

DRAFT MINUTES OF THE TECHNICAL COMMITTEE HELD ON 4.9.2001.

Confirmation of minutes of Technical Committee held on 7.8.2001.
The list of participants is enclosed.

Item No. 41/2001

SUB: Regarding construction for Osho Religious, spiritual and meditation centre near Najafgarh in Village Pandwalan Khurd.

The specific proposal is not confirming to MCD-2001 provision of 0.5 k.m. from Village settlement. In view of this, it was not agreed to.

Technical Committee also desired that a comprehensive paper regarding the options / possibility of locating the public and semi-public facilities in Rural Use Zone be placed before the Technical Committee.

Item No. 55/97

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Proposal was discussed in detail with previous background of policy formulation. The report of Committee constituted by Lt. Governor, Delhi in April, 1996 was discussed in meeting of Standing Committee of MCD, Technical Committee of DDA & in the Authority Meeting held on 30.3.98, 28.10.98, 26.10.99, 10.10.2000 (This also include some modification in policy, and regulation and development control norms applied for regularisation of Banquet Halls). Finally, policy was referred to MOUD on 18.12.2000. MOUD vide letter dt.. instructed not to take further action about regularization without prior approval of Ministry. Action report on Banquet Hall has also desired by MCD and Land Deptt. of DDA for the Banquet Halls in Residential areas

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2-8-2001

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SUB: Modification in Master Plan for Delhi-2001 with regard to revision in Development Control Norms for existing big hospital in Delhi.


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| MAX FAR | - | 200 |
| MAX GROUND COVERAGE | - | 35% |
| Additional Ground coverage For provision of Multi level parking. | - | 10% |

OTHER CONDITIONS:

1. All built up space except area used for parking shall be counted in FAR,
2. The additional FAR (within recommended limits) for existing hospitals shall be governed by the availability of infrastructure (water / power / sewer etc.) & parking which can be accommodated within plot area earmarked for Hospital building.
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7. In case of existing hospitals, applicability of revised development control norms shall be subject to clearance / NOC from concerned local body for availability of additional infrastructure and land owning agency and payment of any charges / levy under the law for increase of FAR.

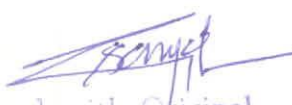

Compared with Original

It is requested that the observations / comments if any, of the minutes of the meeting may please be sent to Joint Director (MP) within a week's time.


(PRAKASH NARAYAN)
OSD (DC&TT)

COPY TO:

1. Sh. R.K. Bhandari, Engineer Member
2. Sh. Vijay Risbud, Commr. (Plg.)
3. Sh. A.K. Jain, Addl. Commr (Plg)
4. Sh. N.K. Aggarwal, Addl. Commr. (Plg.)
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7. Sh. S.C. Karanwal, Addl. Chief Arch. I
8. Sh. V.D. Diwan, Addl. Chief Arch. II
9. Sh. B.K. Arora, TCP TCPO
10. Sh. Shamsheer Singh, Sr. TCPP MCD
11. Sh. Ravinder Sani, Delhi Police (Traffic)
12. Sh. S.K. Malhotra Chief Engineer (Fly over) DDA
13. Sh. S.C. Tayal, project ;Manager (DDA)
14. PS to VC for information.


Compared with Original

LIST OF THE PARTICIPANTS OF THE IXTH MEETING OF THE
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S/Shri.

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8. V.D.Devan, Addl.Chief Arch.
9. Prakash Narayan, OSD (DC & TT).
10. Savita Bhandari, Dir.(LS).

D.V.B.

11. R.P. Bindlish. (CE) D.V.B

T.C.P.O.

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Delhi Police (Traffic)

13. Umesh Kumar, ACP (Traffic).
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- 8/21/9
- MsC 26/9
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 9. Sh. B.K. Arora, TCP TCPO
 10. Sh. Shamsher Singh, Sr. TCPP MCD ✓
 11. Sh. Ravinder Sani, Delhi Police (Traffic) ✓ R.K. Puram.
 12. Sh. S.K. Malhotra Chief Engineer (Fly over) DDA
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DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

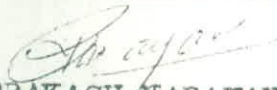
NO.F. 1(3A)/2001-MP

Dated :

MEETING NOTICE

The 9th Meeting of the Technical Committee of Delhi Development Authority for the Year 2001 will be held on 4/9/2001 (Tuesday) at 10.00 A.M. in the Conference Hall 5th Floor, Vikas Minar, I.P. Estate, New Delhi.

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


(PRAKASH NARAYAN)
OSD(DC&TT)

Tel.No. 3379149

Copy to :-

- 1) Vice-Chairman, DDA - Chairman
- 2) Engineer Member, DDA
- 3) Commissioner (Planning), DDA
- 4) Commissioner (LD), DDA
- 5) Commissioner (LM), DDA
- 6) Chief Architect, DDA
- 7) Chief Planner, TCPO
- 8) Chief Town Planner, MCD
- 9) Chief Architect, NDMC
- 10) Secretary, DUAC
- 11) Chief Engineer (Plg.), DVB
- 12) Chief Engineer (Elect.), DDA
- 13) Addl. Commissioner (MPPR), DDA
- 14) Addl. Commissioner (UDP), DDA
- 15) Addl. Commissioner (AP), DDA
- 16) Land & Development Officer, MOUASE
- 17) D.C.P. (Traffic)
- 18) Sr. Architect (H&TP), CPWD
- 19) Director (Landscape), DDA
- 20) OSD (TT&DC), DDA

Special Invitees:

- 1) Manager (FOP)/Group-I, DDA
- 2) Manager (FOP)/Group-II, DDA
- 3) Director (DC), DDA
- 4) Director (MPPR), DDA.

(OSD(PLNG.)/DC&TT)

I N D E X

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| (2) | 41/2001 | Regarding construction for Osho Religious, spiritual and meditation Centre near Najafgarh in village Pandwalan Khurd | 1 to 2 |
| (3) | 55/97 | F 20(12) 99-M.P. Policy for regularisation of existing Banquet Halls/ Proposals for New Banquet Halls in Delhi (F.3(7)/93-MP | 3 to 5 |
| (4) | 9/2001 | Modification in Master Plan for Delhi-2001 with regard to revision in Development Control norms for existing big Hospital in Delhi (F.13(1)/96-MP. | |

1
TC - Item No 41/2001

AGENDA FOR TECHNICAL COMMITTEE

Sub: Regarding construction for Osho religious, spiritual and meditation centre near Najafgarh in Village Pandwala Khurd

F 20(12)99-MP

BACKGROUND

Osho Rajyoga Meditation Centre vide their letter dated 27.4.2001 have requested DDA to grant permission for using their land for religious activity/meditation/spritual centre. In their application they have given the following details:

- i) Osho Rajyoga Meditation Centre is existing in village Pandwala Khurd and spread in an area of 84 Bighas, 10 Biswas (17.6 Acres).
- ii) The area under consideration has been a place of worship since a very long time. A letter from village pradhan dated 15.2.2001 has been enclosed which states that the area has been a place of worship and congregation by the devotees since the times before independence of the country.
- iii) Delhi Master Plan permits public and semi public facilities including religious activities in the Rural area. The Regional Plan of NCR also allows such activities in the Rural Area without any need for the change of land use. In fact there are numerous campuses all over Delhi especially in the Rural Area.

