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MINUTES OF MEETING

07-03-1977

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DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority held in the Chamber of the Chief Executive Councillor, Delhi Administration, Old Secretariat, Delhi on 7th March, 1977 at 3.00 P.M.

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DELHI DEVELOPMENT AUTHORITY

Draft minutes of the meeting of the Delhi Development Authority held in the Chamber of the Chief Executive Councillor, Delhi Administration, Old Secretariat, Delhi on 7th March, 1977 at 3.00 P.M.

Present -

- 1) Shri Radha Raman,  
Chief Executive Councillor.
- 2) " Jagmohan,  
Vice-Chairman, D.D.A.
- 3) " Brij Lal Goswami,  
Member, Metropolitan Council.
- 4) " Prem Singh,  
Member, Metropolitan Council.
- 5) " B.R. Tamta,  
Commissioner, M.C.P.
- 6) " Kaviljit Singh,  
Finance Member, D.D.A.
- 7) " S.S. Shafi,  
Additional Chief Planner,  
T.C.P.O.

Also present -

- 8) Shri R.M. Vats,  
Commissioner (L&H), D.D.A.
- 9) " J.V. Bodas,  
Architect Town Planner, D.D.A.
- 10) " S.C. Gupta,  
Town Planner/Additional Secretary, D.D.A.
- 11) " P.B. Rai,  
Town & Country Planner, T.C.P.O.
- 12) " P.K.B. Singh,  
Secretary, D.D.A.

Item  
No. 65.

Sub:-Confirmation of the minutes.

....

Resolved that the draft minutes of the meeting of the Authority held on 4.3.1977 as circulated, be approved, subject, however, to the following-

(a) "Agenda  
Item No. 16. Sub:-Local Shopping Centre in  
Marina Residential Scheme,  
The Resolution be amended to  
read -  
"Approved".

Contd.../-

: 2 :

(b) Item No.62. Sub:- Amendments in the Building Bye-laws referred by the Municipal Corporation of Delhi - Change in the Master Plan-Zoning Regulations (F.20(3)/76-MP).  
....

The following words be added after the words "the recommendations" and before the words "made by the Corporation" -

"Including the proposal contained in Commissioner's letter No.3769/RB/AE(GYEE(G) dated 24th February, 1977 (Annexure ..... "X").

(c) Agenda Item No.63. Sub:- Construction of a Memorial in the sacred memory of Acharya Shree Vijay Vallabh Surishwarji Maharaj.  
....

The following words be added after the word "approved" mentioned in the resolution:

"and the built up area be permitted to the extent of 15000 sq.ft. instead of 1500 sq.ft. for the proposed memorial."

Th

No. Subject:- Allotment of land to M/s Motors Industries  
Company Ltd. (MICO) in Okhla Industrial Area.  
'66. (S/6(51)77).  
..7.3.77.

M/s Motors Industries Company Ltd. (MICO) have applied for allotment of a plot of one acre in Okhla Industrial Area for the purpose of setting up of their Sales House with Stores and Service Workshop. Their application is placed at

Appendix A-1 and 'A' Pages A-2.

They are manufacturer of Spark Plugs, Fuel Injection Equipments and Automotive Spares. They have represented that the proposed service workshop will be required for over-hauling and calibration of diesel fuel, injection pumps and associated equipment. The proposed Branch Office in the premises would serve as source for sale and service in the Northern India. They have given their requirement of the built up area in their application. They have requested for a plot of one acre. They have further represented that in view of their special requirement, they may not be able to get a plot in auction. They have therefore, represented that a plot of one acre may be allotted to them at auction rate.

The case is placed before the Authority for consideration.

RESOLUTION

Postponed

No: Subject:- Allotment of land to Delhi Young Enterpreneurs Association. (F.2(118)/76-LSB(I)-Pt.)  
67.

A.7.3.77. Delhi Young Enterpreneurs Association have applied for allotment of a plot for construction of Jawahar Lal Nehru Memorial Book Bank for the needy and deserving students. Their application is added as Appendix 'B'.  
Pages A-3 and A-4.

They have given their requirement for a built up area of about 7000 sq.yds. containing provision of Auditorium, Library, Reading Room and Hostel facilities. The Association had suggested the plot earmarked for a higher secondary school building in Shalimar Bagh Residential Scheme. The Director of Education Delhi Administration vide his letter placed at Appendix 'C' Pages A-5 and A-6.

expressed his inability to allow the allotment of the Hr. Secondary school site to Delhi Young Enterpreneurs Association. A primary School Site measuring 1.5 acres is proposed for allotment to the Association. The locational Plan with the site marked is laid on the table.

The case is placed before the Authority for consideration.

RESOLUTION

Postponed

No.  
68.Subject: Revision/Rationalisation of Rates of Interest.  
(F.B.16(108)73-K.W.)  
...

A.7.3.77.

To meet the increasing need of the public, the D.D.A. has sped up the disposal/allotment of plots/built up properties for residential, commercial, industrial and other purposes. In a large number of cases, however, allottees/purchasers do not pay the premium by the prescribed date. This adversely affects the pace of development. One of the reasons for withholding payments is that the interest rates chargeable at present are lower than the prevailing bank rate. To ensure payment of the 'Authority' dues within the permissible time-limit, it is necessary to revise the rates of interest. It is accordingly suggested that for belated payments, interest should be chargeable at the following rates:

- (1) 12% p.a. for belated payment of premium/initial premium or part of the premium in case of residential plots/flats allotted to persons in the L.I.G. & M.I.G.
- (2) 16% p.a. for belated payment in the case of auction purchasers of residential plots and allottees of alternative plots.
- (3) 16% p.a. for belated payments of premium/initial premium/part of the premium in case of lands/plots/built up properties disposed off for purposes other than residential viz. commercial, industrial, etc.

Postponed. RESOLUTION

No. Subject:-Widening and improvement of Coronation Road  
from Mall Road to Radio Colony (Drain).  
69. (No. F.5(23)/74-MP).

A.7.3.77.

On the request of the Executive Engineer (P)IV, M.C.D., who supplied a Survey plan for preparation of the improvement plan of the above mentioned road, the Town & Country Planning Organisation has prepared an alignment plan for 100 ft. r/w (Master Plan road) connecting Mall Road near Hakikat Nagar and leading towards the Coronation Memorial and finally connecting the National Bye-pass (300 ft. right-of-way).

2. The plan has been examined by the Architect Town Planner of the Authority who has observed that the same may be discussed in the Technical Committee.

3. The matter was placed before the Technical Committee for consideration, in its meeting held on 24.2.77. It recommended that the alignment plan for the improvement of Coronation Road from Mall Road to Radio Colony (Drain), as prepared by T.C.P.O. may be approved.

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

## RESOLUTION

**Postponed.**

No. Subject:-Widening and improvement of Vasant Road  
70. from New Delhi Railway Station to Lady  
Harding Hospital.  
(No.F.5(14)/71-MP).

4.7.3.77.

The Executive Engineer (P) II, Municipal Corporation of Delhi has requested the Authority to prepare the Improvement plan of Vasant Road.

2. The Town & Country Planning Organisation has requested to prepared the plan. They have prepared the alignment plan of the above mentioned road (Drg.No.C/A-451) In this plan, maximum efforts have been made to provide the foot-paths for the easy movement of the pedestrians and the existing carriage-way has been kept undisturbed. The road has been widened on the Vasant Road.

3. The matter was discussed in the meeting of the Technical Committee held on the 24.2.77. It recommended that the alignment plan for the improvement of Vasant Road between New Delhi Railway Station to Lady Harding Hospital, as prepared by the T.C.P.O. may be approved.

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

RESOLUTION

Postponed.

M. Subject: Widening of Link Road between Shakti Nagar &  
 71. Sarai Rohilla lev 1 crossing-construction of  
 1.7.3.77. D.O.B. on the Existing Railway line falling  
 near Shakti Nagar. (No.F.5(30)/71-MP).

Town & Country Planning Organisation has forwarded the Jajmaan Plan (vide Drg. No.C/4-331) of Link Road from Old Rohilla Road to Gulabi Bagh Road for the consideration of Authority.

2. The plan has been examined by the Planning Cell of the Authority and in the portion upto existing Petrol Pump (adjoining drain), it is forwarding order as beyond the existing drain, the alignment of this Link Road changes its route as per approved Zonal Plan for Zone H-I.

3. The matter was discussed in the Technical Committee in its meeting held on 24.2.77 and it recommended that the road alignment plan of the Link Road upto existing Petrol Pump (adjoining drain), may be approved as prepared by T.C.P.O.

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

RESOLUTION

Postponed.

No. Subject :- Widening and Improvement of Idgah Road  
 72. ( F.5(45)/73-MP )

1.7.3.77.

The above item was discussed in the meeting of Authority held on 8.8.75 and vide its resolution No. 94, it was decided that the committee constituted by the Authority comprising of Commissioner, MCD, Chief Architect, NDMC, Additional Chief Planner, TCPO, SP(Traffic), Secy, and Architect Town Planner, D.D.A. may examine the feasibility of the alignment plan on site.

