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DELHI DEVELOPMENT AUTHORITY  
( MASTER PLAN SECTION )

Draft Minutes of the Meeting of the Technical-  
Committee held on 13.4.1987 at 10.15 A.M. in the confer-  
ence Room of DDA, 5th floor, Vikas Minar, New Delhi.

The following were present :

Delhi Development Authority.

1. Shri Om Kumar, Vice-Chairman. (Chairman)
2. Shri V.S. Murthy, Engineer Member
3. Shri T.S. Punn, Chief Architect(H)
4. Shri J.C. Gambhir, Dir (PPW)
5. Shri R.G. Gupta, Dir (CP)
6. Shri S.C. Gupta, Dir (DC&B)
7. Shri V.N. Sharma, Jt. Dir. (ZP)
8. Shri R.D. Gohar, Jt. Dir. (UVC)
9. Shri P.N. Dongre, Jt. Dir. (CP)
10. Shri Chander Ballabh, Dy. Dir. (ZP)-I
11. Shri Sabharwal, Dy. Dir. (ZP)-III
12. Shri Anil Barai, Dy. Dir. (B)
13. Shri D.K. Saluja, Dy. Dir. (CP)
14. Shri C.P. Rastogi, Dy. Dir. (MP) (Convener)

~~XXXX~~  
POLICE DEPARTMENT.

15. Shri H.P.S. Virk, A.C.P. (Traffic)

TOWN & COUNTRY PLANNING ORGANIZATION.

16. Shri V.K. Verma, Associate Town & Country Planner.

LAND AND DEVELOPMENT OFFICE.

17. Shri L.D. Ganotra, Engineer Officer.

MUNICIPAL CORPORATION OF DELHI.

18. Shri Arjun Deo, Chief Architect. For Item No. 1.
19. Shri S.C. Vohra, Architect

P.W.D., DELHI ADMINISTRATION.

20. Shri N.H. Chandwania, Suptg. Engineer, For Item No. 5.

SPECIAL INVITEES:

21. Shri H.K.L. Kaushal, S.E. (Plg.) For Item No. 2&3.
22. Shri D.K. Suri, Ex. Engineer (Plg. IV)

INDIRA GANDHI NATIONAL OPEN UNIVERSITY.

23. Shri S.C. Vajpeyi, Vice-Chancellor. For Item No. 12.

SCHOOL OF PLANNING & ARCHITECTURE.

24. Prof. Surendra Sharma For Item No. 12.  
Professional Advisor of I.G.N.O.U.



85/Dir(Co(2B) 87/142

4/1/87

Minutes of the Technical Committee meeting held on Monday, the 13th April, 1987 at 10.15 A.m. in the Conference Room of Delhi Development Authority, 5th Floor, Vikas Minar, New Delhi.

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Item No.1:

Subject: Transfer of 2 pockets of land to Hindu Rao Hospital for its expansion programme.  
File No.F.1(7)86-ZP

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#### DECISION

The matter was explained by Chief Architect, M.C.D. for the expansion of Hindu Rao Hospital wherein he desired permission to construct additional buildings. It was observed that presently some blind corner on road is existing and the North ridge area is being cut for the expansion of hospital. The proposal was to be checked on site which shall be inspected by V.C., Director(PPW), Director(CP) and Chief Architect, DDA with a representative of M.C.D. However, it was felt that further cutting of the ridge is to be stopped immediately.

Item No.2: Route alignment of 66 KV underground cables from 66 KV yard of Gas Turbine Station near 'Y' shape railway bridge to the 66 KV sub-station at Vidyut Bhawan.  
File No.6(16)85-MP.

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#### DECISION

The matter was discussed and the underground route alignment was approved subject to the availability of additional land for 66 KV sub-station and its approval by DDA. DESU shall arrange to get clearance from NDMC/PWD.

Item No.3: Route alignment of 66 KV under ground cable from 66 KV yard of the Gas Turbine Station being constructed on Ring Road to the 66 KV s/stn. to be constructed in School lane area of NDMC.  
(F.6(11)85-MP)

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#### DECISION

The proposed route alignment of 66 KV underground cable from 66 KV of the gas turbine station (under construction) to the 66 KV sub-station in school lane area of NDMC was discussed. The proposal of laying under ground cables was approved subject to the condition that clearance from NDMC/PWD shall be taken by the DESU.



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Item No.4

Sub:Regularisation of Badli Extension  
Village Badli.  
F.3(2)86-MP.

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DECISION

It was noted that Badli Extension is not included in the notified list of 607 unauthorised/regularised colonies. It was also noted that this colony is located on the Govt. land already placed at the disposal of the DDA under Section 22(i) of the Delhi Development Act by Delhi Administration. After discussions, the Technical Committee desired that the Joint Director(CP), Shri R.D. Gohar will bring this item again before the Technical Committee with a report whether Badli extension(the scheme under reference) is covered under the policy guidelines issued by the Govt. of India for regularisation purposes in 1977-78.

Item No.5 Alignment plan of Road No.13/13A from Okhla Phase I and II roundabout upto its meeting point with NH-2 bye-pass.  
File No.F.5(62)80-MP

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DECISION

The Technical Committee discussed in detail the proposed alignment plan for Road 13/13-A from <sup>Okhla</sup> ~~Okhla~~ Phase I and II round-about upto the National Highway ~~to~~ (NH2) bye-pass. There were different views with regard to the proposed alignment and its right-of-way. Director(PP) explained that keeping in view the rapid transit system, the right-of-way has been fixed as 55 metres as against 45 metres proposed in the present alignment plan. He also explained that the National Highway bye-pass as shown in the plan is also not in accordance to that <sup>the plan alignment - 6000 sq. m. in direction by PWD cell,</sup> and it is yet to be finally fixed. Keeping in view these points and the proposal contained in the plan, it was decided to constitute a Group under E.M. with Director(PP), Director(CP), Chief Engineer, PWD, Delhi Admn. with a representative of Ministry of Transport to study the whole issue and submit its report to the Technical Committee. Director(CP) shall work as convener.

Item No.6:

Sub: Modification in layout plan of Yamunapuri Block B - File No.F.100(46)85-C.L.

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DECISION

It was explained that out of 6 acres area, 4 acres has already been allotted to Director of Education, Delhi Admn. for the construction of a Higher Secondary School. The



✓ remaining 2 acres is proposed to be allotted for construction of kiosks, Super Bazar, CGHS dispensary and for corporate commercial development as per the plan (liad on table.)

The Technical Committee examined the proposal and approved the adjustments shown in the form of a modified plan.

Item No.7:

Sub: NOC for Civil Aviation Deptt. for the construction of buildings within 20 KM radius from Palam Airport-reg. F.No.23(86)86-Bldg.

DECISION

✓ As no official from the Civil Aviation Department was present, in the meeting, the item was postponed.

Item No.8:

Sub: Composite plan of land (Area 14.16 Hec) between Sector VI and VII, R.K. Puram - Relocation of temporary market alongside nallah (near Swami Malai Mandir adjustment to Vasant Vihar). FWS1(2)83-Director(CP)

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DECISION

✓ The Technical Committee examined the proposal of shifting the existing vegetable market, presently located opposite Vasant Vihar to the site shown on the plan adjacent to the existing gas godowns and to develop the existing market site as a 'green buffer' and agreed with the proposed proposal.

Item No.9:

Sub: Allotment/regularisation of land in unauthorised occupation of religious shrines in various sectors of R.K. Puram, New Delhi. F.3(5)82-MP

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DECISION

✓ Technical Committee examined the proposal of various religious/institutional sites in the residential land use and in the recreational area and recommended that the sites located in residential area may be approved as a case of 'special appeal' for religious purposes. These sites are at Sl.No.4,5,6 and 7. However, subject to that no site will be more than 400 sq.mts. in area and the same will be used only for religious purposes. The construction will be regulated according to the norms.