Earlier a reference was forwarded by Under Secretary, Government of India vide letter dated 16th of September, 1999.

EXAMINATION:

1. The case has been examined and the site under reference has been superimposed on a copy of the draft Zonal Plan of Zone 'L'. According to the draft Zonal Plan this land falls in Rural Use Zone. As per the shajra plan, the site is approximately 550 m. from village abadi. As per MPD 2001 public and semi-public facilities are permitted in rural use zone within 0.5 km. from the abadi.
2. As per site report there are number of existing ^{isolated pucca} structures with boundary wall. There is no approved development plan of the village.
3. As per Delhi Development Act Section 54 (d), " Nothing in this Act shall apply to the erection of a place of worship or a tomb or of a wall enclosing a graveard, place of worship, cenotaph or smadhi on land which at the commencement of this Act is occupied by or for the purpose of such worship, tomb, cenotaph, graveyard or samadhi."
4. As per MPD-2001, there is a proposal to develop 11 Growth Centres in the Rural Use Zone to cater the growth and development of the rural area in respect of commercial, institution, public & Semi-public facilities. Two Growth Centres will fall in the vicinity of the area under reference, namely --- (1) Chawla, (2) Gomanhera. These Growth Centres are to be developed by Government of NCTD on the basis of the provisions of Mini Master Plan.

RECOMMENDATION:

1. In view of the above observations, Technical Committee may take a view whether such an activity can be allowed. However, as the premises is situated in rural use zone, it should not have intensive development/construction and should have predominantly open/green character.
2. The rural area of Delhi is under jurisdiction of MCD with regards to regularisation/processing of Bldg. activity
3. Conversion fees/possession fees as and when decided by the Competent Authority shall be applicable.

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

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Dis (P) / 11/12

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20.10.2012
S/S/2012

AGENDA FOR TECHNICAL COMMITTEE

NO: F. 3(7)93/MP/

dt:

SUB: Policy for regularisation of existing Banquet Halls/Proposals for New Banquet Halls in Delhi.

BACKGROUND

In order to satisfy the Community needs of the Local Residents, according to the Survey conducted by MCD in 1993 total of about 50 Banquet Halls were found functioning in different parts of Delhi, Mostly located on Premises converted unauthorisedly and in violation of approved scheme /occupancy. About 50% of the Banquet Halls were located in Residential area, about 30% in Industrial and only 10% in Commercial area. As on date the number of existing Banquet Halls may be well above 100.

EXAMINATION

The need for Banquet Hall was not conceived and provided, for in the manner and to the extent it has come up, in the Master Plan. While the existing Banquet Halls meet the need of the Community, they also create adverse environmental impact on the adjoining residential areas. Hence, to regularise the existing as well as to promote the new Banquet Hall in the Planned manner, the exercise of formulating regulation on the subject has been going on for past two years.

The issue of regularisation of existing Banquet Halls was discussed in the meeting held under the Principal Secy., GNCTD on 21.1.96. The Committee was constituted by Lt. Governor vide his orders dated 24.4.96 consisting of Representatives of various Government Departments.

The Group prepared a draft report and the same was approved by the L.G. on 16.8.97. Subsequently, the report was considered by the Technical Committee of DDA and by the Authority on 30.3.98 and again on 28.10.98 wherein the following was resolved -

- a) Enforcing separate Regulations for old and new Banquet Halls may not be practical.
- b) Requirements of minimum plot area and road width for sanction/regularisation of Banquet Halls should be reexamined in detail. Fresh proposals should be examined in consultation with the Finance wing on proposals relating to conversion and betterment Charges.
- c) Since basements are to be permitted in the Banquet Halls, it would be mandatory to seek clearance from the Fire Deptt.

The issues raised by the Authority were examined in DDA and subsequently meeting were convened with the representative of the Fire department MCD and other concerned agencies. Based on the Observations after the meeting, the matter was referred to the Authority on 18.10.2000 where in Authority resolved that the regulations be processed further (copy of the minutes are enclosed), Annexure 'A'.

Accordingly the matter was referred the Ministry vide this office letter dt.20.12.2000 requesting therein to accord approval of the Govt. for inviting objections/suggestion. In response to this letter, Ministry vide letter dt.27.12.2000 conveyed "that no further action be taken for regularisation of the existing Banquet Halls in residential area without prior approval of the ministry."

Subsequently, the Ministry has desired action taken report about the mis use and permissibility of the banquet halls in Delhi. In this regard, already a letter has been sent to the Commr. (MCD) as well as Commr. (LM) DDA to intimate action taken reports. (copy of the letter is enclosed). Annexure 'B'.

A letter has been received from the Chief Town Planner MCD wherein following has been stated -

"Presently, there is no proposal for regularisation of Banquet Halls in the Residential areas or for that matter in any area of Delhi before MCD. It is a fact that Banquet Halls are

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running in various parts of Delhi not only in residential areas but in industrial and other commercial areas as well. The decision of the Ministry as conveyed through your letter is silent about the remaining areas i.e. commercial and industrial etc. Nor any norms have been prescribed for regularisation of Banquet Halls in any of these areas.

It is therefore, requested that in order to implement the directions of the Ministry and make effective measures at ground levels, it would be desirable that a clear policy to be adopted for Banquet Halls as prescribed by the Ministry:

PROPOSAL

In view of the above, the matter is put up before the Technical Committee for suggesting further necessary action in the matter in view of the Observations made by Chief Town Planner, MCD.

mm *23/8/2017*

AGENDA FOR TECHNICAL COMMITTEE.

Sub: Revision in Development Control Norms for Hospitals in Delhi.

1.0 Background.

Ministry of Urban Development had constituted a Committee to review the development control norms for Hospital. The recommendation of the Committee were approved by the Ministry to invite objections/suggestions for taking up necessary amendments in MPD-2001,

Accordingly after inviting objections/suggestions and processing of such objections/suggestions item was put up for consideration of Authority in the meeting held on 21.5.2001.

2.0 Follow up action on authority resolution of 21.5.2001 and decision of Technical Committee meeting held on 7.6.2001

As a follow up action of the decision of Authority meeting held on 21.5.2001, On the modification and review of development control norms for existing hospitals in Delhi, proposal was considered by the Technical Committee in its meeting held on 7.8.2001., wherein Technical Committee has taken following decisions.

- i) Technical Committee desired that to appreciate the feasibility of proposed increases in FAR and Ground coverage for hospitals, it will be desirable to have a three dimensional study of (a) Existing hospital Escorts Heart Institute (b) Hospital being planned i.e. Gitanjali. This can be done by respective hospitals and submitted to DDA.
- ii) It has also been clarified by Technical Committee that the revised norms of FAR, coverage etc. shall be applicable only to the part of the plot area meant for hospital building excluding the part of plot area earmarked for residential use which shall be developed as per the norms applicable to residential use zone.
- iii) With these illustrative studies (two dimensional i.e. plan and three dimensional i.e. model) the item be placed again in Technical Committee.