2. Accordingly an inspection was held on 13.2.1976 and the committee made the following observations:-

- i) Existing metal portion, constructed by M.C.D. under Phase-I widening should be fully utilised so as not to disturb the already laid street lighting at least on one side while widening of the metal portion as per the standard of 100' (30.48 mtr) right of way.
- ii) Existing grave-yard at the junction of Kutub Road be saved to the maximum extent. For this purpose the right of way be shifted North-wards upto the existing masjid situated at the North facing Kutub Road. In case it is found that the right of way is not fully achieved then part of the grave-yard land be taken in the right of way which was found lying open during inspection and not utilised.
- iii) The land of Sadar Bazar Police Station should be protected from the right of way and hence the right of way be shifted towards South Where the land is unauthorisedly occupied by temporary structures.
- iv) At the intersection of Idgah Road with Mundewalan Road care should be taken to adjust the right of way which partly has been proposed more towards North on one side and partly to the South in front of Sadar Bazar Police Station.
- v) The right of way of Idgah Road is increased to 100' instead of 60' as shown in D.D.A.'s plan near the Idgah Monument by partly taking open land from the park level plot by D.D.A. and partly from the existing grave-yard where hardly any structure exist although as per the Zonal Plan the Idgah Road has been proposed to be diverted in front of Idgah Monument ultimately meeting with Pani Jhansi Road which will not be a practicable proposition on account of the difference in level.

3. Keeping in view the above observation the revised alignment plan of Idgah Road has been prepared by the Architect Town Planner of the Authority.

4. The plan mentioned above is placed before the Authority for consideration.

RESOLUTION  
 Postponed.

No.  
73.

Subject:- Widening of Main Gandhi Nagar Road, (Goswami  
Ganesh Dutt Marg) in Shahdra Area.  
(F.5(21)/71-M.P.)

..7.3.77.

The T.C.P.O. has forwarded the alignment plan  
(Drg. No.C/4-320) of Main Gandhi Nagar Road (Goswami Ganesh  
Dutt Marg) for the consideration of the Authority.

2. The plan has been examined by the Planning Cell  
of the Authority and they have stated that the alignment  
plan prepared by T.C.P.O. for Goswami Ganesh Dutt Marg  
60' R/W also includes Part alignment of Road No.35 (100'  
R/W), starting from Jamuna bridge upto the starting point  
of Goswami Ganesh Dutt Marg and also part of Master Plan  
Road No.73 (100' R/W). So far the alignment of Road No.35  
and Road No.73 have not been approved by D.D.A. Therefore,  
there is no objection for the approval of alignment plan of  
Goswami Ganesh Dutt Marg (60'-00 R/W) only excluding the  
the Portions of Road No.35 and Road No.73.

3. The Matter was placed before the Technical  
Committee for consideration in its meeting held on  
24.2.77 and it was recommended that the portion of  
Goswami Ganesh Dutt Marg falling between road No.35 and  
road No.73 may be approved with a right-of-way of 60'.

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

RESOLUTION

Postponed.

:10:

No. 74. Sub:- Regarding the land use of the existing factories behind  
Natraj Cinema (Mati Nagar) - Preparation of re-development  
plan. (No. F.2(7)/76-W&I).

A service industries site in Zone G-13 Najafgarh Road, has been provided in the Master Plan. However, in 4.7.3. The draft zonal development plan, this site was shifted slightly towards the South West of the Master Plan site owing to the existing industries. The owners of the existing factories have represented that the "land use" of the area where the factories are at present functioning, may be confirmed as the Municipal Corporation is pressing for the same before the renewal of the licences. The request of the owners of these factories was examined by the Technical Committee which recommended that since there is an approved layout plan of the industrial area, it may be developed as per provisions of Master Plan, and, if necessary, the existing factories may be shifted to their proper sites.

2. As stated above, in the draft Zonal Development Plan, the site marked for these factories has been shifted slightly towards South West of the Master Plan site. The development area No. 54 only partly covers this site shown for service industries and community centres in the Draft Zonal Plan. A small portion is, therefore, yet to be declared as Development Area as per recommendation of the Technical Committee. The area shown Blue in the plan laid on the table, may, therefore, be declared as Development Area of the DDA so that development could be taken in hand in accordance with the Master Plan recommendation. The detailed description of this additional area is as under:-

Sl. No.	Zone	Area in H. c. (I.C.)	Bounded by
1.	G-13	5.6 (14)	South East Najafgarh Road South West Dev. Area No. 54 North West 24.4 m (Proposed 80' side Road) North East 24.4 m (Proposed 80' side road.)

The case is submitted to the Authority for consideration and approval.

RESOLUTION

Postponed.

No. Subject:- Alignment Plan of Malka Ganj Road.  
75. (F.5(45)/72-M.P.).

1.7.3.77.

The above item was discussed in the meeting of the Authority held on 8.8.75 and vide its resolution No. 94 it was decided that the Committee constituted by the Authority comprising of Commissioner, M.C.D. ; Chief Architect, N.D.M.C. ; Additional Chief Planner, T.C.P.O. ; Superintendent of Police(Traffic) ; Secretary and Architect Town Planner, B.D.A. may examine the feasibility of the alignment plan at site.

2. Accordingly an inspection was held on 13.2.76 and the committee made the following observations :-

- (i) The existing built up properties to the west of the road be protected and alignment be adjusted to the east where the land is sufficiently open and unauthorisedly squatted upon.
- (ii) Care be taken to utilise to the maximum extent the existing metal portion of the road which otherwise will disturb the existing street lighting done on the west side of the road.
- (iii) Bus parking bay be provided wherever the space available in the right-of-way is more than 80' particularly in front of existing Malkaganj quarters.
- (iv) The existing temple at the intersection of this road with Reshamara Marg in front of the Hans Raj College be protected in the widening of the metal portion of Malkaganj Road for the time being and final decision for removal of the temple unauthorisedly constructed will be taken only after the intersection design has been finalised.

3. Keeping in view the above observations, the revised alignment plan of Malkaganj Road has been prepared by the Architect Town Planner of the Authority.

4. The plan as mentioned above is placed before the Authority for consideration.

RESOLUTION

Postponed.

No. Subject:- Alignment plan of 100 ft. wide road from  
76. Najafgarh Road to Subhash Nagar (Between  
1.7.3.77. Najafgarh Road and 100 ft. wide Master  
Plan road Parallel to Rewari Line Industrial  
Area). (F.16(43)/69-M.P.).  
....

The right-of-way of the above mentioned road, as shown in the Master Plan, is 100 ft. In the portion near Ajay Enclave, in its layout plan its right-of-way was shown as 80 ft. at the time of sanctioning the layout plan of this Colony by the Municipal Corporation of Delhi. As such the plots fronting on this road are affected in the alignment as shown in the Master Plan, if the widening is taken equally on either side from the centralline of the road.

2. The first phase of this road is already implemented on the site. In the portion of the proposed alignment plan (Ajay Enclave), widening has been shown on the opposite side towards the school area, already allotted to the Directorate to Education for a Higher Secondary School. The school has already been constructed on this plot. This proposal was discussed in one of the meetings of the Technical Committee (7th March, 1975) in which it was recommended that the alignment plan of 100 ft. wide Master Plan road, passing through zone G-8, be approved.

3. To examine the feasibility of the widening of this portion of the road towards the school side, an inspection was held by the representatives of the Education Department, Delhi Administration and the representatives of other departments, and it was observed that no portion of the school building, already constructed, is affected in the proposed widening. However, the unbuilt portion of the school area and a cycle stand, including the boundary wall, are affected, for which the Education Department suggested that in case land is to be taken for widening of the road, the cycle stand and the boundary wall at the new site should be constructed by the Authority from its own expenses and the equivalent land be given in the adjoining area (Appendix

'D' ).

Page

4. The Planning Cell of the Authority has now prepared a complete alignment plan of this road, starting from Najafgarh Road to another 100 ft. wide road, passing parallel to Rewari Line Industrial Area, as per the drawing laid on the table, incorporating the part alignment as mentioned in para 2 above.

5. The matter was placed before the Technical Committee in its meeting held on 24th February, 1977 and it was recommended that the plan prepared by the Architect Town Planner of the Authority may be approved.

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

RESOLUTION

Postponed.

No. 77. Subject:- Approval of plans for Local Shopping Centre at Sheikh Sarai (Zone-F.10).  
( C.E.17(4)/75/1385.)

4.7.3.77.

A number of Shopping Centres have to be built in the newly developing areas. The architectural staff available is inadequate to attend to all the schemes at a time. Therefore, some work on architectural drawings has been assigned to the Pvt. Architects on usual terms and conditions. This also gives our Shopping design new outlook and fresh ideas.