✓ One site out of the sites at Sl.No.1 and the site at Sl.No.2 be again examined in detail and specific proposals be placed before the Technical Committee.

Item No.10: Sub: Discontinuation of Qabristan from Khasra No.38/27 in Khureji Khas near Geeta Colony. F.10(19)80/G.S./CRC



DECISION

The case was examined by Director(CP). He explained that the site under reference which is with the Waqf Board was earlier used as a Qabristan. However, the same is indicated in the approved plan <sup>by</sup> ~~of~~ Delhi Urban Art Commission where the lands have been allotted to various Group Housing Cooperative Societies, as a park. He also explained that due to its nearness to the Group Housing Societies lands, it would not be desirable to use this site in future as a Qabristan and ~~it~~ should remain as an 'open area' wherein proper plantation should be taken up. The Technical Committee appreciated the views and agreed with the suggestion.

Item No.11:

Sub: Paying Guest Accommodation Scheme - reg.  
Delhi Tourism Development Corporation Ltd.  
File No.F.10(275)82-MP).

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DECISION

The proposal to use the surplus accommodation in the residential premises in the form of ~~putting~~ paying guest accommodation was examined in detail by the Technical Committee <sup>on 13/11/82</sup> keeping in view the needs to have more accommodation for tourists at cheaper rates. It was agreed that subject to the safeguards and the control by Delhi Tourism Development Corporation, the Authority may allow part residential premises for such purposes with the conditions (a) that the total surplus of a residential building used for such purposes should be restricted to 25% of the total area of the dwelling unit or 500 sq.ft. whichever is less (b) that such a facility should only be given to the self occupied residential dwelling units (c) that the minimum stay of a guest in such accommodation should not be less than a week (d) there should be no operation of a separate kitchen for this purpose and if necessary the meals may be provided by the owner (e). Rate of tariff and ~~xxxx~~ registration etc. should be exercised by the Delhi Tourism Development Corporation.

Item No.12:

Sub: Change of land use of an area measuring 100 acres from "Agricultural green belt" to "Institutional" (Education-IGNOU) in village Madan Gardhi, New Delhi - supply of development controls of site - reg. F.20(11)86-MP.

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The Technical Committee examined the development controls which shall be applicable for the development of



Indira Gandhi National Open University and recommended the following controls:-

- a) Ground coverage shall be limited to 12.5% of the total site keeping in view that the large area is to be used for afforestation/plantation and for greenery.
- (b) The maximum FAR shall be restricted to 40 .
- (c) The minimum set-backs shall be 20 metres all around.
- (d) Height - The height of the buildings shall be planned keeping in view the various <sup>controls</sup> ~~controls~~ on the site and in no case the buildings shall be above 276 metres MSL and further subject to that no block within this height should be more than 26 metres in height.
- (e) Parking shall be allowed as per the norms followed for institutional buildings i.e. at the rate of 1.33 car space of 1000 sq.ft. built up area.
- (f) Area under circulation i.e. roads and open parking shall be restricted to 10% of the site area.
- (g) Area Under Afforestation and Land Scapping - The balanced area shall be properly land-scapped subject to that 60 acres of land shall be used exclusively for afforestation/plantation and natural greenery. However, within the afforestation area wherever there are connecting links, the width of such plantation area should not be less than 20 metres.

Item No.13:

Sub: Resettlement of Petroleum traders situated at Rohtak Road from Najafgarh drain to Madipur, New Delhi (Manohar Park, Jai Dev Park, Ashoka Park, Madan Park, Punjabi Bagh, New Shankar Market, Laxmi Market and Madipur File No.F.2(127)84-1/Legal/2012/Pt.

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#### DECISION

The Technical Committee considered the matter and desired to have more information on this subject. (i) Are these shopkeepers having authorised licences from the competent Authority and concerned oil companies? (ii) Will the space provided to them in the design be sufficient for their oil disposal? (iii) Whether they will be provided with independent godown facility and there is a Court case <sup>that</sup> ~~which~~ shall also be taken into account. Shri Dongre, Joint Director (CP) shall do the needful.



36/c

Item No.14:

Sub:- Modified general development plan for Shalimar Bagh, Block C & D. FR.2(7)83/Dir.(CP).

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DECISION

✓ The modified General Development Plan was discussed in the Technical Committee and it was not agreed to align a road to the (Shalimar) garden area and it was desired to change the position of the road which may pass by the side of the Shalimar Garden. With this modification, the layout plan be brought again before the Technical Committee.

Item No.15:

Sub:- Permanent allotment of 29 acres of land situated on Mehrauli-Badarpur Road for BSF. F.11(15)69-MP(pt.).

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DECISION

✓ The Technical Committee observed that the land use in PDP-2001 is already indicated as Governmental (use undetermined). Further action in the matter be taken after the clearance is received from the Govt. of India, Ministry of Urban Development for a permanent location of this unit in Delhi.

The meeting ended with a vote of thanks to the Chair.

*[Signature]*  
14/4/87



DELHI DEVELOPMENT AUTHORITY  
VIKAS MINAR  
INDRAPRASTHA ESTATE  
NEW DELHI.

392

No. F.1(7)/85-MP

Dated the

8/4/87

From:

Ass H. Div.  
Superintendent (MP),  
Delhi Development Authority

विकास मंत्रालय  
V.C.'S OFFICE

2683-D

Sl. No.

914/07

To

O.S.D. to vice-chairman,  
DDA, Vikas Sadan,  
I.N.A., New Delhi.

Sir,

I am directed to inform that the next meeting of the Technical Committee of the Authority will be held on Monday the 13.4.87 at 9:15 A.M./P.M. in the Conference Room of Delhi Development Authority, Vikas Minar, Indraprastha Estate, New Delhi.

2. You are requested to make it convenient to attend the meeting.
3. The Agenda is being sent.

Yours faithfully,

Ass H. Div.  
Superintendent (MP)

Encl: As above.

9.4.87

Sh Arjun

For

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34/c

DELHI DEVELOPMENT AUTHORITY.  
( MASTER PLAN SECTION )

Agenda for the meeting of Technical Committee to be held on Monday, the 13th April, 1987 at 10.30 A.M. in the Conference-Room of Delhi Development Authority, 5th floor, Vikas Minar, I.P.-Estate, New Delhi.

S.No.	Subject.	Page No.
1. (C)	Transfer of two pockets of land to Hindu Rao Hospital for its expansion programme. F.1(7)/86-ZP (Postponed).	1 to 2
2. ✓	Route alignment of 66 KV under ground cables from 66 KV yard of Gas Turbine Station near 'Y' shape railway bridge to the 66 KV sub-stn- at Vidyut Bhawan. F.6(16)/85-MP	3 to 5
3. ✓	Route alignment of 66 KV under ground cables from 66 KV yard of the Gas turbine station bridge constructed on Ring Road to the 66 KV S/Stn. to be constructed in school land area of N.D.M.C. F.6(11)/85-MP.	6 to 7
4. (C)	Regularisation of Badli Extn. village Badli. F.3(2)/86-MP.	8
5. ✓	Alignment plan of Road No.13/13-A from Okhla phase I & II round about upto its meeting point with NH-2 bye-pass F.5(62)/80-MP.	9 to 10
6. ✓	Modification in layout plan of Yamunapuri block 'B'. F.100(46)/85-CL.	11.
7.	N.O.C. from civil Aviation Deptt. for the construction of Building with-in 20 KM radius from Palam Airport-reg. F.23(86)/86-Bldg.	12.
8. ✓	Compositive plan of land (Area-14,16 Hac) between sector VI & VII, R.K.Puram-Relocation of temporary market along side Nallah(near Swami Malai-Mandir adjacent) to Vasant Vihar. F.W.S.1(2)/83-Dir(CF).	13 to 15
9. ✓	Allotment/regularisation of land in unauthorised occupation of religious shrines in various sectors of R.K.Puram, New Delhi. F.3(5)/82-MP.	16.
10. ✓	Discontinuation of Qabristan from Khasra No. 38/27 in Khuriji Khas near Geeta Colony. F.10(19)/80/U.S./CRC + F.3(659)/84/CRC/DDA.	17 to 18



