has submitted for approval of the Authority a modified layout plan of its colony known as Tagore Park at Malikpur Cantt. near T.B. Hospital. This layout plan covers an area of 19.505 Hectres.

2. Layout plan of this Society was considered by the Delhi Development Provisional Authority on 16.4.56 vide its resolution No.56. At that time the plan was submitted for an area of 19.343 Hectres. In the said resolution the area mentioned was 18.210 Hectres but on actual calculation it worked out to 19.343 Hectres. In this layout plan the Society had shown 316 residential plots which included 16 plots (Nos. 1 to 4, 73 to 78 and 87 to 92) on the land which was not allotted to the Society and not owned by the Society. The Authority approved the plan subject to the condition that the Society will omit following plots from layout plan, Plot Nos.29 to 31, 166 to 188 and 271 to 316 (as shown on a copy of the layout plan laid on the table) and convert this area into an open space to act as buffer between the residential land and the T.B. Hospital.

3. Subsequently, a modified plan of this area was submitted by the Society to the D.D.A. and which was considered in its meeting held on 21.5.59. The Society represented that the changes in the layout plan suggested by the Authority in 1956 resolution by which 83 plots were required

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to be omitted have effected them severally as they had already made commitments for these plots. The layout plan was considered by the Authority in consultation with T.C.P.O. and the Authority accepted creation of 58 new plots ^{shown} on a print of plan placed on the table. In this plan the Society could accommodate 275 plots details of which are given as under:-

316	-	16 (shown in the previous plan on the land not allotted to them).
	-	83 Deleted by the Authority in its previous resolution.
	-	56 Agreed by Authority in the resolution dated 21.5.59.
	=	275

4. On the above plan the building activity was released in the year 1965.

5. On account of certain other requirements a plan showing small part of the land i.e. 1.504 hectares marked red on a print of plan has been submitted by the Society. Thus, now the Society has got 19,505 hectares of land for which they have submitted the layout plan for seeking approval.

6. This land has been allotted to the Society by Delhi Administration to accommodate 316 members in the area of 19,505 hectares.

7. In the layout plan approved by the Authority in 1965 the Society had accommodated 275 members. In this layout plan there were 17 shop plots and in the latest agreement with the Delhi Administration it has been mentioned that these shop plots could be converted into residential plots only with the sanction of the competent authority.

8. The modified layout plan submitted by the Society contains 320 residential plots including 13 plots previously approved as shop plots.

9. The Planning Section D.D.A. has examined the modified layout plan and made the following comments:-

(i) DENSITY :

The Master Plan density for this area is 100 persons per acre. while the density achieved by the Society is 78 p.p.a. It is below permissible limit of 15% allowed by the Master Plan.

(ii) FACILITY :

The facilities provided in the layout plan submitted by the Society are given in the following table :-

Facility	Master Plan requirement in Hactres.	Provided by the Society in the statement on the print of the plan in Hactres.	Actual area available in the plan (calculated with the help of planimeter) in Hactres.
parks	2.787 Hactres	3.884 Hactres	3.422 Hactres
Schools	2.593 Hactres	1.371 Hactres	0.468 Hactres.
Shopping	0.193 Hactres	0.101 Hactres	0.056 Hactres.
Other community facilities.	0.327 Hactres	0.606 Hactres	0.622 Hactres.
S. Personnel (2%)	0.387 Hactres	X	X
	6.287 Hactres	5.962 Hactres	4.558 Hactres.

It will be observed from the above that total facilities required as per Master Plan for this area are 6.287 Hactres as per statement given by the Society on the print of the plan the facilities provided are 5.962 Hactres (-1.4%). But the actual area available in the plan (measured with the help of planimeter) is only 4.558 Hactres. It is suggested that the Society should either increase the facilities to the extent mentioned in the statement or pay required amount for the deficiencies.

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(iii) Membership :

The Society's membership is 316 while they have carved 320 plots (as per statement submitted by them along with the layout plan). They should reduce the number of plots to 316.