During the discussion, suggestion was given to work out the parking requirement & its adjustment within the plot.

3.0 Proposed development Control Norms.

Proposal which was put up for consideration of Technical Committee in its meeting held on 7.8.2001 is as under.

| | |
|--------------------------|-----------|
| Minimum plot area. | 6000 Sqm. |
| Maximum ground coverage | 35% |
| Maximum floor area ratio | 200 |
| Maximum height. | 33 Mtr. |

OTHER CONTROLS:

- i) Parking to be provided in the form of basements (one or more basements) or multi-storey parking lot; basement should be confined within the envelope line, Basement shall be excluded if used for parking from FAR calculations.
- ii) Residential area component within the hospital shall be governed by Group Housing norms.
- iii) Height of basement shall not be more than 2.4 Mtrs. from finished floor to bottom of slab.
- iv) Height restriction of hospital building shall be further subject to clearance from all concerned agencies.
- v) In case of existing hospitals, applicability of revised development control norms shall be subject to clearance/NOC from concerned local body for availability of additional infrastructure and land owning agency and payment of any charges / levy under the law for increase of FAR.

4.0 Further Examination.

On proposed size of 6000 Sq.mtr. for hospital, the details of open space, parking requirements shall be

| | |
|---|------------|
| FAR | 200 |
| Permissible built up floor area with 200 FAR. | 12000 Sqm. |
| Parking requirement @ 1.33 ECS per 100 Sqm. for built up area of 12000 Sqm. | 162 cars. |
| Say, | 160 cars. |

Assuming ground coverage of 35%
The covered built up area comes to 2100 Sqm.

Further 7.5% area of plot proposed to be
kept as green at once place. 450 Sqm.

Area under mandatory set back front
15 mt. , rear 6 mtr. , Side I – 6 mtr.,
Side II – 6 mtr. 2200 Sqm.

Remaining area approximately
1250 Sqm. 21.5% of total plot area.
Multi land parking 15% of plot area
i.e. parking. 900 Sq.mt.

- (i) Surface parking under car be
Accommodated in 1250 Sq.mt.
Assuming 23 Sq.Mt. area per car. 54 cars.
- (ii) Remaining 106 cars to be accommodated
In multi level parking or in basement.

If accommodated in form of multi-level parking in space of 900 Sq.m.

Surface parking including ground
Floor of multi level parking space. 54 cars.
Ist floor. 30 cars.
IInd floor. 30 cars.
Basement-I 30 cars.
Basement-II 30 cars.
Total = 174 cars.

If parking accommodated on surface and one basement of hospital.

Surface parking. 54 cars.
Basement-I having area of 3800 Sq.m. 120 cars.
Total = 174 cars.

5.0 Inference

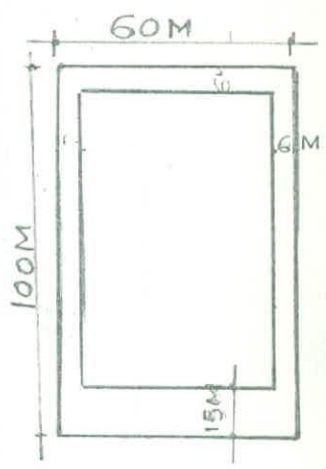
- a) Parking requirement generated due to permissible area can be accommodated through multi level parking having 2 basement & ground plus two more storeyed structure or through surface parking plus one basement below the hospital building.
- b) Green open space equivalent to 7.5% of plot area can be provided at one place.
- c) Mandatory set back area will be apart 36-40% of the plot area which would also be kept as green or open.
- d) To achieve total built up area for hospital building number of storeyed shall be ground plus five (Total six) , under height of 33 mtr.

6. Issue for consideration.

In view of the analysis of parking provisions as per norms for proposed FAR of 200, the development control norms as contained in para 3.0 are placed before the Technical Committee for consideration and recommendation to the Authority.

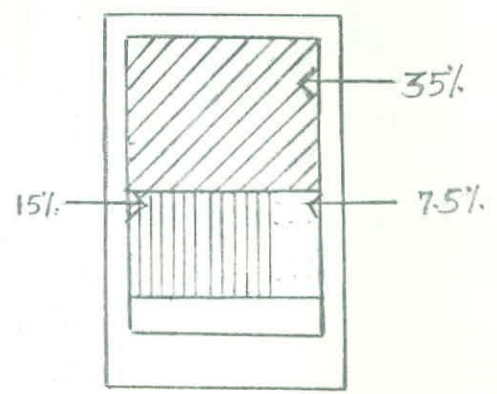
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| | |
|----------------------|---|
| PLOT AREA | 6000 sq mtr |
| PLOT SIZE | 60 MTR X 100 MTR. |
| SET BACK REQUIREMENT | Front 15 mtr. Rear 6 mtr. Side I 6 mtr. Side II 6 mtr. |



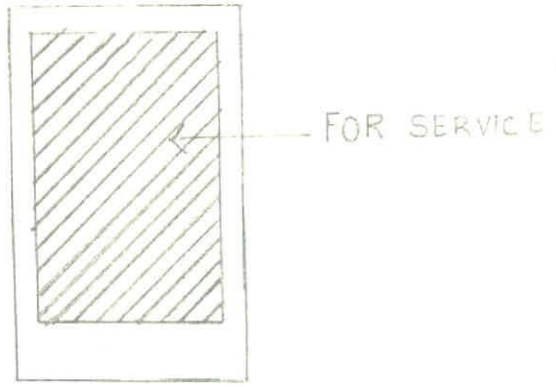
DISTRIBUTION OF PLOT AREA

| | |
|------------------------------------|-------|
| COVERED AREA | 35% |
| MULTI-LEVEL PARKING AREA ON GROUND | 15% |
| GREEN AREA | 7.5% |
| MANDATORY SET BACK AREA | 36.5% |
| GENERAL OPEN AREA | 6% |