1.	2.	3.
11.	Paying Guest Accommodation Scheme-reg. Delhi Tourism Development Corporation Ltd. F.10(275)/82-MP.	19 to 20
12.	Change of land use of an area measuring 100 acres from "Agricultural green belt" to "Ins- titutional"(Educational-I.G.N.O.U.) in village Madan Garhi, New Delhi. Supply of Development Control of sites-reg. F.20(11)/86-MP	21 to 22
13. * <i>Post passed</i>	Resettlement of Petroleum traders situated at Rohtak Road from Najafgarh drain to Madipur, New Delhi (Manohar Park), Jai Laxmi Market and Madipur). F.2(127)/84/Legal/2012/Pt.	23 to 26
14.	Modified general development plan for Shalimar Bagh, Block C&D. FR.2(7)/83-Dir(CP).	27.
15.	Permanent allotment of 29 acres of land situ- ated on Mehrauli-Badarapur Road for BSF. F.11(15)/69-MP(Pt.)	28.



Item No.1.

Sub: Transfer of 2 pockets of land to Hindu Rao Hospital for its expansion programme.  
File No.F. 1(7)86-ZP.

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Deputy Commissioner (E), MCD vide their letter dated 30-3-84 addressed to Secretary, LSG mentioned that the Hon'ble Lt. Governor of Delhi during his inspection of Hindu Rao Hospital has agreed that the some land adjoining Hindu Rao Hospital be transferred to MCD for expansion programme of the hospital. Copy of ~~this~~ letter was forwarded to V.C., DDA to transfer the land to MCD on usual terms and conditions. On our request dated 6th May, 1985 and 19-3-85, MCD has forwarded a copy of the plan showing the area under the existing hospital and the additional land which they have requested for transfer to MCD. As per this plan area for hospitals are as under:-

a)	Existing land with the hospital.	22.50 acres.	
b)	Additional pocket 'A' towards north of the hospital.	4.34 acres	} 6.33 acres
	Additional pocket 'B' towards South of existing hospital	1.49 acres	
	Total	<u>"28.83 acres</u>	

2. Hindu Rao hospital falls in zone C-11 and is located on the Northern Ridge. The Zonal Plan of the area is approved by the Govt. of India. As per the approved zonal plan the size of the hospital has been fixed to 16 acres and it has further been mentioned that the hospital should not be encouraged to grow beyond this limit that the staff quarters be provided in the nearby residential area and the site be used strictly for hospital use only. The zonal plan also recommends multi-floor development for better utilization of land and to discourage the Northern Ridge being spoiled further.

Additional pocket 'B' towards South of existing hospital (E), MCD vide their letter dated 30-3-84 addressed to Secretary, LSG mentioned that the Hon'ble Lt. Governor of Delhi during his inspection of Hindu Rao Hospital has agreed that 2. Hindu Rao hospital falls in zone C-11 and is located on the Northern Ridge. The Zonal Plan of the area is approved by the Govt. of India. As per the approved zonal plan the size of the hospital has been fixed to 16 acres and it has further been mentioned that the hospital should not be encouraged to grow beyond this limit that the staff quarters be provided in the nearby residential area and the site be used strictly for hospital use only. The zonal plan also recommends multi-floor development for better utilization of land and to discourage the Northern Ridge being spoiled further.



Item No.2.

Sub: Route alignment of 66 KV underground cables from 66KV yard of Gas Turbine Station near 'Y' shape railway bridge to the 66 KV sub/station at Vidyut Bhawan.

File No.F. 6(16)85-MP .....

DESU has proposed to lay 66 KV underground cables for the 66 KV sub/station to be constructed at Vidyut Bhawan in NDMC Area. The power supply to this sub/station is to be fed from the proposed 66 KV yard by means of circuits of the 66 KV cable to be laid underground. The proposed route starts from the proposed 66 KV yard of gas turbine station on Ring Road, runs along Ring Road (90 m. R/W) upto 'Y' shape railway bridge, from where it takes a turn on the Bhairon Road (60 mt. R/W) in front of the exhibition ground then turns along Mathura Road (45mt. R/W) and then along Cornwallis Road ( 36 mt. R/W). Humayun Road (36 mt. R/W) and finally meets with the proposed 66 KV Vidyut Bhawan Sub/Station on Moti Lal Nehru Marg.

2. The case was discussed twice in the joint meeting of DDA and DESU official. The modified drawings complying with the suggestion of the joint meetings have been submitted by DESU. The modified drawing shows all the existing and proposed lines. It also shows the position of cable as per existing cross section of the roads as well as the proposed standard cross section of the roads following the R/W as per Master Plan proposal.

Wherever the available R/W is more than the R/W as per Master Plan, the available R/W is to be retained.

3. The position of cable along the different roads is as follows.



Road	R/W as per M.P.	Position of cables.	
		As per existing cross section.	As per Prop. cross section.
Ring Road	90 mt.	Barn	3.5 mt. wide inner F.P.
Bhairon Marg	60 mt.	Existing FP	6.5 mt. wide inner FP.
Mathura Road	45 mt.	Existing FP	2.7 mt. wide inner FP.
Cornwallis Road	36 mt.	Existing FP	Inner foot paths.
Humayun Road	36 mt.	Existing FP	Inner foot paths.

4. As per MPD-62, 60 mt. R/W Bhairon Road was to cross Mathura Road to link with Queen Victoria Road (Dr. Rajendar Prasad Marg), Talkatora Road, Park Street, Shankar Road and Patel Road, thus constituting a major east-west arterial highway of 60 mt. R/W. But this seems to be abandoned in the PDP-2001 (as proposed to be modified) and Bhairon Road is shown as forming a 'T' junction with Mathura Road.

5. Usually, it is desirable to lay the cables below outer most foot paths but many times due to non-availability of the total R/W at site and other conditions like existing cables, passing of more than one no. of cable on the same side etc. make it necessary to take the cable below the inner footpath. The proposal has been examined and found to be satisfactory, the same may be approved with the following conditions.

- i) **Wherever more than one no. of underground cables are passing along a road, DESU should be asked to study the possibility of taking the cables through a single duct so that the space for services in the road R/W is not consumed totally by the cables.**
- ii) In NDMC area usually tree to tree widening is proposed. Hence while laying the cable, care should be taken to leave a minimum distance of one mt. from the base of the tree towards service road so as to avoid cutting of trees.



- iii) While laying the cable DESU should coordinate with the concerned road implementing agency.
  - iv) The proposal may be approved subject to the clearance from other services departments like DWS&SDU, Belhi telephones etc.
  - v) Change of land use of grid sub-station site at Vidyut Bhawan to be got approved by DDA.
6. The proposal is put up before the Technical Committee for its consideration.



Item No. 3.

Sub: Route alignment of 66 kv under ground cable from 66 KV yard of the Gas Turbine Station being constructed on Ring Road to the 66 KV s/stn. to be constructed in school lane area of NDMC.