(iv) Plot sizes :

Out of the 41 plots provided by the Society in the newly allotted area : at least four plots are above 0.032 Hactres. The Society may be asked to reduce these plots upto 0.032 Hactres.

(v) R/W Princess Road :

The R/W Princess Road as per zonal plan is 80' while on the layout plan it is incorrectly mentioned as 100'. On check up at site it has been found that the existing R/W actually available at site is only 63 ft. and, therefore, the Society will have to recase its plan while leaving 17 ft. from its own land in pocket 'B' and 8 ft. in the pocket 'A'.

10. The modified layout plan was considered by the Layout Plan Scrutiny Committee in its meeting held on 31.5.72 and 28.6.72 and desired that the matter be put up to the Authority for a decision. The Committee, however, observed that the cost of deficiencies in the community facilities could be charged only when the D.D.A. is in a position to provide these facilities to the Society in the nearby area and that if area is not available then the Society could be asked to provide these facilities on its own land. This, however, appears to be difficult because in this the building activity had already been released and the area which was allotted to the Society by the Delhi Administration for a specific purpose i.e. to accommodate the members of the Society who were left in the previous layout plan. The report of the Planning Section

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shows that in the modified layout plan the Society has increased the number of plots from 275 to 320 in order to accommodate its 316 members. If the Society at this state be asked to increase the area for facilities it could do so only at the cost of its members who have been adjusted in the modified layout plan. The original layout plan was approved in the year 1956 in accordance with the ordinary norms fixed by the then competent authority. As the layout plan was approved prior to the existence of Master Plan it would now not be desirable to ask the Society to provide all the facilities as per present norms of Master Plan in its modified layout plan. As regards the density the Committee was of the view that at this stage it would not be appropriate nor possible for the Society to increase the density because the original layout plan was approved much earlier than the coming into force the Master Plan i.e. 1.9.62. Regarding the conversion of 17 shops plots into residential plots the Delhi Administration had agreed to the Society converting the shop plots into residential plots with the sanction of the competent authority. Out of the 17 shops proposed in the original layout plan 13 have been converted into residential plots so as to accommodate the waiting members of the Society and the other plots have been carved out from the land which has been allotted to the Society by the Delhi Administration. In the meantime the Society has carved out 320 plots instead of 316. The Layout Committee was of the view that the Society may carve out only 9 plots from the shops for residential purposes so that 8 shops are available to the D.D.A.

11. The modified layout plan of the above Colony was placed before Technical Committee in its meeting held on 4.8.72 and it was resolved that there would be no objection to the

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conversion of the shop plots into residential plots to accommodate 316 members originally sanctioned by the D.D.A. "

12. The modified layout plan is now submitted to the Authority for consideration and approval.

RESOLUTION

Resolved that this item be put up to the Authority after the Chairman's visit to the area.

TO-TOWN & COUNTRY PLANNING ORGANISATION
GOVERNMENT OF INDIA
(MINISTRY OF WORKS & HOUSING)

.....

G.D. MATHUR
ARCHITECT PLANNER
F.3-131/69-TA

"E" Block,
Delhi Vikas Bhawan,
Indraprastha Estate,
New Delhi, dated 25th July '73.

Dear Shri Russell,

Kindly refer to your D.O. letter No. F.3(62)/73-MP dated the 13th June, 73, addressed to Sh. C.S. Gupta regarding the comments of this Organisation about allotment of land to M/s. Engineers India Ltd. in Jawahar Lal Nehru University campus. This case has been carefully examined and the view of this Organisation are as follows:-