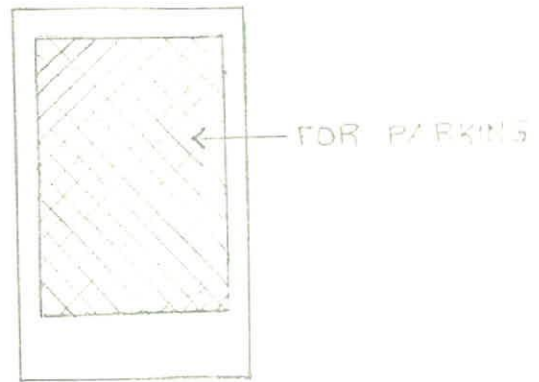


AREA UNDER BASEMENT
UPTO SET BACK LINES 63.5%

1. Basement I for services



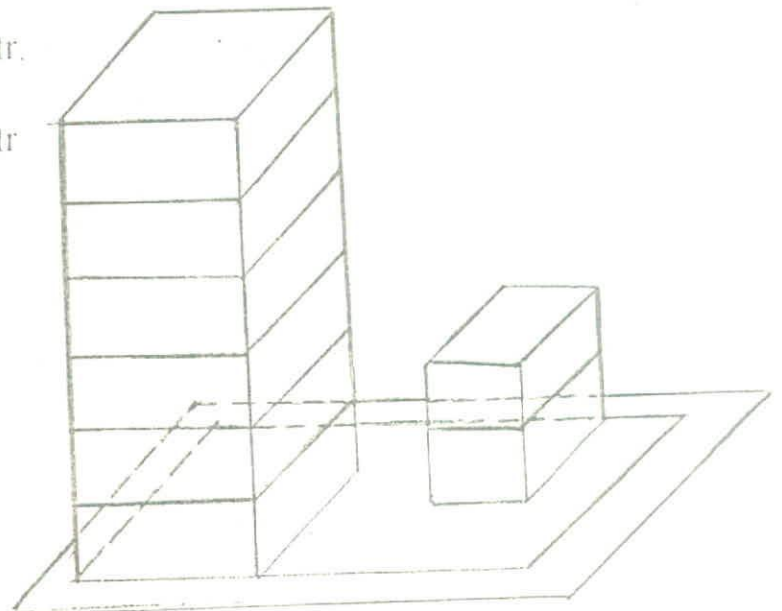
2. Basement II for parking



No. of Storeys 6

Ground floor area 2100 sq.mtr.

Total built up area
with 200 FAR. 12000sq.mtr



DRAFT MINUTES OF THE TECHNICAL COMMITTEE HELD ON 4.9.2001.

Confirmation of minutes of Technical Committee held on 7.8.2001.
The list of participants is enclosed.

Item No.

41/2001

Regarding construction for Osho Religious, spiritual and meditation centre near Najafgarh in Village Pandwalan Khurd.

The specific proposal is not confirming to MCD-2001 provision of 0.5 k.m. from Village settlement. In view of this, it was ~~and was~~ not agreed to.

Technical Committee also desired that a comprehensive paper regarding the options / possibility of locating the public and semi-public facilities in Rural Use Zone be placed before the Technical Committee.

55/97

Policy for regularization of existing Banquet Halls / proposals for new Banquet Halls in Delhi.

Proposal was discussed in detail with previous background of policy formulation. The report of Committee constituted by Lt. Governor, Delhi in April, 1996 was discussed in meeting of Standing Committee of MCD, Technical Committee of DDA & in the Authority Meeting held on 30.3.98, 28.10.98, 26.10.99, 10.10.2000 (This also include some modification in policy, and regulation and development control norms applied for regularisation of Banquet Halls). Finally, policy was referred to MOUD on 18.12.2000. MOUD vide letter dt. instructed not to take further action about regularization without prior approval of Ministry. Action report on Banquet Hall has also desired by MCD and Land Deptt. of DDA for the Banquet Halls in Residential areas

Technical Committee recommended that Banquet Hall may be allowed in commercial area. The Development Control Norms as applicable to the use of the identified plot shall be applicable. The matter may be processed further and reference be made to MOUD for concurrence.

The policy about permissibility of uses other than industries including commercial on industry plot stand referred to MOUD, and decision of Ministry in this regard may also be applicable to banquet hall on industrial plot with the consent of MOUD. This may be placed in Authority for consideration.

9/2001.

Modification in Master Plan for Delhi-2001 with regard to revision in Development Control Norms for existing big hospital in Delhi.

| | | |
|---|---|-----|
| MAX FAR | - | 200 |
| MAX GROUND COVERAGE | - | 35% |
| Additional Ground coverage For provision of Multi level parking. | - | 10% |

OTHER CONDITIONS:

1. All built up space except area used for parking shall be counted in FAR.
2. The additional FAR (within recommended limits) for existing hospitals shall be governed by the availability of infrastructure (water / power / sewer etc.) & parking which can be accommodated within plot area earmarked for Hospital building.
3. Residential Area component within the hospital shall be governed by Group Housing Norms.
4. Parking to be provided in the form of basements (one or more basements) or multi storey parking lot; basement should be confined within the envelope line, Basement shall be excluded if used for parking from FAR calculations.
5. Height of basement shall not be more than 2.4 Mtrs. From finished floor to bottom of slab.
6. Height restriction of hospital building shall be further subject to clearance from all concerned agencies.
7. In case of existing hospitals, applicability of revised development control norms shall be subject to clearance / NOC from concerned local body for availability of additional infrastructure and land owning agency and payment of any charges / levy under the law for increase of FAR.

R/S

LIST OF THE PARTICIPANTS OF THE IXTH MEETING OF THE
TECHNICAL COMMITTEE HELD ON 4.9.2001.

D.D.A.

S/Shri.

1. P.K.Heta, Vice-Chairman,DDA.
2. Vijay Risbud, Commr.(Plg.).
3. Chandra Ballabh, Addl.Commr.(Plg.).
4. A.K. Jain, Addl.Commr.(Plg.).
5. N.K. Aggarwal, Addl.Commr.(Plg.).
6. C.L.Aggarwal, Chief Architect.
7. S.C. Karanwal, Addl.Chief Arch.
8. V.D.Dewan, Addl.Chief Arch.
9. Prakash Narayan, OSD (DC & TT).
10. Savita Bhandari, Dir.(LS).

D.V.B.

11. R.P. Binduish.

T.C.P.O.

12. B.K. Arora, TCP (TCPO).

Delhi Police (Traffic)

13. Umesh Kumar, ACP (Traffic).
14. Ravinder Suri.

Special Invtees.

15. B.L. Khurana, Chief Engineer (Elect.),DDA.
16. S.P.Bansal, Dir.(Plg.),DDA.
17. Surendra Srivastava, Dir.(Plg.),DDA.
18. B.K. Jain, Dir.(Plg.),DDA.
19. R.S. Kaushal, SA (H&TP), CPWD.
20. P.P. Mehta, EHIRC.
21. Dr. C.M. Bhasin, CHIRC
22. A.K. Manna, Jt.Dir.(Plg.),DDA.
23. R.K. Jain, Jt.Dir.(Plg.),DDA.



List of the participants of the IXth meeting of the Technical Committee held on 4-9-2007

D.D.A

S/shi

1. P.K. Hota vice-Chairman, D.D.A
2. Vijay Rishbud Commissioner (Plg)
3. Chandra Ballabh Add. Commr (Plg)
4. A.K. Jain Addl. Commr. (Plg)
5. M.K. Aggarwal Addl. Commr. (Plg)
6. C.L. Aggarwal Chief Architect
7. S.C. Karanwal Addl. chief Architect
8. V.D. Dewan Addl. chief Architect
9. Prakash Narayan OSD (DCST)
10. Savita Bhandari DIR (LS)
11. ~~D.V. B~~
~~R.P. B~~ Indush
T.C.P.O
12. B.K. Arora T.C.P. (T.C.P.O)

Delhi Police (Traffic)

13. Umesh Kumar ACP (Traffic)
14. Ravinder Suri

Special Invitees

15. B.L. Khurana CE (Elec.) D.D.A
16. S.P. Bansal DIR (Plg) D.A.D
17. Surender Srivastava DIR (Plg) D.D.A
18. B.K. Jain DIR (Plg) D.D.A
19. R.S. Kaushal SA (H.B.T.P) e.P.W.D
20. P.P. Mehta E.H.I.R.C
21. Dr. C.M. Bhasin E.H.I.R.C
22. A.K. Manng Jt DIR (Plg) D.D.A
23. R.K. Jain Jt DIR (Plg) D.D.A

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

NO.F. 1(3A)/2001-MP

Dated : 31/8/2001

MEETING NOTICE

The 9th Meeting of the Technical Committee of Delhi Development Authority for the Year 2001 will be held on 4/9/2001 (Tuesday) at 10.00 A.M. in the Conference Hall 5th Floor, Vikas Minar, I.P. Estate, New Delhi.