2. In pursuance to above, Architect M/s Mathur & Associates were assigned the work on preparation of Arch. Drawings for construction of local shopping centre at Sheikh Sarai (Zone F-10). These preliminary drawings, as indicated below, have been duly examined by the Committee of Engineer Member, Chief Engineer, Addl. Chief Engineer, and Superintending Survey of Works and are found to be in order.

1. Site Plan.
2. Ground Floor Plan.
3. First floor Plan (Second & Third Floor Plans are similar).
4. Elevation and Section.

3. The Shopping Centre provides for the following :

- a) Dispensary, Restaurant with attached kitchen and toilets, Post Office, Boutique Departmental store, coal Depot and 38 other shops of various trades with two sets of toilets each for ladies and gents and open court for vegetable vendors.
- b) Police Post, Bank, 6 offices with provision of 2 sets of toilets for ladies and gents at 1st Floor.
- c) Similar accommodation as on First Floor is provided on 2nd. and 3rd. Floors.

4. The relevant particulars of the scheme are as below :

(i) Area of Plot.	:	4200 sq. m.
(ii) Ground Floor Area.	:	1635 sq. m.
(iii) First Floor Area.	:	850 sq. m.
(iv) Second Floor Area.	:	850 sq. m.
(v) Third Floor Area.	:	850 sq. m.
(vi) Ground floor coverage achieved.	:	40%
(vii) F.A.R. achieved.	:	100%

These four drawings are put up before the Authority for approval.

RESOLUTION

Approved.

14.

No. 78 Subject:- Revision of licence fee of plots in Junk Market, Jhandewalan. (TN2(202)/72. )

4.7.3.77.

Reference is invited to Authority's Resolution No.34 dated 30.7.76 (Appendix "E")  
Page 4-8

wherein the rates of licence fee of plots in Junk Market were approved at the rate of Rs.720/- for a plot of 32.6 sq.mts. and Rs.360/- for a plot of 15.1 sq.mts. per annum with effect from 1.1.70. The old rates for the bigger and smaller plots were respectively Rs.175.80 and Rs.31/- per annum. The licencees of these plots were unauthorised occupants on Nazul land mainly from Urdu Park Area. They had been shifted temporarily to Junk Market in 1967 when this area was cleared.

2. The licencees have been representing against the revision of higher rates of licence fee. The Audit had also raised an objection for not recovering the dues from the licencees at the enhanced rates. The licence fee is not being paid by licencees as they feel that enhanced rates levied on them are on the very high side. The total licence fee recoverable at the enhanced rates from these licencees comes to Rs.9,12,400.27 paise upto the period ending 31.12.76. The licencees have been representing through various channels i.e. Ministry of Works & Housing, Metropolitan Council and Member of the Metropolitan Council of the area about the revision of the existing rates of licence fees. The licencees had also met the HM(s) who desired that the matter be examined afresh and until then no further action should be taken for recovery of dues from them.

3. The main demand of the shop-keepers of this market are that (a) rent should be recovered at the old rates, (b) arrears be allowed to be paid in easy instalments, (c) interest accruing thereon on account of belated payment should be waived and (d) future set up o. the present market be finalised soon.

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

#### RESOLUTION

Resolved that the rent be recovered at the old rates. Further resolved that the manner of recovery be decided by the Vice-Chairman, D.D. .

Item  
No.76  
7.3.77

Subject:- Revision of licence of plots  
in Jhandewalan.

Amended vide Resolution No.105 (b)  
dated 29.4.77 as under:-

"In place of draft resolution the  
following be substituted:

Resolved that the rent be recovered at  
old rates of Rs.175.80 and Rs.31/- per annum  
as indicated in the preamble for bigger and  
smaller plots respectively."

*D.D.*  
Secretary

Delhi T... Authority

No. 79 Subject:- Construction of 100' wide Master Plan road  
 447-3.77. No. 38 starting from G.T. Road Culvert to  
 Mall Road (Kingsway Camp) on the left bank  
 of Najafgarh Drain. (F.5(55)/66-M.P.)

....  
 In the Master Plan, Road No. 48 is proposed  
 to be constructed along the left bank of Najafgarh  
 Drain between Mall Road and G.T. Road and up to new  
 100' wide road along Western Jamuna Canal. This stretch  
 of road is known as Road No. 38 and 48. As the sufficient  
 land is not available, a plan has been prepared for the  
 construction of this road to the extent of 24' as  
 matted portion along the Najafgarh Drain.

2. This matter was discussed in one of the meetings  
 held in the Chamber of the Minister of State for Works  
 and Housing and it was decided that the work should be  
 started immediately for the construction of this road.  
 A Plan has been prepared indicating the widening as  
 24' in the first phase.

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

#### R E S O L U T I O N

Resolved that the alignment plan for the first  
 phase to the extent of 24 ft. widening of road be  
 approved.  
 --

No. Subject:- Allotment of land to Sarvadeshik Arya  
 80 Pratinidhi Sabha for setting up Gao Shala  
 A.7.3.77. and for growing Fodder (F.90)/77-G.S.

....

Sarvadeshik Arya Pratinidhi Sabha has requested for the allotment of land for setting up Gao Shala and for growing Fodder. The details of the sites proposed for the purpose are as under:-

1. SITE FOR GAO SHALA:-

40 acres of land between existing Masoodpur Dairy Farm and the boundary of village Rangpuri Kohi on the north of Mehrauli-Mahipalpur Road.

2. SITE FOR GROWING FODDER:-

About 750 bighas of land across Agra Canal in the revenue estate of Madanpur Khadar.

The land for Gao Sahala may be allotted on lease hold basis at the actual cost of acquisition which is Rs.5760/- per acre. This will be subject to the condition that all future enhancements will be borne by the allottee.

The land for growing Fodder in the village Madanpur Khadar may be given on licence basis at the same rate at which it is now being given to the cultivators, on year to year basis. This amount comes to Rs. 63,840/- per annum.

The matter is placed before the Delhi Development Authority for its approval.

A F F O L U T I O N  
 Approved.

No.  
81

Sub: Allotment of land to Badarpur Sand Traders.  
(F.16(106)/76-MP-Pt.)

A.7.3.77.

In the draft zonal plan for zone F-19 (Badarpur) an area measuring about 20 acres (8.03 hectares) is earmarked for community centre to serve the neighbourhood in the zonal plan and also to serve the requirement of the surrounding villages, namely Badarpur, Molarband, Madanpur Khadar, Aali, Tejpul and others. In the draft zonal it is also recommended that the existing offices, police station, bus station for inter-state and local routes, etc. should also be accommodated in the community centre.

2. A reference is invited to Resolution No. 56 of the South Zone Committee (N.D.S.) of the M.C.D. dated 23.8.69 making certain suggestions on the draft zonal plan in which it is mentioned that the existing shops and the Badarpur Sand Traders in front of village Badarpur be allowed to retain a strip of land bounded by Tughlaqabad Railway Station on the West, existing Mathura Road on the east, existing Mehrauli Badarpur Road on the south and the proposed community centre on the north, and the area of the community centre should be extended including this area. A representation has also been received from the Badarpur Sand Traders that they should be accommodated in this very area by extending community centre.

3. The total area under the community centre scheme as per the above suggestion, works out to 25.25 acres (10.15 hectares), which is bounded by existing 80' wide road of Mohan Co-operative Industrial Estate on the north, existing Mathura Road on the east and existing Mehrauli-Badarpur Road on the south, on the west by Tughlaqabad Railway Station, and the land is earmarked for Railway operational purpose. In the scheme about 4 acres of land has been earmarked to meet the demands of the Badarpur Traders' Union as a Badarpur Sand Mandi. This area will be enclosed by a 7 ft. high brick wall so that a proper internal development could be done. In this area a few repair workshops, to serve as an incidental use to the functioning of Badarpur Sand Mandi and to accommodate the truck repair shops, have also been provided, including the retail shops. The remaining area for the community centre works out to about 20 acres.

4. The details of the truck repairing-cum-workshop area, including the retail shops with the architectural control, have been prepared by the Town Planner, D.D.A. for implementation with the following details:-

Total area of the Scheme	10.15 hectares.
1) Community Centre	8.03 "
Shops-cum-office plots	0.80 "
Retail Shop plots	0.28 "
Fire Station	0.30 "
Community Hall	0.30 "
Dispensary	0.30 "
P.T.T	

Cinema	0.15	hectares.
Police Station	0.30	"
Petrol Pump 2 Nos.	0.28	"
Parking	0.92	"
Roads	2.17	"
Parks & Open spaces	2.74	"
	8.03	"
2. Land allotted to Badarpur Traders Union	1.60	"
3. Repairing and workshop plots.	0.52	"
Total	10.15	hectares.

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

RESOLUTION

Postponed.

No. Subject:- Land use of property No.29/1, Sadhara  
82 Kalan, Rana Pratap Bagh, G.T. Road, Delhi.  
(F.16(150)/73-MP).

4.7.3.77.

Shri Kundan Lal made a representation to the D.D.A. to adjust his property No. 29/1, Sadhora Kalan, Rana Pratap Bagh, G.T. Road as 'residential-cum-commercial' in the Zonal Development Plan for Zones C-16 & C-17.