1. The objectives for which company is established clearly indicate that it is a commercial organisation dealing with all kinds of business relating to the designs, construction, maintenance and repair of all kinds of works and buildings of every nature.
2. Since the major activity of the institution is relating to commercial and industrial nature, therefore, from land use point of view a commercial organisation like Engineers India Limited cannot be considered at par with the educational institutions. It is felt that the above proposals to establish its laboratories and Office in the Jawaharlal Nehru University campus will be an utter violation of Master Plan. It is felt that if such uses are allowed then it will set up a precedent and mixed land uses in other zones will also become unavoidable. In fact, such a permission will jeopardise the basic concept of the Master Plan. It is felt that the above proposal of Engineers India Limited should not be considered at all.
3. From the letter of the Vice-Chancellor of the Jawahar Lal Nehru University, it appears that the University has large amount of surplus land as they are prepared to part with 5 to 7 acres of land to Engineers India Limited. We feel that the requirements of land for Jawahar Lal Nehru University may be re-assessed and any surplus land may be taken over by D.D.A. and reserved for use for educational institutions as prescribed in the Master Plan.

Yours sincerely
Sd/- 25.7.73.
(G.D. Mathur)

Shri J.O.C. Russell,
Additional Secretary,
Delhi Development Authority,
New Delhi-1.

.....

Copy of D.O. No.10/10/73-ICFS dated 11th July, 1973 from S.Venugopal Rao, Director, Institute of Criminology and Forensic Science, Ministry of Home Affairs, Government of India, E-12/3, Vasant Vihar, New Delhi-57 to Shri Jagmohan, Vice-Chairman, D.D.A., Delhi Vikas Bhavan, Indra Prastha Estate, New Delhi-1.

.....

Kindly recall our discussion on the 9th July, 1973, regarding the Institute of Criminology and Forensic Science, which is at present accommodated in E.12/3, Vasant Vihar. Since assuming charge as the Director of the Institute, I have been making serious efforts to find a suitable accommodation for it in view of its growing needs and programme of expansion. For some inexplicable reason this Institute has been bracketed along with other Police organisations and has been asked to find alternative accommodation in a commercial area. In August 1972, the Delhi Development Authority intimated us that the sub lease executed in favour of Admiral A.K. Chatterjee, owner of the building in which the Institute at present is located, was cancelled and the rent paid, if any, would be entirely at our risk and responsibility. The case remained under discussions in the Ministry of Home Affairs from then on till October 1972, when the Director, Bureau of Police Research and Development, wrote to the Lt. Governor to treat this Institute as an educational one. In January '73, the Additional Secretary, Shri Asoka Sen, addressed to the Lt. Governor stating that every effort would be made to shift the Institute, if it cannot be accepted as an educational institute. The matter today rests with the D.D.A. letter No. FGS(E-12/3/72)Lab dated 26th March 1973, permitting the payment of rent to Admiral Chatterjee.

I have given a brief resume of this case to give you an idea of the predicament in which the Institute is now placed. I enclose a note on the Institute of Criminology and Forensic Science indicating the reasons why it should be treated as an educational institution for the purpose of its location, and containing proposals to hire two private buildings in the Safdarjung Enclave. I should be grateful if the D.D.A. could see its way to accept this as an educational institution and permit us to occupy the two buildings as proposed in the note. I thank you for the sympathy and interest you have shown in the Institute.

With kind regards.

.....

: BRIEF NOTE ON THE INSTITUTE OF
CRIMINOLOGY AND FORENSIC SCIENCE

AND

A PROPOSAL FOR LOCATING IT IN PRIVATE
ACCOMMODATION IN SAFDARJUNG ENCLAVE.