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

(Signature)
(PRAKASH NARAYAN)
OSD(DC&T)

Tel.No. 3379149

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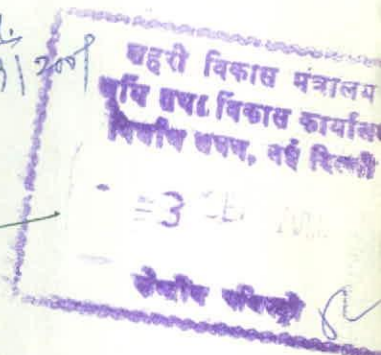
- 1) ✓ Vice-Chairman, DDA - Chairman *31/8/01*
- 2) ✓ Engineer Member, DDA
- 3) Commissioner (Planning), DDA
- 4) ✓ Commissioner (LD), DDA *31/8/01*
- 5) ✓ Commissioner (LM), DDA *31/8/01*
- 6) Chief Architect, DDA
- 7) Chief Planner, TCPO
- 8) Chief Town Planner, MCD
- 9) Chief Architect, NDMC *31/8/01*
- 10) Secretary, DUAC *31/8/01*
- 11) Chief Engineer (Plg.), DVB *31/8/01*
- 12) Chief Engineer (Elect.), DDA
- 13) Addl. Commissioner (MPPR), DDA
- 14) Addl. Commissioner (UDP), DDA
- 15) Addl. Commissioner (AP), DDA
- 16) Land & Development Officer, MOUASE
- 17) D.C.P. (Traffic)
- 18) Sr. Architect (H&TP), CPWD
- 19) Director (Landscape), DDA
- 20) OSD (TT&DC), DDA

Special Invitees:

- 1) Manager (FOP)/Group-I, DDA
- 2) Manager (FOP)/Group-II, DDA
- 3) Director (DC), DDA
- 4) Director (MPPR), DDA. *31/8/2001*

(OSD (PLNG.) / DC&T)

d/c



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DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

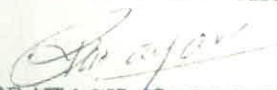
NO.F.1(34)/2001-MP

Dated :

MEETING NOTICE

The 9th Meeting of the Technical Committee of Delhi Development Authority for the Year 2001 will be held on 4/9/2001 (Tuesday) at 10.00 A.M. in the Conference Hall 5th Floor, Vikas Minar, I.P. Estate, New Delhi.

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


(PRAKASH NARAYAN)
OSD(DC&TT)

Tel.No. 3379149

Copy to :-

- 1) Vice-Chairman, DDA - Chairman
- 2) Engineer Member, DDA
- 3) Commissioner (Planning), DDA
- 4) Commissioner (LD), DDA
- 5) Commissioner (IM), DDA
- 6) Chief Architect, DDA
- 7) Chief Planner, TCPO
- 8) Chief Town Planner, MCD
- 9) Chief Architect, NDMC
- 10) Secretary, DUAC
- 11) Chief Engineer (Plg.), DVB
- 12) Chief Engineer (Elect.), DDA
- 13) Addl. Commissioner (MPPR), DDA
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- 2) Manager (FOP)/Group-II, DDA
- 3) Director (DC), DDA
- 4) Director (MPPR), DDA.

(OSD(PLNG.)/DC&TT)

I N D E X

| <u>Sl.No.</u> | <u>Item</u> | <u>Subject</u> | <u>Page No.</u> |
|---------------|-------------|--|-----------------|
| (1) | | Confirmation of Minutes of Technical Committee held on 7/8/2001. | |
| (2) | 41/2001 | Regarding construction for Osho Religious, spiritual and meditation Centre near Najafgarh in village Pandwalan Khurd F 20(12) 99-M.P | 1 to 2 |
| (3) | 55/97 | Policy for regularisation of existing Banquet Halls/ Proposals for New Banquet Halls in Delhi (F.3(7)/93-MP | 3 to 5 |
| (4) | 9/2001 | Modification in Master Plan for Delhi-2001 with regard to revision in Development control norms for existing big Hospital in Delhi (F.13(1)/96-MP. | |

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

F 1(27) 2001 / MP

20-8-2001

Draft minutes of the Technical Committee held on 7-8-2001

8th meeting of the Tech. Committee held on 7-8-2001. The list of the participants of meeting is annexed.

1. Confirmation of minutes of the Technical Committee held on 4.7.2001.

On the draft minutes of the Technical Committee held on 4.7.2001 were circulated vide -20.7.2001 to all concerned for their observations and comments if any. No observation/comments have been received. The minutes of the Tech. Committee dt. 4.7.2000 were confirmed

2. Action Taken Report on various agenda of Technical Committee.

The action taken report on the Technical Committee decision of the last meetings in compliance to the decision of Tech. committee in its meeting held on 22.5.2001 were circulated as part of the agenda These could not be discussed.

ITEM NO. 9/2001,

3. Modification in Master Plan for Delhi-2001 with regard to revision in Development Control Norms for existing big hospitals in Delhi. F.13(1)96-MP.

The proposal has been discussed in detail

1. Tech. committee desired that to appreciate the feasibility of proposed increase in FAR and Ground Coverage for hospitals it will be desirable to have a three dimensional study of (a) Existing hospital i.e. Escorts Heart Institute (b) Hospital being planned i.e. Gitanjali This can be done by respective hospitals and submitted to DDA.

2. It has also been clarified by Tech. Committee that the revised norms of FAR, coverage etc. shall be applicable only to the part of the plot area meant for hospital building, excluding the part of plot area earmarked for residential use which shall be developed as per the norms applicable to residential use zone.

3. With these illustrative studies (two dimensional i.e. plan and three dimensional i.e. model) the item be placed again in Tech. Committee.

ITEM NO. 39/2001

4. Change of land use in respect of Tele Communication Deptt.(BSNL) land measuring about 7 acres at Netaji Nagar from Public and semi-public to Residential for staff quarters. F.20(5)2001-MP

Technical Committee agreed for the change of land use as given in the para 3 above subject to no objection from L&DO i.e Land Owning agency

ITEM NO. 32/2000

5 Permissibility of farm houses in the rural area use zones Agriculture area of village that ceased to be rural under DMC Act. F.3(43)97-MP.