2. This case was discussed in the Technical Committee meeting held on 12.6.70. After detailed consideration the Technical Committee desired that the Town Planner, M.C.D. be requested to let us know whether the construction on this plot has been done according to the sanctioned plans and the matter be put up again after getting the report from the Municipal Corporation of Delhi.

3. The Town Planner, M.C.D./Zonal Asstt. Commissioner, replied vide their letter No. 113/D/G/42/76 dt. 24.4.1976 (Copy at Appendix 'F' Page 6-9) that the construction is an old one and is not according to any sanctioned building plan but it tallies with the rooms shown in the allotment letter.

4. This case was also discussed in one of the meetings held under the chairmanship of the hon'ble Minister of State for Works & Housing. This was desired in the meeting that the case be examined from planning point of view.

5. The matter has been examined by T.P. with the following observations--

(a) The property under reference falls in Zones C-16 & C-17. Normally approved layout plans are incorporated in the draft zonal plans of the areas. On this basis, the layout plan of Rana Pratap Bagh Colony is incorporated in the zonal plan. The plot under reference is not the part of Rana Pratap Bagh Colony and was allotted by the Ministry of Rehabilitation initially on rental basis and later on sold outright to the party along with the built up structures in the year 1959.

(b) According to the M.C. D's report, the structures/ construction on site tally with the construction/ structures as mentioned in the allotment letter issued by the Ministry of Rehabilitation. The M.C.D. had also given permission to retain the structures and some of the structures were regularised, which were added afterwards, after charging the compounding fee. As such this property is not an open plot, but has structures thereon and, therefore, the land use being residential in the Master Plan, it may be adjusted, based on the land use of land of the adjacent plots of Rana Pratap Bagh Colony.

5. The matter was considered by the Technical Committee in its meeting held on 22.11.76 but the case was withdrawn.

7. The matter has been further looked into. In view of the fact that the owner of the land has re-presented

Conti...

for the regularisation of the structures, the Land & Building Deptt. Delhi Administration has been advised vide letter No.F.3(210)/75/CRC/DDA dt. 27.12.1976 that the possession of the land may not be taken for the present. Previously, Delhi Admn. (L&B) was requested to hand over the physical possession of the land bearing Khasra No.29/1/1 of Village Sejhora Kalan.

8. The matter was considered by the Technical Committee in its meeting held on 24th February, 1977. The Technical Committee recommended that the existing structures (accommodation) shown in the endorsement No. 'A', as referred in the letter of the Zonal Development Commissioner (C.I.Z.), No.113/D/G/CIZ/76 dated 24th April, 1976 (laid on the table) be regularised.

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

RESOLUTION

Resolved that the recommendations of the Technical Committee in para-8 above be approved.

No. Subject:- Shifting of Cremation Ground/Burial  
S. Ground from the site near Todapur  
A.7.3.77. Village to Naraina Industrial Area  
Phase-II along the Railway Line.  
(F.1(7)/77-T.P.)

A site measuring 2 Hacts. was under consideration for allotment to M.C.D. for the development of Cremation Ground/Burial Ground somewhere near Todapur Village. The site was inspected and found that the proposed location as per Master Plan is not suitable from planning point of view, and disturbs the entire huge green area.

2. An alternate site has been proposed along railway line in district parks, playgrounds & open spaces at a suitable distance from the Naraina Industrial Area, Phase-II. The alternate location has been shown in the plan placed in the file.

3. The item is placed before the DDA for the change of site of Cremation Ground/Burial Ground from near Todapur Village to along railway line near Naraina Industrial Area, Phase-II.

## RESOLUTION

Approved.

No. 84  
 A.7.3.77. Subject:- Regularisation of structures put up by  
 Kali Mandir Society, allotment of land,  
 and modification in the layout plan.  
 (F.16(15)77/ASOI/DDA)

In the approved layout plan of E.P.D.P. Colony, one site of 0.7 aces. and four sites each of 0.25 acres have been shown. So far all the sites are lying vacant. Kali Mandir Society has already constructed a Temple in the area marked for rock garden; and they have further requested that the structures may be regularised which are in an area of 1.7 aces.

2. The Ministry of Works & Housing to whom the matter was referred agreed for the allotment of land, not exceeding the area more than 0.7 aces. in the rock garden area, against the request of the Society for an area of about 2 acres.

3. As the Temple is already in existence, so it is proposed that the structures put up by the Kali Mandir Society may be regularised. Regarding extent of area, it may be left on V.C. for a decision.

4. The matter is placed before the DDA for the regularisation of structures and approval of the proposal.

RESOLUTION

Resolved that the proposal contained in para-3 above be approved.

No. 85 Subject:- Use of residential premises for running Staff Training-cum-Residential Centre. (F.1(61)/76-PB).

4.7.3.77.

The Central Bank of India, New Delhi have requested permission for running Staff Training-cum-Residential Centre in residential premises No.27, Ring Road, Lajpat Nagar - IV, New Delhi. The area of the plot is 918 sq.yds.

2. Out of the total area of 7,228 sq.ft. and carpet area of 6,000 sq.ft., the bank proposes to use two rooms of 25'x14' as Lecture Rooms of the Training Centre while rest of the premises are proposed to be used for residential purposes where upto 15 persons/trainees will be staying at a time.

3. In exercise of the powers conferred by sub-section(1) of Section 57 of the D.D. Act 1957, the D.D.A., with the previous approval of the Central Government, have notified the Regulations for Hotels, Boarding Houses, Guest Houses, Hostels, Lodging Houses and Motels, hereinafter called 'Regulations' but there is no specific provision in these regulations or in the Delhi Master Plan which would permit such use in residential buildings.

4. As defined in the Regulations, a 'Guest House' means a building for housing the staff of the Government, Semi-Government or Public Undertaking for short durations. 'Hostel' has been defined in the Regulations as a building in which rooms attached to Institutions or otherwise are let out on a long-term basis. The Staff Training-cum-Residential Centre proposed by the Central Bank of India neither falls in the category of a 'Guest House' nor a 'Hostel.' According to Regulations 4(1) (c), boarding houses, guest houses and hostels are permitted within areas shown for Residential use in the zonal Development Plan or Detailed Plans and if allowed by the Authority after special appeal and provided no such plot is less than 1,005 sq.mtr.(1,200 sq.yds.) in net area. In case of the premises in question, the area of the plot is 918 sq.yds. and the proposed use of the premises does not fit in the use assigned by the Regulations to Guest Houses and Hostels.

5. Regulation 5 deals with the Lodging Houses and a 'Lodging House' as defined in the Regulations means a house in a residential area used for the lodging of less than 15 persons. The proposed use for premises No.27, Ring Road, Lajpat Nagar-IV, New Delhi would be akin to that of a Lodging House except that in addition to lodging about 15 persons, two rooms of size 25'x14' will also be used for imparting lectures to the trainees. According to Regulations 5, lodging houses are permitted on plots within areas shown in the Zonal Development Plan or Detailed plans as the case may be, subject to the following zoning regulations:-

- (i) Plots shall not exceed 1,254 sq.mtr.  
(1,500 sq.yds.) in net area;

Contd...

(ii) Other regulations be as specified for plotted residential development in the Master Plan, the Zonal Development Plans and Detailed Plans, as the case may be.

6. The Authority vide its resolution No.227 dated 22.11.71 and resolution No.87 dated 8.8.1973 decided that temporary permission under the provisions of special appeal for two years be granted to the Government Departments, Public Sector Undertakings and Banks for using the residential buildings for office purposes subject to the payment of 20% of the total rent to D.D.A. by way of composition fee, but no decision of the Authority exists in respect of running of Staff Training-Cum-Residential Centres in the residential premises.

7. A general policy decision in this regard, therefore, needs to be taken, as stated above. Permission for running 'Guest Houses' in residential premises can be given under the 'Regulations' after Special Appeal. No Special Appeal is necessary for securing permission to run Lodging Houses. However, in this particular case, the premises is to be used as a 'staff training-cum-residential centre' with a limited space for training purpose for the occupants of the guest house.

8. The matter is placed before the Authority for consideration as to whether such requests could be considered as a case of special appeal or these may be permitted as lodging houses as a permitted use.

RESOLUTION

Postponed.

No. 26 Subject:- DDA's resolution No.101 regarding  
industries - clarification.  
(F.1 (53)/76-TP'S)

A.7.3.77.

In the DDA's resolution No.101 dated 4.9.76  
(Appendix 'G' Pages A-10 and A-11)  
it was, inter alia, stated as under:-

"In some cases industrialists have sought clarification about renting a portion of the premises built by them on the ground that the accommodation has become surplus of their own business has declined due to one reason or the other. Such industrialists have to pay back the loan of various financial institutions and restriction on renting surplus accommodation causes hardship to them. In view of this, it is for consideration whether any restriction on renting etc. should be placed or the industry should be allowed to rent the surplus accommodation subject to the condition that the use of the land remains industrial and no non-conforming use is made."