- (i) The Institute of Criminology and Forensic Science is essentially an educational and training institution. It was established by the Ministry of Home Affairs on the basis of the recommendations of a Committee appointed by the University Grants Commission to encourage studies in criminology and Forensic Sciences in the Indian Universities.
- (ii) The Institute is running a series of courses including an Advanced Course in Criminology; a course in Police Community Relations; a course in Orientation to Research Methodology; and Orientation course in Forensic Science; and Technical Courses in Ballistics, Document Examination etc. So far, the Institute has conducted 30 courses and trained 375 Officers including 8 Judicial Officers, 9 Prison Officers, 27 Deputy Inspectors General of Police, 127 Superintendents of Police and 107 Dy. Superintendents, besides 23 Police Photographers and 12 Experts in Documents and Ballistics.
- (iii) Although in the initial stages the Institute is catering to the in-service training of Judicial, Police and Correctional Officers, the ultimate object of the Institute is to undertake the teaching of Criminology and Forensic Sciences at Post-Graduate level through affiliation to one of the universities at Delhi. This matter is already under discussion with the University Grants Commission.
- (iv) The academic Faculty of the Institute is drawn from the Universities and consists of University Professors, Readers, and Lecturers. The practical training in laboratories is provided by scientists who have

Cont...../-

made a mark in the respective fields and who are academically qualified to teach students at the University and Higher professional levels.

- (v) The set up and organisation of the Institute is essentially on the lines of an academic institution and the pay scales of the academic staff conform to those prescribed by the University Grants Commission. A proposal for posting of a Registrar is under active consideration of the Ministry of Home Affairs.
 - (vi) A scheme of Research Fellow-ships in Criminology and Forensic Sciences is also proposed to be introduced in the Institute.
 - (vii) A proposal for securing a suitable plot for a permanent building for the Institute with reference to its future academic requirements has been instituted and it is hoped to get one near one of the University complexes in the near future.
2. During the last one and a half years since the establishment of the Institute, its activities have expanded, new courses have been introduced and a whole-time Director has been appointed. The present location of the Institute (E-12/3, Vasant Vihar) is totally inadequate to its requirements. It is, therefore, proposed to hire two buildings in Safdarjung Enclave viz. A2/18 and A2/19, together comprising a floor area of about 11,500 S.Ft. The owners of these two buildings, which are in the final stages of construction have given an undertaking that any increase in tax or any penalty imposed by the DDA for using the premises for an educational institution will be borne by them on condition that it is reimbursed by the lessee to the lessor, besides the rent agreed.
3. In the circumstances explained above, the Delhi Development Authority is requested to take into consideration the educational character of this Institution and permit its location in the above two buildings in Safdarjung Enclave for a period of at least 3 years. The locality chosen for this purpose is ideal for the Institute and it can easily fit

in with the plans of the Delhi University to establish a campus in the South Delhi area. Alternatively it would be near to the Jawaharlal Nehru University campus also, if it is ultimately affiliated to that University. Incidentally, it would provide the necessary time to acquire a suitable plot and construct a permanent complex for the Institute according to its future academic needs.

.....

Calculation of composition fee as per principles and practice of Evaluation (Land & House).

....

- a) Average commercial rent of
premises No.F-44A, South
Extension Part-3, New Delhi. $\text{Rs. } 7554 \times 12 = \text{Rs. } 90648/-$
- b) Average residential rent $90648 \times \frac{1}{4}$
 $= \text{Rs. } 67,986/-$
- c) Composition fee. $= \text{Rs. } 22,662/-$

Appendix 'E3' to Item No. 111.

Calculation of composition fee under Authority's Formula.

....

1. Area of plot 1,200 sq. yds.
2. Total covered area of the plot 2,212 sq. ft.
3. Covered area of portion under misuse. 9,212 sq. ft.
4. Market value for residential per sq. yd. as per resolution No. (last transaction). Say Rs. 10 per sq. yd.
5. Current market value residential cum commercial per sq. yd. Rs. 3000 per sq. yd.
6. Additional ground rent for permanent change of user for the entire plot. $\frac{290 \times 1200}{2} = \text{Rs. } 1,74,000/-$
7. Additional ground rent for permanent change of user (at 2% on full diff.) 2% Rs. 3,48,000 = Rs. 6,960/-
8. Clear annual charges for temporary change of user (1/20th of 6&7 for the entire plot). $\text{Rs. } 8700 + \text{Rs. } 6,960 = \text{Rs. } 15,660/-$
9. Annual charges for temporary change of user for the area under misuse. $\frac{9212 \times 15660}{9212} = \text{Rs. } 15,660/-$
10. Amount of additional penalty at 10% of Col. 9 above. Rs. 1,566/-
11. Total annual charges for temporary change of user including 10% penalty for area under misuse. $\text{Rs. } 15660 + 566 = 7,226$

....