..... F6(11)/85-MP

DESU has proposed to lay 66 KV underground cables for 66 KV sub station to be constructed in the school lane area of NDMC. The power supply to this sub-station is to be fed from the proposed 66 kv yard of the gas turbine station under construction on Ring Road by way of two circuits of 66 kv underground cable, each circuit requiring corridor of about 1 mt. at a depth of 1.2 mt. from the road available. The proposed underground route starts from 66 KV yard of gas turbine station on Ring Road near 'Y' shape railway bridge, passes along Ring Road (90 mt. r/w), turns along Bhairo Road (60 mt. r/w), Mathura Road (45 mt. r/w) towards Pragati Maidan side, passes along Bhagwan Dass Road (36 mt. r/w) towards Supreme Court and working Women's Hostel side, along Bara Khamba Road (45 mt. r/w) towards Model School side, turns to the right on Maharaja Ranjit Singh Marg (30 mt. r/w) then along 30 mt. wide lane and finally ends at the proposed 66 kv school lane sub/station.

Lds

2. The case was discussed twice in the joint meetings of DDA and DESU officials. The modified drawings complying with the suggestions of the joint meeting have been submitted by DESU. The modified drawing shows all the existing and proposed lines. It also shows the position of cable as per existing cross section of the roads as well as the proposed standard cross section of the roads following the r/w as per Master Plan proposal. Wherever the available r/w is more than the r/w as per Master Plan, the available r/w is to be retained.

3. The position of cable along the different roads is as follows :

Road	R/w as per M.P.	Position of cables	
		As per existing cross section	As per proposed cross section
Ring Road	90 mt.	Berm	Inner F.P. 3.5 mt. wide
Bhairon Marg	60 mt.	Kutchaberm	Outer F.P. 4.5 mt. wide
Mathura Road	45 mt.	F.P.	Inner F.P. 2.7 mt. wide
Bhagwan Dass Road	36 mt.	F.P.	Inner F.P. 2.5 mt. wide
Barakhamba Rd.	45 mt.	Service Road	Inner F.P. 2.7 mt. wide
Maharaja Ranjit Singh Marg	30 mt.	F.P.	Outer F.P.
Lane	10 mt.	F.P.	F.P.



26/c

4. As per MPD 62, 60 mt. r/w Bhiron Road was to cross Mathura Road to link with Queen Victoria Road (Dr. Rajendra Prasad Marg), Talkatora Road, Park Street, Shankar Road and Patel Road, thus constituting a major east-west arterial highway of 60 mt. r/w. But this seems to be abandoned in the PDP 2001 (as proposed to be modified) and Bhairon Road is shown as forming a 'T' junction with Mathura Road.

5. Usually, it is desirable to lay the cables below outer most foot paths but many times due to non availability of the total r/w at site and other conditions like existing cables, passing of more than one no. of cable on the same side etc. make it necessary to take the cable below the inner footpath. The proposal has been examined and found to be satisfactory, the same may be approved with the following conditions.

i) Whenever more than one no. of underground cables are passing along a road, DESU should be asked to study the possibility of taking the cables through a single duct so that the space for services in the road r/w is not consumed totally by the cables.

ii) In NDMC area usually tree to tree widening is proposed. Hence, while laying the cable, care should be taken to leave a minimum distance of one mt. from the base of the tree towards service road side. So as to avoid cutting of trees.

iii) While laying the cables DESU should coordinate with the concerned road implementing agency.

iv) The proposal may be approved subject to the clearance from other services departments like WS&SDU, Delhi telephone etc.

6. The proposal is put up before the Technical Committee for its consideration.



Item No.4.

Sub: Regularisation of Badli Extn. Village Badli.

F. 3(2)/86-MF

A representation was made by Badli Residents Welfare Association to L.G., Delhi in response to the press notification regarding electrification of unauthorise colonies including the village extensions in Delhi. They had requested the Hon. Lt. Governor to include the name of Badli Extn. in the list of such areas and to provide the civic amenities in their area including proper drainage and water supply.

2. The Badli Extn. is located on Kh. No. 52/27 of village Badli and has been acquired vide award no. 35/81-82. This land was transferred to the DDA under Section 22(i).

3. This case was referred to this office as village Badli is part of Rohini Project. While examining the case the following queries were raised.

- i) Can the land transferred under Section 22(i) be considered as Govt. land for the purview of regularisation. This query was raised looking into the letter no. J-13036/8/82/DDII8 dt. 3rd July, 1982 from Hon. Minister of Parliamentary Affairs and works & Housing.
- ii) The list of 612 colonies identified for regularisation was also asked to be sent to this office.

4. The Badli Extn. is not included in the list of 612 U/A colonies (now notified to 607 colonies). The Jt. Dir., UVC has expressed his views that the village Badli is an Urban village and its extn. be taken into account for the consideration of regularisation.

5. Addl. Commr. (Lands) has stated that this colony is located on Government land which has been placed at the disposal of DDA and it cannot be considered for regularisation.

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



Sub: Alignment plan of Road No.13/13-A from Okhla Phase I & II roundabout upto its meeting point with NH-2 bye-pass. File No.F5(62)/80-MP.

Background

The alignment plan of Road No.13-A, from Mathura Road upto its inter-section with NH2 bye pass along with a proposal of fly-over on Delhi-Mathura Railway Lines and Mathura Road (with clover leafs at the inter-section of Mathura Road) was approved by the Authority vide Resolution No.133 dated 30.7.83. The R/W of this road was taken as 45 mt. Copy of the approved plan is placed at page 79 cor. flag 'A'). This is a very important link as it will connect Mathura Road and the newly constructed barrage over River Yamuna linking NOIDA township. This case has been going on for the last 3 to 4 years. MOST, NOIDA and PWD(DA) authorities are pressing hard for its early completion.

2. At one stage, Delhi Administration gave Rs.40 lakhs to DDA for construction of this road but later on it was decided that this road will be implemented by PWD(DA).

3. For the last three years following developments have taken place which has delayed the implementation of the road. As per the revised Zonal Plan prepared for this area, by Perspective Planning Wing, the R/W of this road was increased from 45 mt to 55 mt. a fresh alignment with 55 mt. R/W was prepared based on the survey supplied by Ex.Engineer, XX, PWD(DA) along with his letter dated 18.4.84. Copies of this plan were sent to PWD(DA), Chief /DDA Architect(Housing), for feasibility study vide our letter dated 29.5.84.

4. Ex.Engineer XX, PWD(DA) vide his letter dated 11.6.84 informed that the proposed alignment was feasible at site. Subsequently, during joint site inspection of PWD(DA) & DDA officials it was informed that if a 'T' junction of Road No.13/A is formed with NH-2 instead of a cross junction as proposed in the approved plan it will entail reduction in the cost of bridges and will have only one bridge on Agra canal which will also serve the proposed NH-2. This aspect was later on discussed with Director(CP) in detail and it was decided that an alternative proposal with a 'T' junction with NH-2 be worked out.

5. This plan was examined in Chief Architects Office and it was seen that with the proposed R/W and alignment of Road No.13-A nearly 100 D.U's of Sarita Vihar(Housing) complex were affected in the clover leaf. This issue was discussed by EM, DDA when Chief Arch. & Dir(CP) were also present wherein it was decided to work out an alternative proposal for the inter-section design so that



the minimum number of D.U's are affected. A number of proposals were prepared and discussed, a copy of the layout plan of Sarita Vihar Complex was sent by Architect., vide his note dated 9.1.86 in which position of affected flats was marked. Keeping in view the layout plan of Sarita Vihar Complex the alignment was revised (P.180 cor) in which the R/W of 13/A had been kept as 45 mt. and by keeping the clover-leaf as were approved in the alignment plan approved by the authority on 30.7.83, same was agreed to by Architect vide his letter dated 6.2.86.