In the resolution it was stated that the proposal contained in the agenda note be approved. However, the clarification is being sought in respect of restriction for renting etc. Perhaps intention of the DDA was that those industrialists who had purchased the land in open auction can rent out the surplus accommodation without any restriction and those industrialists who were given alternative land under shifting could also do so if shifting had actually taken place and the non-conforming use at the old site had ceased. This may kindly be clarified/confirmed.

#### RESOLUTION

Resolved that the interpretation as mentioned above be confirmed.

No. <sup>87</sup> Subject:- Development of parks, open spaces,  
 4.7.3.77. site for community facilities and  
 shopping areas in Chitranjan Park  
 ( E.P.D.P Colony).

Reference is invited to the minutes of the meeting held in the room of Secretary, Department of Rehabilitation on July 7, 1976 regarding transfer of unutilized land in Delhi to Delhi Development Authority, One of the colonies namely Chitranjan park which has already been declared as Development Area, the building plans are sanctioned by the DDA. It has now been desired that the DDA should take up the development works in this colony. Necessary changes are also anticipated in the layout plan as has been discussed and mentioned in the above mentioned minutes. Sites for Local Shopping Centres are also to be developed and buildings constructed by the DDA since no such facilities are available in this colony. Substantial number of plots for their facilities are available which can be developed/constructed and utilized. Construction of houses on Group Housing basis can be taken on available vacant plots. Construction of C.S.P. quarters on the sites earmarked for such purposes have already been undertaken by the DDA and are at advanced stage of construction.

The case is put up to the Authority for approval and to delegate powers to the Vice-Chairman, DDA for sanctioning expenditure on development works, development of parks, construction of additional C.S.P. houses, construction of shopping centres and its disposal accordingly.

RESOLUTION

Resolved that the proposals contained in the preamble be approved.

No. Subject:- Allotment of land to Sri Guru Singh Sabha  
 88 in Paschimpuri. (F.2(49)/75-LSB(I))

1.7.3.77.

Sri Guru Singh Sabha, Paschimpuri have applied for allotment of a religious site in Paschimpuri Residential Scheme. It is a Society registered under Societies Registration Act. It has got necessary funds to meet the cost of land. It is a non-profit making body. Deputy Commissioner, Delhi has reported that there is nothing against the Sabha and its Members in the record of the Police.

2. The case is placed before the Authority for allotment of a religious site measuring 500 sq.yds. in Paschimpuri Residential Scheme.

RESOLUTION

Resolved that a site measuring 500 sq.yds. as proposed be allotted to Sri Guru Singh Sabha in Paschimpuri, on usual terms & conditions.

No. 89 Subject:-Allotment of a religious site to Sri Guru Singh  
 Sabha Central Zone, Janakpuri.  
 4.7.3.77. (F.2(148)/74-LSB(Indl.)  
 ....

Sri Guru Singh Sabha Central Zone, Janakpuri have applied for allotment of land for construction of a Gurudwara in Block 'C' of Janakpuri Residential Scheme. It is a Society registered under Societies Registration Act. It is a non-profit making Organisation. Report of Deputy Commissioner, Delhi about the activities of the Sabha and its office bearers has been received and there is nothing against them in the police record. So far as finances are concerned, they have sufficient funds to meet necessary cost of the land.

The case is placed before the Authority for consideration of allotment of a plot of 500 sq. yds. in Block 'C' for Sri Guru Singh Sabha Central Zone on usual conditions.

RESOLUTION

Resolved that a site measuring 500 sq.yds. as proposed be allotted to Sri Guru Singh Sabha Central Zone, Janakpuri on usual terms & conditions.

Item  
No.90 Sub: Allotment of a religious site to  
Panchyati Dharmarth Trust Ashok Vihar.  
1.7.3.77. (F.2(184)/72-LSB(I))

Panchyati Dharmarth Trust Ashok Vihar Phase-II have applied for allotment of a religious site in Ashok Vihar Phase-II. It is a registered Trust registered under Societies Registration Act. It is a non-profit making body. Deputy Commissioner, Delhi has reported that the Trust is comprising of respectable and well established persons and there is nothing against them on the police record. The Trust has sufficient funds to meet the cost of the land.

The case is placed before Authority for consideration of allotment of a plot of 475 sq.yds. in block 'B' Ashok Vihar, Phase-II.

RESOLUTION

Resolved that a site measuring 475 sq.yds. as proposed be allotted to Panchyati Dharmarth Trust, Block-B, Ashok Vihar on usual terms & conditions.

No.  
91  
4.7.3.77.

Subject :- ALLOTMENT OF LAND TO OBEROI  
EDUCATION SOCIETY FOR THE  
CONSTRUCTION OF HR. SEC.  
SC. COL IN JANAKPURI.  
(F.2(131)/77-LSB(I))

Oberoi Education Society have applied for allotment of a site for higher secondary school in Janakpuri Residential Scheme. It is a Society registered under Societies Registration Act. Their case has been recommended by the Director of Education for allotment of a higher school site.

The case is placed before the Authority for consideration of allotment of a site measuring 4 acres in Janakpuri Residential Scheme on usual conditions.

RESOLUTION

Resolved that a site measuring 4 acres for higher secondary school in Janakpuri as proposed above be allotted to Oberoi Education Society in Janakpuri on usual terms & conditions.

No. 22  
147.3.77. Subject:-Allotment of a religious site to Janakpuri  
Residents Dharmik Sangh.  
(F.2(47)/71-LSB(Ind.).

Janakpuri Residents Dharmik Sangh have applied for allotment of a religious site in Janakpuri. It is a Society registered under Societies Registration Act. It is non-profit making in character. It has got necessary funds to meet the cost of land. Deputy Commissioner, Delhi has reported that there is nothing against the Members of the Sangh in the Police record.

The case is placed before the Authority for consideration of allotment of a religious site of 500 sq.yds. to Janakpuri Residents Dharmik Sangh in Janakpuri.

RESOLUTION

Resolved that a site measuring 500 sq.yds. as proposed above be allotted to Janakpuri Residents Dharmik Sangh on usual terms & conditions.

No. Subject:- Allotment of a religious site to Sri Guru  
93 Singh Sabha 'A' Block, Janakpuri.  
(F.2(126)/73-LSB(I))  
A. 7.3.77.

Sri Guru Singh Sabha 'A' Block Janakpuri Residential Scheme. It is a Society registered under Societies Registration Act. It is non-profit making Organisation. Their case has been cleared by Deputy Commissioner Delhi who has reported that it is a religious society and is away from political activities and there is nothing against its members on the police record. They have got funds to pay the necessary cost of land.

The case is placed before the Authority for consideration of allotment of a plot measuring 500 sq.yds. for construction of a Gurudwara in Block 'A' Janak Puri Residential Scheme on usual conditions.

RESOLUTION

Resolved that a site measuring 500 sq.yds. as proposed be allotted to Sri Guru Singh Sabha, 'A' Block, Janakpuri, on usual terms and conditions.

112.  
94  
A.7.3.77.

Subject:- Allotment of a religious site to Sri Sanatan Dharm Sabha A-I, C-I, Lawrence Road.  
\_\_\_\_\_  
(F.2 (124)/75-LSB(I)-Pt.

Sri Sanatan Dharm Sabha A-I, C-I Lawrence Road have applied for allotment of a religious site in Lawrence Road Scheme. It is a Society registered under Societies Registration Act. It is non-profit making in character. It has got funds to meet the cost of the land. Deputy Commissioner, Delhi has reported that there is nothing adverse in the record of the police so far as the Sabha and its Members are concerned.

The case is placed before Authority for allotment of a religious site measuring 500 sq.yds to Sri Sanatan Dharm Sabha Lawrence Road Residential Scheme.

#### R E S O L U T I O N

Resolved that a site measuring 500 sq. yds. as proposed be allotted to Sri Sanatan Dharm Sabha A-I, C-I, Lawrence Road, on usual terms & conditions. —

Item No. Subject:- Allotment of land to 'Arya Samaj Mandir  
95 Lawrence Road for the construction of  
religious building in Lawrence Road.  
A.7.3.77. (F.2(84)/73-LSB(I).

Arya Samaj Mandir, Lawrence Road have applied for allotment of a religious site in Lawrence Road. It is a Society registered under Societies Registration Act. It is a non-profit making body. Deputy Commissioner, Delhi has reported that there is nothing against the Society and its office bearers in the record of the police.

The case is placed before the Authority for consideration of allotment of a religious site measuring 500 sq.yds. in Lawrence Road to Arya Samaj Mandir on usual conditions.

RESOLUTION

Resolved that a site measuring 500 sq.yds. as proposed be allotted to Arya Samaj Mandir Lawrence Road on usual terms & conditions.