Note : In the absence of information, the rate on the date of last transaction has been presumed as Rs. 10 per sq. yd.

A-77 Appendix "F" to Item NO 111

CALCULATION OF COMPOSITION FEE AS PER FORMULA OF DAMAGES CHARGED BY THE
L.A.D.C. FOR MISUSE OF LAND LET OUT

$\frac{\text{Misused area}}{\text{Permissible covered area}} \times \frac{\text{(present commercial rate)}}{\text{the rate on the date of last transaction for residential purpose)} \times \text{size of the plot} \times 5\frac{1}{2}\%$

$$= \frac{9212}{9212} \times (300-10) \times 1200 \times \frac{11}{200}$$

$$= \text{Rs. } 19,140/-$$

Note :- Rate on the date of last transaction has been presumed as Rs. 10/- per sq. yd.

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Appendix "GG" to Item No. 112

DELHI DEVELOPMENT AUTHORITY

Copy of Resolution No. 270, passed at an ordinary meeting of the Delhi Development Authority held on 10.1.72.

No. Subject:- Employment in the D.D.A. of the persons
270 whose land has been acquired,
 (F.2(337)/71-G.A.)
10-1-72

Representations have been received by us from the villagers whose lands have been acquired under the Scheme of large scale acquisition, development and disposal of land in Delhi. The representationists argued that after acquisition of their lands, they have been deprived of their means of livelihood and they are not able to purchase alternative land for agricultural purposes elsewhere. They have, therefore, to get themselves absorbed in the urban pattern, and one way of helping them would be to give preference to their children in matters of employment with the public authorities like the Delhi Development Authority.

2. It is for the consideration of the Delhi Development Authority if any quota be reserved for the Children of the original residents of the villages whose lands have been acquired under our scheme, who otherwise fulfil the qualifications for the jobs.

RESOLUTION

Resolved that the recommendations contained in para-2 above be approved subject to the conditions that the weightage in the matter of appointment would apply only in respect of Class-III and Class IV posts.

A.79

Appendix "HH" to Item No. 112

Copy of letter No. Nil dated 18th July, 1973
from Shri Dalip Singh, Member of Parliament
(Lok Sabha) to Shri Jagmohan, Vice-Chairman,
Delhi Development Authority, New Delhi.

.....

I am thankful to you for the passing a resolution
regarding providing preference in giving jobs to the
dependents of the persons who are living in the villages
and their land has been acquired by the Government .

It is understood that two conditions have been added
in the said resolution viz.

1. Dependents should be 2nd division in Higher
Secondary/B.A. and 2. their names should be sponsored
by the Employment Exchange. In this connection, I
would like to request you to please relax these two
conditions as such dependents are unable to secure
such qualifications as they could not get the facili-
ties to do so.

With regards,

.....

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APPENDIX 'II' TO ITEM NO.113.

Baldev Pasricha,
General Manager.

Industrial Finance Corporation
of India, Bank of Baroda Building
16, Parliament Street,
Post Box No.363, New Delhi-1.

July 6, 1973.

Dear Mrs. Anand,

The Industrial Finance Corporation of India, which is a statutory Corporation established under an Act of Parliament, celebrating its Silver Jubilee this year, has felt the need for imparting modern management training to senior executives of the industrial projects financed by the Corporation. It has, therefore, sponsored the Management Development Institute in New Delhi for the benefit of its clients, particularly, new entrepreneurs who promote industrial projects with the help of financial assistance from the Corporation. The Institute was registered as a Society in May, 1972 as a non-profit making Institution under the Societies Registration Act, 1860. The Institute is primarily concerned with providing training in modern management techniques to the clients of IFCI, particularly, new entrepreneurs and technologists entering industry for financial assistance from the Corporation including a number of officers from Govt. Industrial Undertakings. Apart from this, the Institute will also specialise in providing training in Development Banking to the staff of the term lending financial institutions at the State and All India levels. Copies of the Memorandum of Association and a brochure on the Institute are enclosed.