6. At this stage when the alignment was going to be revised, it was felt that a composite plan of Road No.13 (from Okhla Ph-I/II rotary) upto NH-2 bye-pass alongwith the detailed inter-section design of Road from NOIDA barrage with NH-2 and inter-section design of Road No.13/A with Mathura Road with Clover-leaves be prepared.
7. A fresh alignment plan with 45 mt. R/W starting from the round about of Okhla Ph-I & II upto NH-2 bye-pass has been prepared, following are the salient features.
- i) None of the houses of the proposed Sarita Vihar Complex would be affected in the road alignment.
  - ii) The length of the road will be reduced due to its realignment near old Agra Canal & BTPS channels.
  - iii) Two 'T' junctions will be formed on NH-2 one by road No.13-A, and the other by the new barrage road from NOIDA.
  - iv) It will involve considerable economy as it will avoid construction of bridges on the old Agra canal and BTPS channels. The revised alignment plan is with 45 mt.R/W.
  - v) The proposal of clover leaves on Mathura Road may be kept in abeyance for the time being as a detailed alternative plan for this will have to be worked out separately, as a large number of Sarita Vihar Flats are affected by the clover leaves proposal.
  - vi) Other details pertaining to the flyover on Delhi. Mathura Railway Lines are the same as were approved earlier by the DDA vide its resolution No.133 dated 30.7.83.
  - vii) The proposal of Two 'T' junctions on NH-2 Bye-pass were examined by PPW who are of the view that a cross junction of Road No.13-A with the road from NOIDA to be more desirable.
8. The revised alignment plan of 45 mt. R/W starting from Okhla ph I & II round about upto NH-2 bye pass with two 'T' junctions on NH-2 and a fly-over on railway lines and Mathura Road was approved by VC on 30.10.85.
9. The matter is placed for the consideration of Technical Committee for deciding the following:
- i) Approval of revised alignment as approved by VC.
  - ii) Approval of two 'T' junctions or a cross junction on NH-2.



Item No.6.

Sub: Modification in layout plan of Yamunapuri.  
Block 'B'.  
File No.F.100(46)/85-/C.L.

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In the layout plan of Yamuna Block 'B' sites have been reserved for community facilities, namely inter alia for higher secondary school was about 6 acs. However, as per latest norms, 4 acs. of area is to be allotted for one higher secondary school. Accordingly, out of this 6 acs. of area, 4 acs. of area has been allotted to Directorate of Education, Delhi Admn., for construction of higher secondary school.

2. Simultaneously, requests have been received for (i) construction of kiosks to rehabilitate the petty shop-keepers operating of foot-paths etc., (ii) 1000 sq.mts. of area for construction of Super Bazar and (iii) land for CGHS dispensary etc. In fact, for these allotments in principle, the then Vice-Chairman has already accorded his approval. It is, therefore, now proposed to enlarge the area of local shopping-centre, as shown in the copy of the plan (laid on table). The local shopping centre site has been proposed in two parts - (i) for allotment purposes to various agencies and (ii) for corporate commercial development.

3. Since it is a modification in the layout plan, the matter is placed before the Technical Committee for considering the case for enlargement of the area under local shopping-centre and other community facilities.



Item No. 7.

Sub: NOC for Civil Aviation Deptt. for the construction of Buildings within 20 KM radius from Palam Airport - reg. F.No. 23(86)/86-Bldg.

THE SECRETARY (S) / (S) (S)

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Attention is invited to D.O. letter No. AV.20012/30/86-ARI dated 13th May, 1986 from Director General, Civil Aviation Department addressed to The then VC, DDA. In this letter, the Director General had desired that necessary instructions to all concerned be given so that construction within a radius of 20 KM. of Delhi Airport are not undertaken without obtaining a proper N.O.C. from the Civil Aviation Deptt. in order to prevent hazard to safety of aircraft operations. While replying to a letter from Joint Secretary, Ministry of Civil Aviation through his D.O. letter No. PA/VC/86/6562-D dated 29.9.86 on a similar subject VC, DDA had instructed all concerned in DDA that no permission be given to construct any high rise bldg. without obtaining the clearance NOC from the Civil Aviation Deptt. and no plans good for construction should be released till clearance/NOC from such Deptt. were obtained.

2. The matter has been examined and it is observed that entire Delhi Urban area will be covered under these 20 radius norms from the Delhi Airport and therefore, all the bldgs. good for construction more than 15 mts. in ht. in Delhi can be released/approved only after NOC from Civil Aviation Department is obtained. The plans showing this 20 KMs. radius on a zonal map of Delhi Master Plan is laid on the table.

3. It has been found out on inquiry from the Civil Aviation Deptt. that the system for processing of such NOCs is still at a preliminary stage in that Department and it is felt that lot of time will be required to obtain such NOCs from that Department and bldg. cases in DDA cannot be finalised early on account of this.

4. The matter is placed before the Technical Committee for consideration and further guidance.



Item No.8.

Sub: Compositive Plan of land (Area-14.16 Hac) between Sector VI & VII, R.K. Puram - Relocation of temporary market alongside Nallah (near Swami Malai Mandir adjustment to Vasant Vihar.

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File No. FWS.1(2)/83-Director(CP)

The existing market between the big Nalla and the road leading from Sector X, R.K. Puram to the Outer Ring Road, which is a source of nuisance from the points to be shifted/relocated in nearby areas in 1984-85.

2. The history of this market is that 189 Tehbazari holders squatting on a piece of DDA land between Sector VI & VII R.K. Puram were removed in May/June, 1979 as that land was proposed to be developed by D.D.A. for Park/Stadium. They were relocated at the site in question. In Dec., 1980 another 50-60 Tehbazari holders from Indira Market (Tamil Sangam Marg) was relocated in the area and space towards the Outer Wing Road, was left in between the road and the market which was later developed as a park after putting up a wiremesh grill to contain the encroachment.

3. Considering the need for relocation of this market in nearby area, a plan was earlier prepared for the West of Gas Godown area which was approved by V.C. (flag 'A') This location would not effectively solve the problem of congestion near the Outer Ring Road because it was found to be very near the existing location. It was, therefore, decided to plan for the entire stretch of vacant land of this market. A composite plan has been prepared by incorporating existing approved structures, future PDP-2001 proposal etc.

4. The existing Condition:

As per the survey report (flag 'B') the land is presently occupied by:

- 1) One vegetable market in the South West Par of the area covering an area of approximately 0.44 hect.



- II) Three Gas Godowns covering an area of about 0.41 hect.
- iii) A dairy with an area of about 0.85 hect within which a temple exists.
- iv) CRP/NSC tent covering an area of 2.43 hect.
- v) Rest of the area is vacant and distributed in different blocks.

5. Considerations:

- i) An alternative temporary allotment plan for vegetable stalls has been approved by V.C. on the West of Gas Godowns which is required to be incorporated in overall plan.
- ii) There are four approved Gas Godowns which are to be incorporated in overall plan.
- iii) The dairy, which is environmentally nuisance for the area, requires to be shifted.
- iv) CRP and NSC Tents are also covering a huge area. The allotment position could not ascertained from the Lands Department, which is also temporary in nature and can be considered for development. Considering the approved plans, an area of about 7 hect. of land can be made available for development.

6. Master Plan/Zonal Plan proposals:

As per the Master plan of Delhi-62 the total land was shown as district park. As per the perspective development Plan-2001, the land use of the total land is as follows:

- i) Facility centre- 4.25 hect in the North West Part of the area.
- ii) District park in the rest of the area.

Zonal Plan:- Zonal Plan of F-5 is being presently modified.

7. Proposal:

The proposed composite plan contains the approved plan, existing conditions and future development plan proposals.

Earlier the location of the market was proposed near the proposed facility centre site along other facilities. This plan was discussed in the screening committee meeting (flag 'C') held on 3-11-86. Minutes of the meeting are as follows:-



"Resolved that the proposed market alongwith other facilities should be placed near to the Gas Godown already constructed and the area opposite Hospital/Nursing Home should be left Green".