Tech Committee decided that MCD may be informed that change of land use from rural to other uses has been done for the area falling within the development area nos. 171 and 172. The area falling outside Development areas 171 and 172 remains rural use zone. Further actions if any may be taken by MCD

ITEM NO. 40/2001

6. Land use clearance in respect of Education Complex at village Isapur, Najafgarh, Delhi. F.5(5)2001/

The Technical Committee has agreed with the part proposal as given in para-5 in view of the site (B) falling within the distance of 0.5 Km. from the Rural Settlements of Village Isapur. Necessary conversion fee as decided by the DDA shall be applicable and shall be paid by the society to the DDA.


Site 'A' which is beyond the distance of 0.5 k.m. from rural settlement ~~and~~ village Isapur was not agreed.

ITEM NO. 16/2001

7. Exchange of land with Defence for implementation of Eastern Approach Road (Moude Road) to Dwarka and other development projects of DDA.

Technical Committee has agreed with the proposal at 'D' of the agenda item as proposal is only about the land adjustment. The further processing shall be done in consultation with Lands and Finance Deptts. of DDA.

It is requested that the observations / comments, if any, of the minutes of meeting may please be sent to Jt. Director (MP) within a week's time.


(PARKASH NARAYAN)
OSD (DC & TT)

Copy to:

1. Shri R.K.Bhandari, Engineer Member.
2. Shri Vijay Risbud, Commissioner (Plg.)
3. Shri A.K.Jain, Addl.Commr.(Plg.)
4. Shri N.K.Aggarwal, Addl.Commissioner (Plg.)
5. Shri Chandra Ballabh, Additional Commissioner (Plg.) - MPPR
6. Shri C.L.Aggarwal, Chief Architect.
7. Shri S.C. Karanwal, Addl.Chief Arch.I
8. Shri V.D.Dewan, Addl.Chief Arch.II.
8. Shri B.K.Arora, TCP. *TCPO*
9. Shri Shamsher Singh, Sr. TCP. *MCD*
10. Shri Ravinder ~~Soni~~ Delhi Police (Traffic)
11. Shri B.L.Khurana, Chief Engineer (Elect.)
12. Shri S.K.Malhotra, Chief Engineer (Flyover), DDA
13. Shri S.C.Tayal, Project Manager (DDA).
14. PS to VC for information.

Compared with original
16/9/2001

1
TC - Item No 41/2001

AGENDA FOR TECHNICAL COMMITTEE

Sub: Regarding construction for Osho religious, spiritual and meditation centre near Najafgarh in Village Pandwala Khurd

F 20(12) 99-MP

BACKGROUND

Osho Rajyoga Meditation Centre vide their letter dated 27.4.2001 have requested DDA to grant permission for using their land for religious activity/meditation/spritual centre. In their application they have given the following details:

- i) Osho Rajyoga Meditation Centre is existing in village Pandwala Khurd and spread in an area of 84 Bighas, 10 Biswas (17.6 Acres).
- ii) The area under consideration has been a place of worship since a very long time. A letter from village pradhan dated 15.2.2001 has been enclosed which states that the area has been a place of worship and congregation by the devotees since the times before independence of the country.
- iii) Delhi Master Plan permits public and semi public facilities including religious activities in the Rural area. The Regional Plan of NCR also allows such activities in the Rural Area without any need for the change of land use. In fact there are numerous campuses all over Delhi especially in the Rural Area.

Earlier a reference was forwarded by Under Secretary, Government of India vide letter dated 16th of September, 1999.

EXAMINATION:

1. The case has been examined and the site under reference has been superimposed on a copy of the draft Zonal Plan of Zone 'L'. According to the draft Zonal Plan this land falls in Rural Use Zone. As per the shajra plan, the site is approximately 550 m. from village abadi. As per MPD 2001 public and semi-public facilities are permitted in rural use zone within 0.5 km. from the abadi.
2. As per site report there are number of existing ^{isolated pucca} structures with boundary wall. There is no approved development plan of the village.
3. As per Delhi Development Act Section 54 (d), " Nothing in this Act shall apply to the erection of a place of worship or a tomb or of a wall enclosing a graveard, place of worship, cenotaph or smadhi on land which at the commencement of this Act is occupied by or for the purpose of such worship, tomb, cenotaph, graveyard or samadhi."
4. As per MPD-2001, there is a proposal to develop 11 Growth Centres in the Rural Use Zone to cater the growth and development of the rural area in respect of commercial, institution, public & Semi-public facilities. Two Growth Centres will fall in the vicinity of the area under reference, namely --- (1) Chawla, (2) Gomanhera. These Growth Centres are to be developed by Government of NCTD on the basis of the provisions of Mini Master Plan.

RECOMMENDATION:

1. In view of the above observations, Technical Committee may take a view whether such an activity can be allowed. However, as the premises is situated in rural use zone, it should not have intensive development/construction and should have predominantly open/green character.
2. The rural area of Delhi is under jurisdiction of MCD with regards to regularisation/processing of Bldg. activity
3. Conversion fees/possession fees as and when decided by the Competent Authority shall be applicable.

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

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Dist (P) 8/8

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20.10/2010
8/8/2010

AGENDA FOR TECHNICAL COMMITTEE

NO: F. 3(7)93/MP/

dt:

SUB: Policy for regularisation of existing Banquet Halls/Proposals for New Banquet Halls in Delhi.

BACKGROUND

In order to satisfy the Community needs of the Local Residents, according to the Survey conducted by MCD in 1993 total of about 50 Banquet Halls were found functioning in different parts of Delhi, Mostly located on Premises converted unauthorisedly and in violation of approved scheme /occupancy. About 50% of the Banquet Halls were located in Residential area, about 30% in Industrial and only 10% in Commercial area. As on date the number of existing Banquet Halls may be well above 100.

EXAMINATION

The need for Banquet Hall was not conceived and provided, for in the manner and to the extent it has come up, in the Master Plan. While the existing Banquet Halls meet the need of the Community, they also create adverse environmental impact on the adjoining residential areas. Hence, to regularise the existing as well as to promote the new Banquet Hall in the Planned manner, the exercise of formulating regulation on the subject has been going on for past two years.

The issue of regularisation of existing Banquet Halls was discussed in the meeting held under the Principal Secy., GNCTD on 21.1.96. The Committee was constituted by Lt. Governor vide his orders dated 24.4.96 consisting of Representatives of various Government Departments.

The Group prepared a draft report and the same was approved by the L.G. on 16.8.97. Subsequently, the report was considered by the Technical Committee of DDA and by the Authority on 30.3.98 and again on 28.10.98 wherein the following was resolved -

- (4)
- a) Enforcing separate Regulations for old and new Banquet Halls may not be practical.
 - b) Requirements of minimum plot area and road width for sanction/regularisation of Banquet Halls should be reexamined in detail. Fresh proposals should be examined in consultation with the Finance wing on proposals relating to conversion and betterment charges.
 - c) Since basements are to be permitted in the Banquet Halls, it would be mandatory to seek clearance from the Fire Deptt.