No. 96 Subject: Allotment of a religious site to  
 4.7.3.77. Sri Guru Singh Sabha Krishan Nagar  
 in lieu of their demolished gurudwara.  
 (F.2(145)/73-LSB(I))

Shri Guru Singh Sabha have applied for allotment of a religious site in Kishan Nagar or Safdarjung area. They have stated that the site under Gurudwara had been cleared by DDA in October, 1975. Therefore, a suitable religious site may be given to them for construction of Gurudwara.

Shri Guru Singh Sabha, Kishan Nagar is a registered Society.

The case is placed before Authority for consideration of allotment of a suitable site of 500 sq.yds. to Sri Guru Singh Sabha, Kishan Nagar, in Safdarjung Area in lieu of the demolished building on usual conditions.

#### R E S O L U T I O N

Resolved that a site measuring 500 sq. yds. as proposed be allotted to Sri Guru Singh Sabha Krishan Nagar in Safdarjung area on usual terms & conditions.

ITEM NO.

97

A.713.77.

SUB: ALLOTMENT OF A RELIGIOUS SITE TO  
SHRI SANATAN DHARM SABHA, ASHOK  
VIHAR PHASE-II.

File No. F2(78)/73-LS3(I).

Shri Sanatan Dharm Sabha, Ashok Vihar applied for allotment of a religious site in this Scheme. The Sabha is registered under Societies' Registration Act, 1860. It is a non-profit making institution. The Deputy Commissioner, Delhi has reported that according to local police there is nothing adverse against Shri Sanatan Dharm Sabha, Ashok Vihar on their record. They have got adequate funds to meet the cost.

The case is placed before Authority for consideration of allotment of a religious site earmarked in 'A' Block to Sri Sanatan Dharm Sabha.

RESOLUTION

Resolved that a site in Block-'A', Ashok Vihar, Phase-II, earmarked for this purpose be allotted to Shri Sanatan Dharm Sabha on usual terms and conditions.

227

No. 1 Subject:- Allotment of land to Shri Sanatan Dharam Sabha  
for the construction of religious building  
92 in Block -C of Janakpuri.(F.2(32)/73-LSB(I)).  
1.7.3.77. .

Sri Sanatan Dharam Sabha Janakpuri 'C' Block have requested for allotment of a religious site in Janakpuri Block 'C'. It is a Society registered under Societies Registration Act. It is non-profit making in character. Deputy Commissioner, Delhi has reported that there is nothing adverse against the Sabha and its Members on the record of the police and it enjoyed a good reputation. They have got sufficient fund to meet the cost of the land immediately.

The case is put up before the Authority for consideration of allotment of a plot of 500 sq.yds. in Janakpuri Block 'C' on usual conditions.

RESOLUTION

Resolved that a site measuring 500 sq.yds. as proposed be allotted to Shri Sanatan Dharam Sabha Block 'C' in Janakpuri on usual terms & conditions.

32

No. Subject:- Allotment of land for religious purpose to 'Sant  
99. Nirankari Mandal in Janakpuri.  
(F.2(107)/72-LSB(Indl.).  
1.7.3.77. ....

Sant Nirankari Mandal Janak Puri Block 'B'  
have requested for allotment of land for construction of  
religious building in Janakpuri Residential Scheme. The  
Mandal is a registered body registered under Societies  
Registration Act. It is a non-profit making Institute.  
Deputy Commissioner, Delhi has reported that the Mandal  
is an Institute involved in charitable and religious  
activities and there is nothing against them in the police  
record. They have sufficient fund to meet the cost of  
the land.

The case is placed before the Authority for  
consideration of allotment of a plot of 500 sq.yds.  
in Block 'B' on usual conditions.

#### RESOLUTION

Resolved that a site measuring 500 sq.yds.  
as proposed be allotted to Sant Nirankari Mandal in  
Janakpuri on usual terms and conditions.  
—

No.  
100  
A.7.3.77.

Sub: Allotment of religious site to Adarsh  
Dharmarth Trust in Ashok Vihar Ph-II  
File No. P.2(104)/72-LP(I)

39

Adarsh Dharmarth Trust Ashok Vihar Phase-II have applied for allotment of a religious site in Ashok Vihar Phase-II. It is a Society registered under Societies Registration Act.1860. It is non-profit making character. Deputy Commissioner, Delhi has cleared their case stating that there is nothing against the Members of the Trust in the record of the police. They have got funds to meet necessary cost of the land.

The case is placed before the Authority for consideration of allotment of a plot of 475 s.yds. in Block-'B' Ashok Vihar, Phase-II

RESOLUTION

Resolved that a site measuring 475 sq.yds. as proposed be allotted to Adarsh Dharmarth Trust in Ashok Vihar, Phase-II, on usual terms and conditions.

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:40:

Item  
No.101.

4-7-3.1977.

In the meeting of the Authority held on 4th March, 1977, decision was taken to constitute a Committee of Chief Executive Councillor as Chairman and Shri Brij Lal Goswami, Engineer Member, Finance Member, DDA as its members to consider Item No.13 of 4th March, 1977 on the subject of -

"Shifting of Timber Traders from Raja Garden, etc. (West Delhi)".

The Chairman of the said Committee placed before the Authority recommendations of the Committee contained in Annexure 'A'

It was resolved that the recommendations of the Committee be approved. (In the recommendations the levy of Rs.250/- per sq.yd. be read as Rs.250/- per sq. meter ).

Item  
No.101  
7.3.77

Subject:- Shifting of Temporary Timber merchant shops in Raja Garden etc. (West Delhi).

Amended vide Resolution No.105 (c) dated 29.4.77 as under:-

" The resolution be read as under -

Resolved that the recommendations of the Committee be approved @ Rs.250/- per sq.yd.

Also further resolved that the matter be examined with reference to existing orders of Govt. on the subject and taken up with Govt. for orders."

*D.K.B.D.S.P.*  
Secretary  
Delhi Development Authority

Item  
No.102.  
A-7.3.77.

In the meeting of the Authority held on 4th March, 1977 decision was taken to constitute a Committee of Chief Executive Councillor as Chairman and Engineer Member, Finance Member, Shri V.V. Bodas, A.T.P., D.D.A. and Shri P.B. Rai, Town & Country Planner, T.C.P. as its members to consider Item No.17 of 4th March, 1977 on the subject of -

"Request of Iron Merchants Committee,  
Loha Mandi Naraina, New Delhi."

The Chairman of the said Committee placed before the Authority recommendations of the Committee contained in Annexure 'B'.

It was resolved that the recommendations of the Committee be approved.

.....

Item No. 103. In the meeting of the Authority held on 4th March, 1977, decision was taken to constitute a Committee of Chief Executive Councillor as Chairman and Engineer Member, Finance Member, Sh. V.V. Bedas, ATP, DDA and Sh. P.B. Roi, Town & Country Planner, TCPO, as its members to consider Item No.43 of 4th March, 1977 on the subject of -

A-7.3.27. "Unauthorised deviations in the standard control drawing by plot holders of Subzimandi Azadpur."

The Chairman of the said Committee placed before the Authority recommendations of the Committee contained in Annexure 'C'.

It was resolved that the recommendations of the Committee be approved.

...

: 6 :  
us

Item No. 104.

A-7-3-77

Subject:- Delhi Development Authority (Pension)  
Rules 1967- Procedure to expedite  
disposal of pension cases.

In order to expedite disposal of pension cases of the D.D.A. employees, whose number has increased considerably over the last few years, it is suggested that once the approval of the Lt. Governor/Chairman, DDA has been obtained on the file, the necessary sanction order should be issued by the Vice-Chairman. Necessary authority in this respect may, therefore, be delegated to the Vice-Chairman.

#### R E S O L U T I O N

Resolved that the above proposal be approved.

Informal item-

A 7-3-77

Subject:- Regularisation of Anand Parbat Industrial Area.

.....  
The representations of the new Rohtak Road Manufacturing Association and the Federation of Anand Parbat Traders Association, were placed and discussed in the meeting of the Authority. After some discussion, it was decided that the matter be referred to the Central Government for sympathetic consideration as the zonal plan of this area has already been approved by the Central Government.

ANNEXURE..... "X"

B.R. TANTA

COMMISSIONER  
MUNICIPAL CORPORATION OF DELHI  
TOWN HALL DELHI.

D.O. No.3769/RB/AE (G)/EE/G

Dated 24.2.77

Dear Shri Jagmohan,

Kindly refer to the correspondence resting with Commissioner's D.O. No.609/AE (B)/Genl/EE (B) dated 24.2.76. Certain proposed amendments, requiring amendments in the provisions of Master Plan, were forwarded to you for taking necessary action with regard to required modifications in the Master Plan so that the same could be incorporated in our Building Byelaws. One of the proposed amments was that the permissible covered area for plots of size upto 200 sq.yds be increased to 75%. This amendment will not benefit many of the plot holders having 100 sq.yds and below as 75% of coverage is permissible in most of such plots even as per prevailing Byelaws. It is, therefore, also considered necessary to increase the permissible covered area of such small plots to 25%.