Accordingly, a modified plan for the whole strip of land has been proposed.(flag 'D').

The land use break up is as follows:-

	Total area	- 14.16 hect.	
I)	Pocket 'A'	- 7.97 hect.	
	i) Facility Centre	- 4.25 hect.	- Proposed in the Draft Perspective Development Plan - 2001.
	ii) Vegetable market	- 0.40 hect.	- Earlier approved by V.C. The changed location needs approved in the context of total plan.
	iii) Gas godown	- 0.30 hect.	- Already approved.
	iv) District Park	- 3.02 hect.	- To be developed by Horticulture Deptt.
II)	Area under Pocket 'B'	- 5.17 hect.	- Existing developed Area under various uses.
III)	Area under drain	- 1.02 hect.	-

The item is submitted before the Technical Committee for its consideration.



Item No.9.

Sub: Allotment/regularisation of land in unauthorised occupation of religious shrines in various sectors of R.K.Puram, New Delhi. F.3(5)/82-MP  
.....

The Ministry of Urban Development and I&D.O. have written for the adjustment of religious institutional sites in R.K.Puram area. Out of 13 cases, 6 cases have already been approved by the Technical Committee at its meeting held on 19.3.86 and the remaining sites of the same area have been examined by the Zonal Plan Branch and it has been observed that these are pertaining to zone F-5 & F-6 involving change of land use from 'recreational' to 'Institutional' (religious).

2. During site inspection and the detailed examination it has come to the notice that all these religious institutions are mostly in existence and efforts have been made by I&DO to regularise their unauthorised occupation after leaving clear space for road widenings. Infact I&DO had made allotments in detailed description of all these changes are laid on the table.

*7 cases*  
(Annexure-A...)

3. Matter is placed before the Technical Committee for its consideration.



Appendix 'A' to Item No.9.  
LIST OF THE PREMISES FOR CHANGE OF LAND USE IN R.K.PURAM.

No.	Item/Premises.	Sector of C.O.L.	Recommendations.	Remarks.
1.	Regularisation of religious/institutioned of Five Big Plots.	VI	Residential to Institutional. May consider the utilisation for religious institutions by providing access Road.	Out of five cases, four cases have been approved by the Technical Committee & have been processed for the Authority/Ministry. Requires to be considered in the Technical Committee.
2.	1. Vanktreshwar Temple 2. Sri Gurusing 3. Narmadeshwar Temple.	III	Recreational to Institutional (Religious)	Indiscriminate encroachment should be restricted & Master Plan Green should be maintained.
3.	Guru Ravi Dass Dharam Sathan.	III	-do-	May be considered for Utilization for religious institutions.
4.	Sh. Ram Chandra Mission. (12 sites near by)	IV	Residential to	Requires no further action.
5.	Adwait Swroopa Nani Satsang Mission.	VII	-do-	May have no objection for this allotment.
6.	Catholic Archdiocese.	II	-do-	-do-
7.	Ayappa Puja Samiti.	II	-do-	May have no objection for the Temporary Leased for Tulsi Garden/Flower beds.

7/9



Item No. 10.

Sub- Discontinuation of Qabristan from Khasra no. 38/27 in Khureji Khas Near Geeta Colony.  
File No. F.10(19)/30/U.S./CRC

....

There is a piece of land measuring 7 bighas and 10 biswas (approx. 1.40 acs.) in Khasra No. 38/27 recorded as 'Gar Munkin Qabristan' in the revenue record. The land in part of the Revenue Estate of village Khureji Khas in the locality called Sarojini Park, Shastri Nagar near Geeta Colony as indicated in the plan laid on the table. The land comprising the above said Khasra no. has been notified under section 6 of the Land Acquisition Act vide notification no. 4(19)/65-L&H dt. 2.1.69. By a notification published in the Delhi Gazette dated 16.4.70 the said land being used as grave yard has been declared as 'Wakf land' by the Delhi Wakf Board.

ii) A part of the above said land measuring 2 bighas and 17 biswas was given in favour of a private party by SDM, Shahdara on 29.3.80 without considering the interest of the Govt. who raised some construction on a part of the land and developed the rest for garden after taking the possession. The rest of the area of Khasra no. 38/27 was vacant except for two unauthorised huts.

iii) On urbanisation of the villages, Gaon Sabha, Lands vesting with the Central Govt., were placed at the disposal of DDA vide notification no. S.O. 2190 dated 20.1.70. Land of Khasra no. 38/27 recorded as 'Gair Munkin Qabristan' also came under the charge of DDA by virtue of the above said notification. Accordingly, the land allotted to the private party by the SDM, Shahdara was taken back after the dismissal of the court stay order on 14.9.84 and the same was duly fenced off and trees planted by the Hort. Deptt. of DDA.

iv) The Delhi Wakf Board has been requesting DDA to hand over this land for use of Qabristan. The representatives of the Wakf Board have also been meeting DDA officials in this regard and are constantly pressurising for handing over the possession.

2. The land use of this area as per the Master Plan of Delhi and Draft PDP 2001 is residential. The land is abutting the Geeta Colony Group Housing Society's area and a part of this land measuring about 0.80 acres was earlier allotted to Keynes Co-operative Group Housing Society which was later on taken back from them after ascertaining the facts about the status/ownership of the land. This area is outside the layout plan of Geeta Colony and is shown as part of Shastri Nagar unauthorised regularised colony plan of MCD in which the whole area including that of Wakf Board is shown as 'play space'. This area is also abutting the layout of land allotted to Co-operative Group Housing Societies in Geeta Colony which was approved by DUAC in its meeting held on 10.12.86. As per this plan, part of the land under question (0.80 acres approx.) is shown as site for Wakf Board and the rest (0.60 acres) is shown as a park with a small road/pathway separating the two.

3. As the site is now bounded by the land allotted to Keynes Co-operative Group Housing Society in the north, Geeta Colony/Shastri Park Residential Colony in the east, west and southern sides. The location of a Qabristan at this site will not at



14/2

all be congenial with the adjoining development, more so when a number of flats of the society will be directly over looking this area. Alternative site for Qabristan has been given in Ghazipur area as per Master Plan proposal.

4. The matter is placed before the Technical Committee for discontinuation of the use of the Qabristan in the above said location and keeping the site for a park as proposed in the plan.



13/L

-: 19 :-

Item No.11.

Sub: Paying Guest Accommodation Scheme- reg. Delhi Tourism  
Development Corporation Ltd.  
File No.F. 10(275)82-MP

.....

A request has been received from Delhi Tourism Development Corporation Ltd. for the revival of paying Guest Accommodation Scheme on the pattern of Asied'32. A few meetings have already taken place under the Chairmanship of Chief Secretary(Delhi Administration) and vide letter No. MKT(9009)/87/DTDC/702 dt. 27-2-87 (Appendix-'B')

The following recommendations are made in such meetings:-

1. that no building shall be ordinarily eligible to be used for the Paying Guest Accommodation Scheme having less than 1,000 sq. ft. covered area.
  2. the minimum area to be used for this purpose shall be 200 sq.ft.
  3. no building howsoever shall be allowed to have more than two double bed rooms to be used for the purposes of Paying Guest Accommodation. However, for two double bed rooms accommodation, the eligibility would be of such building which have minimum 1300 to 2000 sq. ft. covered area.
  4. The DTDC shall be sole agency to implement this scheme and the central agency for booking Paying Guest Accommodation in Delhi for which necessary commission shall be chargeable by them from the owners of the Paying Guest Accommodation.
2. It is highlighted in their report that the requirement of accommodation for foreign tourists in India is increasing with an average stay of 6 nights. One of the solution suggested is to increase paying guest accommodation in Delhi with proper controls so that they do not become nuisance to the neighbours and the concerned residential premises remains predominantly residential in character.