2. The Board of Governors of the Institute consists of representatives of Government and industry with a full-time Chairman, presently, Dr.B.K.Madan. The IFCI is also represented on the Board by its Chairman and the General Manager.

3. The Institute would be financed out of the grants made available to IFCI by the Central Government from the interest differential funds arising out of various lines of credit in DM sanctioned to IFCI by Kreditanstalt ^{für Wiederaufbau} (KfW) of the Federal Republic of Germany. The funds at the disposal of the Institute would be supplemented with grants from IFCI.

4. You will be glad to know that the Government of Haryana has agreed to gift 10 acres of land, to start with, in Gurgaon District, as near to Palam Airport as possible and this matter is being processed. We hope in the next two or three years, it should be possible for the Institute to have its own campus at the site to be allotted by the Government of Haryana.

5. In the meantime, however, the Board of Governors of the Institute are anxious that the Institute should start functioning without delay and we are now in the process of assembling the Senior Faculty for the Institute. We have, therefore, necessarily to have some temporary accommodation for the Institute until our own campus is ready. We have been on the look-out for suitable accommodation which will serve the purpose of our training programmes as also provide some facilities for accommodating some of the participants in the various courses to be offered by the Institute. We have now fixed up on monthly rental basis, bungalow No.A-21, Palam Marg, Vasant Vihar, New Delhi which is an independent unit and would be in the exclusive occupation of the Institute. We hope that our hiring this temporary accommodation for the purpose of training and residence of the participants until our own

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main campus is ready would be in order.

With best regards,

Yours sincerely,

Sd/-

(Baldev Pasricha)

Mrs. Komal Anand,
Dy. Commissioner (Implementation),
Delhi Development Authority,
Vikas Bhawan,
New Delhi.

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APPENDIX 'JJ' TO ITEM NO. 113

MANAGEMENT DEVELOPMENT INSTITUTE
(SPONSORED BY THE INDUSTRIAL FINANCE CORPORATION OF INDIA)
C/o Industrial Finance Corporation of India
Bank of Baroda Building, 16, Parliament Street,
New Delhi-110001.

Ref.

Dated 27th July, 1973.

The Secretary,
Delhi Development Authority,
New Delhi.

Dear Sir,

This is to certify, in the absence of the
landlord deceased, Shri A.K.Sen of the house No.A-21,
Palam Marg, Vasant Vihar, New Delhi, which we propose to
take on rent, that we guarantee that the landlord will
pay the composition fee to be levied by the D.D.A. for
using the premises for training-cum-residence-cum-
office.

Yours faithfully,

Sd/-
(V.G.K.Thathachary)
Secretary.

MANAGEMENT DEVELOPMENT INSTITUTE

(Sponsored by the Industrial Finance Corporation of India)
c/o Industrial Finance Corporation of India
Bank of Baroda Building, 16, Parliament Street,
NEW DELHI-110001.

Ref.

Dated 20th July, 1973.

This is to certify that

(a) if the Delhi Development Authority will permit us to use the premises for training and residence at A-21, Palam Marg, Vasant Vihar, New Delhi, we shall vacate the premises in two years time from the date of occupation.

(b) Our occupation pattern will be and large be:

for training including Library about 3300 sq.ft.

for residential including servant quarters. about 1050 sq.ft.

for office about 2100 sq.ft.

bathrooms, lounges*, lobby, kitchen etc. (excluding verandah etc. about 2400 sq.ft.