The issues raised by the Authority were examined in DDA and subsequently meeting were convened with the representative of the Fire department MCD and other concerned agencies. Based on the Observations after the meeting, the matter was referred to the Authority on 18.10.2000 where in Authority resolved that the regulations be processed further (copy of the minutes are enclosed), Annexure 'A'.

Accordingly the matter was referred the Ministry vide this office letter dt.20.12.2000 requesting therein to accord approval of the Govt. for inviting objections/suggestion. In response to this letter, Ministry vide letter dt.27.12.2000 conveyed "that no further action be taken for regularisation of the existing Banquet Halls in residential area without prior approval of the ministry."

Subsequently, the Ministry has desired action taken report about the mis use and permissibility of the banquet halls in Delhi. In this regard, already a letter has been sent to the Commr. (MCD) as well as Commr. (LM) DDA to intimate action taken reports. (copy of the letter is enclosed). Annexure 'B'.

A letter has been received from the Chief Town Planner MCD wherein following has been stated -

"Presently, there is no proposal for regularisation of Banquet Halls in the Residential areas or for that matter in any area of Delhi before MCD. It is a fact that Banquet Halls are

⑤

running in various parts of Delhi not only in residential areas but in industrial and other commercial areas as well. The decision of the Ministry as conveyed through your letter is silent about the remaining areas i.e. commercial and industrial etc. Nor any norms have been prescribed for regularisation of Banquet Halls in any of these areas.

It is therefore, requested that in order to implement the directions of the Ministry and make effective measures at ground levels, it would be desirable that a clear policy to be adopted for Banquet Halls as prescribed by the Ministry:

PROPOSAL

In view of the above, the matter is put up before the Technical Committee for suggesting further necessary action in the matter in view of the Observations made by Chief Town Planner, MCD.

MM *23/8/2007*

AGENDA FOR TECHNICAL COMMITTEE.

Sub: Revision in Development Control Norms for Hospitals in Delhi.

1.0 Background.

Ministry of Urban Development had constituted a Committee to review the development control norms for Hospital. The recommendation of the Committee were approved by the Ministry to invite objections/suggestions for taking up necessary amendments in MPD-2001,

Accordingly after inviting objections/suggestions and processing of such objections/suggestions item was put up for consideration of Authority in the meeting held on 21.5.2001.

2.0 Follow up action on authority resolution of 21.5.2001 and decision of Technical Committee meeting held on 7.6.2001

As a follow up action of the decision of Authority meeting held on 21.5.2001, On the modification and review of development control norms for existing hospitals in Delhi, proposal was considered by the Technical Committee in its meeting held on 7.8.2001, wherein Technical Committee has taken following decisions.

- i) Technical Committee desired that to appreciate the feasibility of proposed increases in FAR and Ground coverage for hospitals, it will be desirable to have a three dimensional study of (a) Existing hospital Escorts Heart Institute (b) Hospital being planned i.e. Gitanjali. This can be done by respective hospitals and submitted to DDA.
- ii) It has also been clarified by Technical Committee that the revised norms of FAR, coverage etc. shall be applicable only to the part of the plot area meant for hospital building excluding the part of plot area earmarked for residential use which shall be developed as per the norms applicable to residential use zone.
- iii) With these illustrative studies (two dimensional i.e. plan and three dimensional i.e. model) the item be placed again in Technical Committee.

During the discussion, suggestion was given to work out the parking requirement & its adjustment within the plot.

3.0 Proposed development Control Norms.

Proposal which was put up for consideration of Technical Committee in its meeting held on 7.8.2001 is as under.

| | |
|--------------------------|-----------|
| Minimum plot area. | 6000 Sqm. |
| Maximum ground coverage | 35% |
| Maximum floor area ratio | 200 |
| Maximum height. | 33 Mtr. |

OTHER CONTROLS:

- i) Parking to be provided in the form of basements (one or more basements) or multi-storey parking lot; basement should be confined within the envelope line, Basement shall be excluded if used for parking from FAR calculations.
- ii) Residential area component within the hospital shall be governed by Group Housing norms.
- iii) Height of basement shall not be more than 2.4 Mtrs. from finished floor to bottom of slab.
- iv) Height restriction of hospital building shall be further subject to clearance from all concerned agencies.
- v) In case of existing hospitals, applicability of revised development control norms shall be subject to clearance/NOC from concerned local body for availability of additional infrastructure and land owning agency and payment of any charges / levy under the law for increase of FAR.

4.0 Further Examination.

On proposed size of 6000 Sq.mtr. for hospital, the details of open space, parking requirements shall be

| | |
|---|------------|
| FAR | 200 |
| Permissible built up floor area with 200 FAR. | 12000 Sqm. |
| Parking requirement @ 1.33 ECS per 100 Sqm. for built up area of 12000 Sqm. | 162 cars. |
| Say. | 160 cars. |

Assuming ground coverage of 35%
The covered built up area comes to 2100 Sqm.

Further 7.5% area of plot proposed to be kept as green at once place. 450 Sqm.

Area under mandatory set back front 15 mt. , rear 6 mtr. , Side I - 6 mtr., Side II - 6 mtr. 2200 Sqm.

Remaining area approximately 1250 Sqm. 21.5% of total plot area.
Multi land parking 15% of plot area i.e. parking. 900 Sq.mt.

(i) Surface parking under car be Accommodated in 1250 Sq.mt. Assuming 23 Sq.Mt. area per car. 54 cars.

(ii) Remaining 106 cars to be accommodated In multi level parking or in basement.

If accommodated in form of multi-level parking in space of 900 Sq.m.

| | |
|-------------------------------------|-----------|
| Surface parking including ground | |
| Floor of multi level parking space. | 54 cars. |
| Ist floor. | 30 cars. |
| IInd floor. | 30 cars. |
| Basement-I | 30 cars. |
| Basement-II | 30 cars. |
| Total = | 174 cars. |

If parking accommodated on surface and one basement of hospital.

| | |
|--------------------------------------|-----------|
| Surface parking. | 54 cars. |
| Basement-I having area of 3800 Sq.m. | 120 cars. |
| Total = | 174 cars. |

5.0 Inference

- a) Parking requirement generated due to permissible area can be accommodated through multi level parking having 2 basement & ground plus two more storeyed structure or through surface parking plus one basement below the hospital building.
- b) Green open space equivalent to 7.5% of plot area can be provided at one place.
- c) Mandatory set back area will be apart 36-40% of the plot area which would also be kept as green or open.
- d) To achieve total built up area for hospital building number of storeyed shall be ground plus five (Total six) , under height of 33 mtr.

6. Issue for consideration.

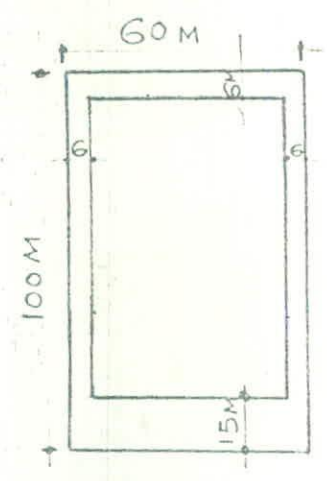
In view of the analysis of parking provisions as per norms for proposed FAR of 200, the development control norms as contained in para 3.0 are placed before the Technical Committee for consideration and recommendation to the Authority.