As this amendment is against the provisions of Master Plan, I would request you to please arrange to make necessary amendments in the Master Plan to enable the Corporation to adopt this amendment also as part of our Building Byelaws.

With regards.

Yours sincerely,

Sd/-  
(B.R. Tanta)

Shri Jagmohan,  
Vice-Chairman,  
Delhi Development Authority,  
Vikas Minar,  
New Delhi.

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ANNEXURE 'A'

MINUTES OF THE MEETING HELD IN THE  
ROOM OF THE CHIEF EXECUTIVE COUNCILOR  
ON 7TH MARCH, 1977 IN TERMS OF RESOLUTION  
NUMBERS 13, 17 AND 48 OF DDA HELD ON  
4TH MARCH, 1977.

.....  
The following were present-

1) Shri Radha Raman (In the chair)  
2) Shri. Kawaljit Singh  
3) Shri Erij Lal Goswami

Sub:- Shifting of Timber Traders from  
Raja Garden etc. (Item No. 13 of  
DDA's meeting held on 4th March, 1977).  
.....

Considering the short interval between  
the allotment of land to evictees of Shastri  
Nagar and evictees of Raja and Rajouri Garden,  
it was decided that an *ad hoc* rate of Rs. 250/-  
per sq.yd. be recovered from the latter.

The above recommendations is placed  
before the Delhi Development Authority for  
consideration and approval.  
.....

ANNEXURE 'B'

MINUTES OF THE MEETING HELD IN THE  
ROOM OF THE CHIEF EXECUTIVE COUNCILLOR  
ON 7TH MARCH, 1977 IN TERMS OF RESOLUTION  
NUMBER 17 OF D.D.A. HELD ON 4TH MARCH, 1977.

.....  
The following were present:

1. Shri Radha Raman (In the chair).
2. Shri Kawaljit Singh.
3. Shri V.V. Bodas.
4. Shri P.B. Rai.

Sub:- Request of Iron Merchants Committee, Loha  
Mandi, Naraina, New Delhi (Item No. 17 of  
D.D.A.'s meeting held on 4th March, 1977).

The proposal contained in the agenda note of  
the above item was approved in as much as it was  
decided that the percentage coverage and F.I.R. be  
enhanced as proposed by charging extra amount from  
the plot holders on pro-rata basis. It was further  
decided that D.D.A. will execute leases for trade  
dealing with iron and steel and storage/sale of  
iron, steel and allied items.

The above recommendations is placed before  
the Delhi Development Authority for consideration  
and approval.

.....

- 14 -

ANNEXURE 'C'

MINUTES OF THE MEETING HELD IN THE ROOM  
OF THE CHIEF EXECUTIVE COUNCILLOR ON 7TH  
MARCH, 1977 IN TERMS OF RESOLUTION NO.48  
OF D.D.A. HELD ON 4TH MARCH, 1977.

.....  
The following were present:

1. Shri Radha Ram (In the chair).
2. Shri Kawaljit Singh.
3. Shri V.V. Bodas.
4. Shri P.E. Irai.

Sub:- Unauthorised deviations in the standard  
control drawing by plot holders of Subzimandi,  
Azadpur. (Item No. 48 of D.D.A.'s meeting  
held on 4th March, 1977).

It was decided that the excess coverage on  
ground floor and first floor be compounded by  
charging Rs.25/- per sq.ft. for the excess constructions  
up to 5 per cent of the permissible construction and  
Rs.50/- per sq.ft. for the excess coverage exceeding  
5 per cent but within 10 per cent of the permissible  
coverage taking each floor separately. With respect  
to the terrace, it was decided that the coverage  
for urinal be charged at the rate of Rs.60/- per  
sq.ft. and any other coverage besides the urinal be  
charged for at the rate of Rs.100/- per sq.ft.  
While clarifying the above position, it was  
decided that the coverage comprising of urinal  
should not be charged for. The constructions  
should be regularised accordingly after recovering  
the composition fee thus determined.

.....  
The above recommendations is placed before  
the Delhi Development Authority for consideration  
and approval.

-1-

APPENDIX "A" to Item No. 66.

MOTOR INDUSTRIES CO. LTD.

MICO  
LICENCE BOSCH

Mr. Jagmohan,  
Vice-Chairman  
Delhi Development Authority,  
Vikas Minar,  
Indraprastha Estate,  
New Delhi-110001.

303 AKASH DEEP  
BARAKHAMBA ROAD  
NEW DELHI-110001  
Phone: 46351

Your ref.

Our ref.  
YH/ND

11.1.77.

Dear Sirs

We are most grateful to you for sparing the time to meet the undersigned and Mr. Kashyap last week in the midst of your very busy schedule.

At our meeting we had indicated to you our interest in purchasing a plot of land in Delhi to house our Sales House premises together with Stores and a Service Workshop.

For your convenience, we detail below our requirements:

- Built up area of 1900 Sq.M. approximately comprising

- Office space : 950 Sq.M.  
- Service Workshop : 300 Sq.M.  
- Stores : 650 Sq.M.

- Provision for future expansion of an additional 700 Sq.M. of built up area.

- Additional open space for loading/unloading, parking space, drive-way, small garden, etc: 1400 Sq.M.

- Total area thus required: 4000 Sq.M.

- Other considerations:

- Our business is fuel injection equipment and automotive spares. A location close to the transport industry, will, therefore, be an advantage.

- The Service Workshop will deal with the overhaul and calibration of diesel fuel injection pumps and associated equipment. Precision specialised calibration machinery will be installed, and the Workshop premises will be sound proofed and air conditioned. Thus, there will be no noise. Moreover, no pollution is involved.

Contd....

- The premises will house our Branch Office responsible for MICO Sales and Service throughout Northern India. We intend that this establishment, housed in the Capital, should be a prestigious undertaking and would, therefore, prefer a central and prominent location in conformity with the City's Master Plan.

We are thankful to you for your assurance of help in meeting our needs and look forward to hearing from you at your early convenience.

Yours faithfully,  
for MOTOR INDUSTRIES CO., LTD.,  
Sd/-  
(M.M.Mankikar)  
Divisional Manager (Sales).

## APPENDIX 'B' to Item No. 67.

Delhi Young Entrepreneurs Association.

Students Welfare Office  
 Arts Faculty Gate  
 University Campus  
 Delhi-1100017.

Dated Sept. 1, 1976.  
 Ref. No. DYEA/7C2/76

Respected Uncle,

A few months back you had entrusted to me students welfare programme and I having your blessings and valuable guidance from time to time have tried my best to implement the said programme honestly, sincerely and as speedly as possible. I along with my colleagues are thankful to you for the help and guidance we are getting from you.

It is the inspirations that we got from you and your earnest desire for students welfare that we are able to carry as social worker. I need not explain how dry and difficult is the task of a non political social worker especially when we have no personal ambitions and motto. The task becomes really more difficult and some times the mind gets the feeling of disappointment when the things are delayed. Dear Uncle, I need not explain my feelings when I am writing this free and frank letter but my iron-will also gives way, when for small reasons I fail to implement the programme at the planned speed. At such moment I am approaching to you with a hope that you only will show us some light so that we are able to achieve our targets especially for the noble cause that we have dedicated our selves.

I am thankful to the authorities and persons for giving cooperation but the main cause of my writing this letter to you is that we have not still got the possession of plot for "JAWAHAR LAL NEHRU MEMORIAL BOOK BANK" a copy of the reminder addressed to Shri Jagmohan, Vice Chairman, is enclosed herewith for your information.

Further, the same D.Y.E.A. slaping which you planted about a year back is growing into a tree and as a management executive I really find myself handicapped in planning expansion in the absence of some office space. As I had pointed out to you in my last meeting, that we are facing lot of handicap in accommodating the office in a garrange of a size of 10' x 14'. I would request you that we may be given some small bungalow having few rooms temporarily till we are able to have the requested plot and construct our building.

These words are not the right communication media of ones feeling but being so near to you I have full faith that our dear uncle will guess our feelings.

I will also like to request you to have few minutes out of your valuable time so that I may be able to seek your valuable guidance for few other problems we are coming across for

Contd....

A-4.

implementation of the programme.

Please pay my regards to respected Aunty.

With kind regards.

Yours affectionately.

Sd/-  
A.K. Kaul  
President D.Y.E.A.

Shri Krishan Chandji,  
Hon'ble Lt.Governor,  
Raj Niwas,  
Delhi.

A-5.

APPENDIX "C" to Item No. 67

D.O.No.F.17/Lands/526/77/CW/1025

Deputy Director of Education  
Delhi Administration.

D.C.SINGH

Delhi the 18th Feb., 1977.

Dear Sh.Gupta,

Please refer to your D.O.letter No.F.2(118)/76-LSB(I)/  
17 dt.5th January, 1977 and our letter No.F.17/Land/526/77/  
CW/1025 dt.15th February, 1977 regarding allotment of land  
to Delhi Young Entrepreneurs Association.