The number of persons in each category will be :

(a) about 30 at a time

(b) about 16

(c) About 30 including subordinate staff.

(c) Our institute has been registered in Delhi as a Society under the Societies Registration Act XVI 1920, vide No.5395 dated 17.5.1972.

Sd/-

(V.G.K.Thathachary)

Secretary.

* Lounges will also be used for training purposes to the extent possible.

SECRETARY

CHAIRMAN

DELHI DEVELOPMENT AUTHORITY

DELHI DEVELOPMENT AUTHORITY

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No. 112

A-22-87 Subject: Employment in the DDA of the persons
whose land has been acquired.
F.2 (337)/71-G.A

A reference is invited to the Authority's Resolution No. 270 dated 10th January, 1972 (Appendix "GG" Page A-78) where it was decided that weightage in the matter of appointment be given in respect of class III and class IV posts to the children of the original residents of the villages whose lands have been acquired under the scheme of large scale acquisition, development and disposal of land in Delhi.

Recruitment Rules provide that educational qualifications for the post of a Lower Division Clerk in the Authority should be 1st division matriculate/higher secondary or a 2nd division graduate. In case of Scheduled Caste/Scheduled Tribes candidates the prescribed qualification is 2nd division matriculate/higher secondary or a graduate. The appointment to LDC's posts is made on the basis of a competitive examination from amongst the candidates sponsored by the Employment Exchange.

Shri Dalip Singh, M.P has requested (Appendix "HH" Page A-79)

that in the matter of appointment to LDC's posts, the children of villagers whose lands have been acquired the requirement of sponsorship by the Employment Exchange should be waived and those who have passed Matriculation/higher secondary or B.A examination in any division appointed in relaxation of the Recruitment Rules.

The matter is placed before the Authority for consideration

RESOLUTION

For office use on

Resolved that in the matter of appointment to LDC's posts the children of villagers whose lands have been acquired, the requirement of sponsorship by the Employment Exchange be waived and that relaxation of one Class/Division lower, than what is prescribed in the recruitment rules, be allowed.

ATTESTED

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Appendix "GG" to Item No.112

DELHI DEVELOPMENT AUTHORITY

Copy of Resolution No.270, passed at an ordinary meeting of the Delhi Development Authority held on 10.1.72.

No.270

Subject: Employment in the DDA of the persons whose land has been acquired.
F.2(337)/71/G.A.

.....

10.1.72

Representations have been received by us from the villagers whose lands have been acquired under the scheme of large scale acquisition, development and disposal of land in Delhi. The representationists argued that after acquisition of their lands, they have been deprived of their means of livelihood and they are not able to purchase alternative land for agricultural purposes elsewhere. They have, therefore, to get themselves absorbed in the urban pattern, and one way of helping them would be to give preference to their children in matters of employment with the public authorities like the Delhi Development Authority.

2. It is for the consideration of the Delhi Development Authority if any quota be reserved for the children of the original residents of the villages whose lands have been acquired under our scheme, who otherwise fulfil the qualifications for the jobs.

RESOLUTION

For office use only

Resolved that the recommendations contained in para 2 above be approved subject to the conditions that the weightage in the matter of appointment would apply only in respect of Class-III and Class IV posts.

A-79

Appendix "HH" to Item No.112

Copy of letter No.Nil dated 18th July, 1973 from Shri Dalip Singh, Member of Parliament (Lok Sabha) to Sh. Jagmohan, Vice-Chairman, DDA, New Delhi.

.....

I am thankful to you for the passing a resolution regarding providing preference in giving jobs to the dependents of the persons who are living in the villages and their land has been acquired by the Government. It is understood that two conditions have been added in the said resolution viz.

1. Dependents should be 2nd division in Higher Secondary/B.A and
- 2) their names should be sponsored by the Employment Exchange. In this connection, I would like to request you to please relax these two conditions as such dependents are unable to secure such qualifications as they could not get the facilities to do so.

With Regards,