3. It is stated that once the residential premises is accepted for Paying Guest Accommodation the tax might become commercial and various authorities may charge the same accordingly, which may discourage the individuals to come forward for using their residential properties as Paying Guest Accommodation.
4. Earlier Authority for Asiad'82 examined such a proposal and permission for a period of 3 months was granted vide letter No.F. 10(275)/82-MP/9835 dt. 30-10-82. (Appendix 'C' )
5. As per the minutes dt. 27-2-87 the Police Department stated that as far as the Police Deptt. is concerned it is not considered necessary to issue any order either- exemption or otherwise - under the Indian Sarai Act or under the Eating Houses Regulations (under section 28 of the Delhi Police Act.) As a matter of fact, 'No licence' is required as far as Police Deptt. is concerned for running the 'Paying guest accommodation Scheme'.
6. The proposal has been examined and it is observed that under hotels, boarding houses, guest houses hostels, lodging houses and hotel Regulation 1977, the permission is to be accorded by the Authority 'under special appeal' for using the residential accommodation for such proposal as covered under 'lodging houses' of the above regulations. However, it is felt that Paying Guest Accommodation as part of residential premises may change the environment of the residential neighbourhood if proper conditions are imposed and enforced.
7. DDA has been permitting 'professional consultants' the use of residential premises to an extent of 25% of covered area or 500 sq. ft. whichever is less. DDA may also consider on the same basis the Paying Guest Accommodation in residential premises as the proper safeguards which may have to be ensured by Delhi Tourist Deptt. Corporation.
8. The matter is placed for the consideration of the Technical Committee.



11/4  
-: B1 :-

Appendix 'B' to Item No.11.

DELHI TOURISM DEVELOPMENT CORPORATION LIMITED  
18-A S.C.O. COMPLEX DEFENCE COLONY, NEW DELHI 24.  
Phone: 697250, 618374  
624354, 611712

No.Mkt(9009)/87/DTCD/702

Dated the 27th February, 1987

MINUTES OF THE MEETING HELD IN THE CHAMBER OF  
CHIEF SECRETARY, DELHI ADMINISTRATION, DELHI,  
ON 23RD FEBRUARY, 1987 AT 10.45 A.M.

A meeting was held in the Chamber of the Chief Secretary on 23rd February, 1987 at 10.45 A.M. in connection with the revival of Paying Guest Accommodation Scheme. List of the persons, who attended the meeting is enclosed at Annexure 'A'.

Initiating the discussions the Chief Secretary said that due to paucity of accommodation for the visiting tourists the Government of India has felt the necessity of reviving/re-introducing the Paying Guest Accommodation Scheme in the Union Territory of Delhi. It is in this background that the DTCD was asked to prepare and circulate a note on the subject and that this meeting has been convened to consider measures required to be taken to implement the Scheme. The Chairman, DTCD explained that the Police Department, the MCD, the NDMC and the DDA have to give either exemptions under the relevant laws or restructure their tax system in regard to urban property.

Reacting to the requirements under the Police Department Shri Barar, DCP(licensing) stated that as far as the Police Department is concerned, it is not considered necessary to issue any order either - exemption or otherwise - under the Indian Sarai Act or under the Eating Houses Regulations (under Section-28 of the Delhi Police Act). These regulations are applicable only to the Guest Houses and the restaurants and will not be applicable to the type of Paying Guest Accommodation the Central Govt./Delhi-Administration have in view at present. He further observed that authorising Police to enter each and every house where Paying Guest are staying has its own implications and as such the Police Department should not be involved and concerned in any manner whatsoever with the functioning of the scheme. As a matter of fact no licence is required as far as Police Department is concerned for running the Paying Guest Accommodation Scheme. Shri M.K.Yadav, Dy. Commissioner, MCD and Dr.Chatterjee CMOH NDMC felt that the question regarding the House Tax at the rates chargeable in respect of electricity and water i.e. commercial or otherwise will have to be looked into as it attracts the provisions of the relevant Acts in regard to the property tax. In view of the urgency of implementing the scheme they agreed to have the matter examined and communicate their views by 10th March, 1987.

Shri R.G. Gupta, Town Planner, DDA also agreed to have the matter examined pertaining to the building laws, utilisation of space for the purpose etc, in the Technical Committee of the DDA, in its meeting to be held in March, 1987 and communicate the views of DDA to Delhi Administration by 15th March, 1987.

Contd.....2/



As regards the provisions of the Foreign Exchange Regulations Act. Shri Ramesh Chandra, Additional Director General (Tourism) and Smt. Suman Swaroop, Director in the Ministry of Tourism agreed to take necessary action at their end.

As to the condition entitling a building to be used partly for Paying Guest Accommodation purposes the following was agreed to:-

1. that no building shall be ordinarily eligible to be used for the Paying Guest Accommodation Scheme having less than 1,000 sq.ft. covered area. i.e. total area of the house.
2. the minimum area to be used for this purpose shall be 200 sq.ft. 25% of the total area sub to max. 500 sq.ft.
3. no building howsoever shall be allowed to have more than two double bed rooms to be used for the purposes of Paying Guest Accommodation. However, a minimum area for two double bed rooms of the building to be eligible would be 1800 to 2000 sq.ft. covered area.
4. It was unanimously decided that the DTCD shall be the sole agency to implement this scheme and the central agency for booking Paying Guest Accommodation in Delhi for which necessary commission shall be chargeable by them from the owners of the Paying Guest Accommodation.

In order to initiate action in the matter certain funds shall be required by the DTCD for which purpose the Government of India shall initially on adhoc basis make available funds to the tune of Rs. 3 lacs as Grant-in-Aid. This amount shall be used for surveying the accommodation for the purpose, its grading, entering into agreement with the accommodation owners and other necessary administrative expenditure in this behalf and bring out a Directory for the purpose.

Once the scheme becomes operational the DTCD will get yearly allocation of funds from the Govt. of India to meet its establishment costs for operating this scheme and to meet expenditure in connection with inspections of the premises, revision and updating of information and bringing out relevant literature for the information of local and foreign tourists.

sd/-  
( H.D. BIRDI )  
GENERAL MANAGER



9/c  
-: C1 :-

Appendix 'C' to Item No.11.

F.10(275)/82-MP/9835

Dated 30.10.82

O.P.Pabbi  
Additional Secretary(Enf.),

Shri S.N.Chatterjee,  
General Manager,  
Delhi Tourism Dev. Corpn.,  
13-A, Shopping-Cum-Office Complex,  
Defence Colony,  
New Delhi-110 024.

Sub: Paying Guest accommodation for Asiad '82.

Dear Sir,

With reference to your letter No.F.15(1)81-82 DTCD/3982 dated 4.10.82 on the subject cited above, I am directed to inform you that the Lt.Governor, Delhi/Chairman, D.D.A. has been pleased to accede to your request for temporary use of the houses listed in the directory enclosed with the letter under reference for a period of three months from 1.10.82 to 31.12.82 in connection with the Asiad '82. It may please be ensured that after 31.12.82, the use of these premises will be restored to original.

Yours faithfully,

Sd/-

( O.P. Pabbi )  
Additional Secretary(Enf)



Item No.12.

Sub: Change of land use of an area measuring 100 acres from "Agricultural green belt" to "Institutional" (Education-IGNOU) in village Madan Garhi, New Delhi - Supply of development controls of site - Reg. F.20(11)/86-MP.

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A request has been received from the IGNOU for supplying development controls so that the desired construction could take place early.

2. Earlier, the proposal for change of land use was discussed in the Technical Committee meeting held on 8.8.86 and the same was approved wherein stating that the proposal university site may be incorporated in draft PDP-2001 subject to the condition that out of 100 acres, a chunk of 50 to 60 acres be exclusively used for plantation and greenary. Out of balance 50 acres, buildings required for the university may be planned to the minimum extent for which the regulations may be worked out after obtaining the requirement of the university.