[Handwritten signature] 30/8/2011

LD -

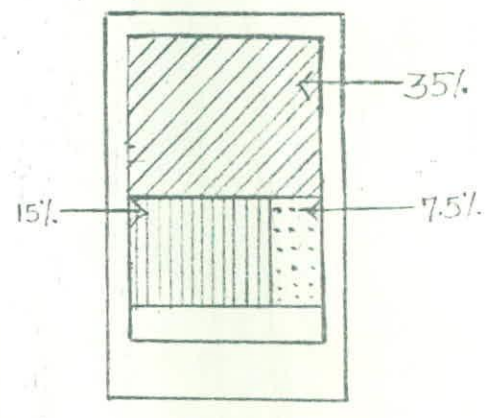
PLOT AREA
PLOT SIZE
SET BACK
REQUIREMENT

6000 sq mtr.
60 MTR X 100 MTR.
Front 15 mtr.
Rear 6 mtr.
Side I 6 mtr.
Side II 6 mtr.



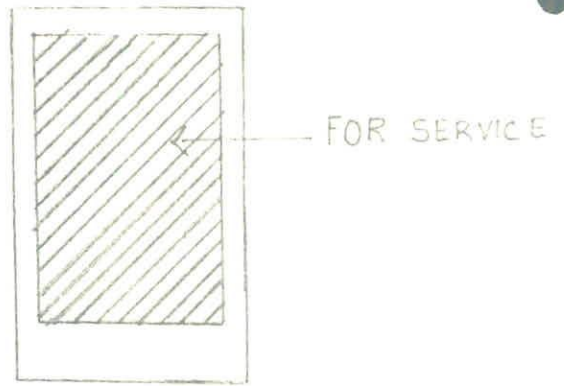
DISTRIBUTION OF PLOT AREA

COVERED AREA 35%
MULTI-LEVEL PARKING AREA ON GROUND 15%
GREEN AREA 7.5 %
MANDATORY SET BACK AREA 36.5%
GENERAL OPEN AREA .6%

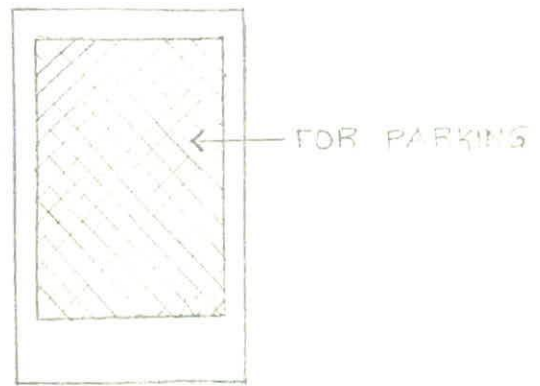


AREA UNDER BASEMENT
UPTO SET BACK LINES 63.5%

1. Basement I for services



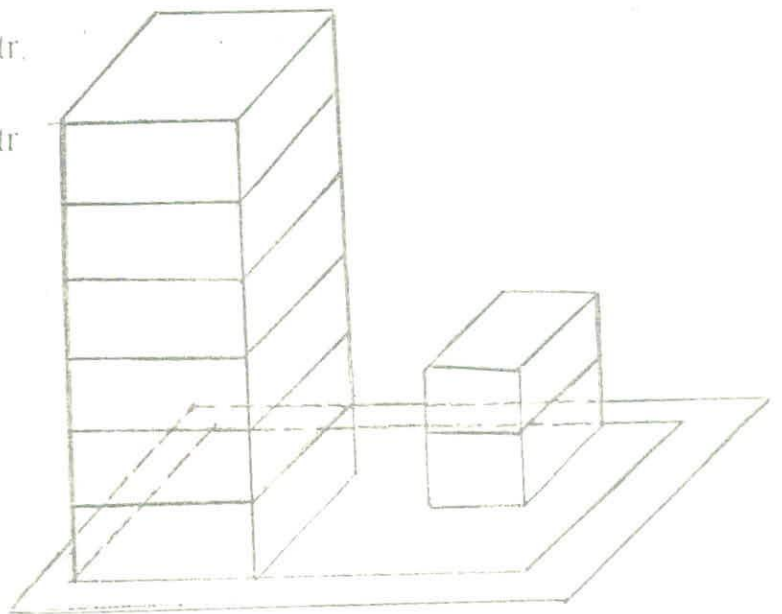
2. Basement II for parking



No. of Storeys 6

Ground floor area 2100 sq.mtr.

Total built up area
with 200 FAR. 12000sq.mtr



DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)


NO.F.1(34)/2001-MP

Dated :

MEETING NOTICE

The 9th Meeting of the Technical Committee of Delhi Development Authority for the Year 2001 will be held on 4/9/2001 (Tuesday) at 10.00 A.M. in the Conference Hall 5th Floor, Vikas Minar, I.P. Estate, New Delhi.

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


(PRAKASH NARAYAN)
OSD(DC&TT)
Tel.No. 3379149

Copy to :-

- 1) Vice-Chairman, DDA - Chairman
- 2) Engineer Member, DDA
- 3) Commissioner (Planning), DDA
- 4) Commissioner (LD), DDA
- 5) Commissioner (IM), DDA
- 6) Chief Architect, DDA
- 7) Chief Planner, TCPO
- 8) Chief Town Planner, MCD
- 9) Chief Architect, NDMC
- 10) Secretary, DUAC
- 11) Chief Engineer(Plg.), DVB
- 12) Chief Engineer(Elect.), DDA
- 13) Addl. Commissioner(MPPR), DDA
- 14) Addl. Commissioner(UDP), DDA
- 15) Addl. Commissioner (AP), DDA
- 16) Land & Development Officer, MOUASE
- 17) D.C.P.(Traffic)
- 18) Sr.Architect (H&TP), CPWD
- 19) Director (Landscape), DDA
- 20) OSD(TT&DC), DDA

Special Invitees:

- 1) Manager (FOP)/Group-I, DDA
- 2) Manager (FOP)/Group-II, DDA
- 3) Director (DC), DDA
- 4) Director (MPPR), DDA.

(OSD(PLNG.)/DC&TT)

I N D E X

| <u>Sl.No.</u> | <u>Item</u> | <u>Subject</u> | <u>Page No.</u> |
|---------------|-------------|--|-----------------|
| (1) | | Confirmation of Minutes of Technical Committee held on 7/8/2001. | |
| (2) | 41/2001 | Regarding construction for Osho Religious, spiritual and meditation Centre near Najafgarh in village Pandwalan Khurd | 1 to 2 |
| (3) | 55/97 | <i>F 20(1) 99-M.P</i> Policy for regularisation of existing Banquet Halls/ Proposals for New Banquet Halls in Delhi (F.3(7)/93-MP) | 3 to 5 |
| (4) | 9/2001 | Modification in Master Plan for Delhi-2001 with regard to revision in Development control norms for existing big Hospital in Delhi (F.13(1)/96-MP. | |

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