2. The matter has been examined by us. It would  
not be possible for us to allow use of land meant for  
construction of Higher Secondary School Building in  
Shalimar Residential Scheme for any other purposes.

With regards,

Sincerely yours,

Sd/-  
(K.C.Singh)

Shri R.G. Gupta,  
Town Planner,  
Delhi Development Authority,  
Vikas Minar, 10th floor,  
NEW DELHI.

Delhi Young Entrepreneurs Association.

Respected Jagmohan Ji,

LAND FOR "JAWAHAR LAL NEHRU  
MEMORIAL BOOK BANK".

I am writing you this reminder and believe me that I feel that I have to write to you again and again with a request and for a cause which I feel is as an Indian should be dear to all of us. When I was asked to built a Book Bank in the memory of our beloved and founder of Modern India 'Shri Jawahar Lal Nehru', I was sure I will get the cooperation of all the persons because we all have great respect for him and for his teachings. I feel it would not be in line with the teaching of late Panditji and that any project is delayed. May, I therefore, request you for an early decision by return post.

Thanking you,

Yours sincerely,  
5/-

A.K. Kaul  
President, D.Y.E.A.

Shri Jag Mohan  
Vice-Chairman,  
Delhi Development Authority,  
Vikas Bhawan,  
New Delhi.

A-7.

APPENDIX "D" TO ITEM NO. 76.

DIRECTORATE OF EDUCATION : DELHI  
(CAPITAL WORKS BRANCH)

No.F.17/Site/71/CW/4353 Dated 31st July, 1974.

To

The Additional Secretary,  
Delhi Development Authority  
Vikas Bhawan, New Delhi.

Sub: Proposed alignment of Najafgarh Road, Khayala Road.

.....

Sir,

I am directed to refer to D.D.A's letter No.16(43)/69-H.P dated 14.7.74 and to say that area of the land of Govt. Boys Hr. Sec. School, Ashok Nagar coming in the alignment plan of Najafgarh Road, Khayala Road and 100' wide Master Plan Road at the Intersection design near Subhash Nagar was shown to us by Shri Madhok, D.D.A. on 27.7.74.

2. Surrender of the land of the Govt. school will entail demolition of the existing boundary wall of the school of its two sides and cycle shed.

3. As widening of the Master Plan Road is an inescapable necessity, there is no other alternative but to meet the demand of the D.D.A. for surrender of the land of the Govt. school. Before the matter is put up to our higher authorities for approval it may please be confirmed that D.D.A. will install the new boundary wall and cycle shed at its own expences and also provide equivalent area of land abutting triangular corner of the school building after removal of the public latrine and a few juggles free of cost.

Yours faithfully

Sd/-  
(B. V. CHATURVEDI)  
Dy. DIRECTOR OF EDUCATION: DELHI

## APPENDIX 'E' TO ITEM NO. &amp; 'B'.

No. 34 Subject:- Revision of licence fee of plots in Junk Market, Jhandewalan. (TN.2(202)/72).  
A.30.7.76

Reference is invited to Authority's Resolution No. 82 dated 8th August, 1973 and Resolution No.25 dated 21st February, 1970 (Appendix laid on the table) whereby the rates of licence fee of plots in the Junk Market were revised with effect from 1.1.1970 to Rs.720/- and Rs. 360/- per annum of plots measuring 32.6 and 15.1 sq. meters respectively. The old rates were Rs.175.80 P. and Rs.81.00 per annum respectively. The licencees of these plots were unauthorised occupants of nazul land in Urdu Park area. When that area was cleared sometime in 1967, the encroachers were shifted to the Junk Market area.

2. The licencees have since been agitating against the revision of rates of licence fee and the Authority has found it extremely difficult to recover the licence fee from them so far. There is already an audit objection for non-recovery of the dues at the enhanced rates. The licencees have been representing that they were shifted from Jama Masjid area and they had to suffer considerable loss consequent to shifting.

3. The Authority in its Resolution No.82 dated 8th August, 1973 had decided that the site should be first inspected by the members of the Authority who wish to do so and then the case be put up for consideration. The site has since been inspected by the members of the Authority, namely Shri Manjit Singh, Finance Member and Shri Brij Lal Goswami, Member Delhi Development Authority. Finance Member has expressed the view that even the economic rent (which includes cost of land, interest charges, ground rent, taxes and collection charges) for these plots works out to Rs.46.87 per month and Rs.101.56 per month for plots of 18 sq. yds. and 39 sq.yds. respectively and therefore, there is no justification in reducing the rent.

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

RESOLUTION

Resolved that the licence fee of Rs.60/- for a plot measuring 32.6 sq.metres and Rs.30/- for plot measuring 15.1 sq.metres per month may be charged from the licencees and the outstanding dues recovered accordingly.

A-9  
APPENDIX 'F' TO ITEM NO.82

MUNICIPAL CORPORATION OF DELHI  
CIVIL LINE ZONE:

No. 113/D/G/U2/76

Dated 24.4.1976.

To

The Additional Secretary,  
Delhi Development Authority,  
Delhi Vihar Bhawan,  
Inderprastha Estate,  
New Delhi.

Subj- Information regarding H.No.29/1 Sadhra  
Kalan, Rama Partap Bagh.

....

Sir,

Kindly refer to your letter No.F.16(150)/73-MP dated 26.2.76 on the subject cited above. The construction on the above said plot appears to be old but the same is not according to any sanctioned building plan. However the partition between the rooms towards main road was regularised by this office as per End. No.'C' attached and the construction on the plot tallies with the accommodation shown in End No.'A' attached.

Copy of the letter from Shri D.D. Mathur, Town Planner, M.C.D. together with the representation of Sh. Kundan Lal (in original) alongwith the enclosures are returned herewith.

Yours faithfully  
Sd/-  
Zonal Asstt. Commissioner (CLZ).

Encl:-6

APPENDIX 'G' TO ITEM NO.26No.  
101.  
-4.9.76

Subject:- Clearance operation and shifting of industries  
from the congested areas  
(F.1(170)/76-T.P.).

.....

Non-conforming Industries are those which are contrary to the zoning regulations prescribed in the Delhi Master Plan and affect in one way or the other, the internal or external structure of the environment. For the shifting of non-conforming industries, Delhi Master Plan has prescribed zoning regulations for different land uses on time schedule for shifting of these non-conforming industries.

As per zoning regulations of the Delhi Master Plan, all the industries situated in residential, commercial, public and semi-public, district parks, playgrounds and open spaces are non-conforming irrespective of number of workers, quantum of power used and their locations; except if applied under special appeal to the D.D.A.

So far, nobody has applied under special appeal to the D.D.A., as such question of its being as conforming to the land use does not arise. Legally, all the noxious and nuisance industries might have been shifted so far according to time schedule for non-conforming used given on page 46 of the Delhi Master plan; except few non-nuisance industries having each capital value of above Rs.5 lakhs, employing more than 100 workers.

In view of the desirability of de-congesting the city, and the current drive in respect of re-settlement and clearance, it is necessary to shift all the non-conforming industries and also de-congest the congested areas.

In addition to the applications for industries, earlier invited by the Delhi Development Authority, applications had again been invited recently to facilitate shifting of the non-conforming areas and de-congesting the congested areas.

About 15,000 applications have been received and it may not be possible to find allotment for all of them in the Delhi area. It is, therefore, suggested that all the non-conforming industries, which applied earlier should be made allotment on non-conforming industry basis, (past cases would not be re-open) while those who have applied April/May 1976 after the two chances earlier given, should be charged the auction rate. At the same time, those industries which cannot afford to pay the auction rate will be suitably advised to find alternative accommodation in the New Okhla Industrial Development Authority developed by the U.P. Government.

If from the new industries who have now recently applied, auction rates have to be charged, there need not be normally any restriction in respect of the size of the plot. However, if a larger number of industries want to stay in Delhi, then it should be ensured that not more than the double space occupied by the existing industry will be allotted (over areas).

Contd...../-

It will also be necessary to fix the time limit. Earlier representations have been made by the industrialists on various grounds for not shifting to the new areas. To clinch the issue, it may be decided that all the industries who have already applied and who have been allotted alternative land by D.D.A. must complete construction by 31st March, 1977. Those industries whom allotment would be made in response to the applications recently invited, time limit upto 30th June, 1977 might be given.

In some cases industrialists have sort clarification about renting a portion of the premises built by them of the ground that the accommodation has become surplus or their own business has declined due to one reason or the other. Such industrialists have to pay back the loan of various financial institutions and restriction on renting surplus accommodation causes hardship to them. In view of this, it is for consideration whether any restriction on renting etc. should be placed or the industry should be allowed to rent the surplus accommodation subject to the condition that the use of the land remains industrial and no non-conforming use is made.

The proposal is placed before the Delhi Development Authority for its approval.

RESOLUTION

Resolved that the proposal contained in the agenda item be approved.

.....

*P.K.Bhand*  
Secretary  
Delhi Development Authority

*Conrad*  
Chairman,  
Delhi Development Authority

29.4.77