3. The land is rocky and uneven and was being used for stone quarrying which has left extensive and deep borrow pits all over the site. The area at present is almost completely devoid of any vegetation due to lack of good topsoil. For developing this university, the following development controls are suggested.

i) Ground Coverage:

This shall be limited to a maximum of 10% of the total site of the university to keep large areas for afforestation plantation and greenary.

ii) FAR:

The maximum permissible floor area ratio shall be restricted to 40 on the over all area.

iii) Set-backs:

The minimum setbacks on all sides shall be 20 mtrs.

iv) Height:

Since the lowest level of land varies from 247.5 mts. near the Approach Road level to 272.5 mts. at the highest level, it is proposed that the height of the buildings should be restricted to 276 mts. i.e. not more than single storeyed building at the highest point. This shall



enable a maximum height of 26 mtr. as permissible in the institutional buildings in accordance with the Government's notification of 1976. Since, presently there is a ban of heights more than 45 ft. flexibility can be kept in view for the height upto 26 mtrs.

v) Basement:  
Basement may be permitted in accordance with the general provision of building bye-laws.

vi) Parking:  
Parking shall be allowed as per the provisions for institutional buildings.

vii) Roads.

The maximum 10% of the total area may be used for roads walkways and open parking.

viii) Other controls:

The green areas under forestation/plantation etc. shall be continuous except for roads and walkways and at no place they shall be less than 30 mts. deep.

4. The above regulations are placed before the Technical Committee for its consideration.



Item No.13.

Sub: Resettlement of Petroleum traders situated at Rohtak Road from Najafgarh drain to Madipur New Delhi (Manohar Park, Jai Dev Park, Ashoka Park, Punjabi Bagh, New Shankar Market, Laxmi Market and Madipur).  
 File No. F2(127)94-1/Legal/2012/Pt.

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A large number of Petroleum Traders are running their business in the above said area between the residential colonies and NH 10. These traders are dealing with the wholesale and retail business of the various types of lubricants but are not engaged in any manufacturing trade. The entire market has developed in a linear manner along the main National Highway No. 10 abutting the residential development in the south and bulk storage areas of gas cylinders, liquid petroleum in the north, the existence of this trade is not only dangerous from the Fire point of view but since it also attracts heavy traffic, it creates bottlenecks also.

2. As per the survey report conducted by the field staff of City Planning Wing, there are 289 units in the above said area dealing with this trade. Out of the 289 cases, 143 units have submitted CST and LST No. as a documentary proof but they have not shown the original registration certificate or submitted the photo copy of the same and in the balance 57 cases the traders have not submitted any documentary proof. The details of the area under occupation for shop/office for each unit as revealed during the survey was collected by observations which is as under:

Table. I

APPROXIMATE AREA UNDER OCCUPATION FOR OFFICE SHOP PURPOSE  
 IN SQ. MTR.S. OF PETROLEUM TRADERS SITUATED AT ROHTAK ROAD  
 NEW DELHI.

S.No.	Area under occupation	Total number of traders
1.	Upto 10 sq. mtrs.	115
2.	11 to 20 sq. mtr.	30
3.	21 to 40 sq. mtrs.	52
4.	41 to 80 sq. mtrs.	20
5.	81 to 120 sq. mtrs.	6
6.	121 to 150 sq. mtrs.	9
7.	151 to 200 sq. mtrs.	4
8.	201 to 300 sq. mtrs.	Nil
9.	301 and above	3
Total.		289



3. The above table shows that out of 289 units 115 units possesses area upto 10 sq. mtrs. 30 units possesses area between 11 to 20 sq. mt. 52 units possesses area between 21 to 40 sq. mtrs. 20 units possesses area between 41 to 80 sq. mtrs. 6 units possesses area between 81 to 120 sq. mts. 9 units possesses area between 121 to 150 sq. mtrs. 4 units possesses area between 151 to 200 sq. mt. and 3 units possesses area above 300 sq. mt.

APPROXIMATE AREA UNDER OCCUPATION FOR GODOWN PURPOSE IN  
SQ. MTRS OF PETROLEUM PRODUCTS SITUATED AT ROHTAK ROAD ND.

4. At the time of survey information regarding approximate area under occupation for godown purpose of each unit was also collected which can be divided into the following three parts.

- (i) Godown along with office/shop (same premises).
- (ii) Godown situated away from the office/shop site.
- (iii) Units who have no godowns.

5. REGARDING GODOWN SITUATED ALONG WITH SHOP/OFFICE

(i) Out of 239 cases only 32 units have their godowns along with their office/shop and out of these 32 units, 7 units possesses area for godown upto to 10 sq. mtrs., 14 units possesses area between 11 to 20 sq. mtrs., 19 units possesses area between 41 to 80 sq. mtrs. 6 units possesses area between 81 to 120 sq. mtrs. 7 units possesses area between 121 to 150 sq. mtrs. 7 units possesses area between 151 to 200 sq. mtrs. 4 units possesses area between 201 to 300 sq. mtrs. & 1 unit possesses area above 300 sq. mtrs.

(ii) GODOWN SITUATED AWAY FROM THE OFFICE/SHOP SITE

Out of 239 cases only 94 units have their godowns away from the office/shop and out of these 94 units, 5 units possesses area for godown between 11 to 20 sq. mtrs. 9 units possesses area between 21 to 40 sq. mtrs. 116 units possesses area between 41 to 80 sq. mtrs., 13 units possesses area between 81 to 120 sq. mtrs., 12 units possesses area between 121 to 150 sq. mtrs., 151 to 200 sq. mtrs., 14 units possesses area between, 15 units possesses area between 201 to 300 sq. mt and 10 units possesses area above 300 sq. mt.



Further it is pointed out that the area under occupation as stated above is given by the applicant because these sites were located far away from the office/shop site.

(iii) UNITS WHO HAVE NO GODOWNS:

Out of 239 cases 113 units have no godowns.

APPROXIMATE AREA UNDER OCCUPATION FOR GODOWNS IN S.Q. MTRS. OF PETROLEUM TRADERS SITUATED AT ROHTAK RD. NEW DELHI TOTAL CASES - 239

S.No.	Area under occupation	Godown situated along with shop/office.	Godown situated away from the office/shop site.	Units who have no godown
1.	upto 10 sq. mt.	7	-	113.
2.	11 to 20 sq. mt.	14	5	
3.	21 to 40 sq. mt.	7	9	
4.	41 to 80 sq. mt.	19	16	
5.	81 to 120 sq. mt.	6	13	
6.	121 to 100 sq. mt.	7	12	
7.	151 to 200 sq. mt.	7	14	
8.	201 to 300 sq. mt.	4	15	
9.	301 and above	11	10	
Total		82	94	113

Based on the above said data a site of about 2.0 hect. was selected in Mangolpuri Industrial Area, Ph.I layout about 3 Kms. from their existing location. The various categories as defined under table I have been incorporated to the extent possible. Two alternative layouts- one with a minimum plot area of 10 sq. mt. and the second with a minimum of 30 sq. mt. have been prepared. As against the total no. of 239 plots, 231 plots can be accommodated in alternative-I and 229 as per alternative-II.

5. Proposed sites and its environs:

The site is bounded by a 13 mt. R/W road and a parking lot in the north, Delhi-Rohtak Railway Line in the south, 30 mt. R/W road in the east and 13 mt. R/W road and a park in the west. The locational aspect has been discussed with the Fire Deptt. of Delhi Admn. and they feel that this site could be considered for allotment to the petroleum traders, however, copies of the pla have to be sent in order to obtain a formal approval.



6 Layout Details.

It is proposed to have a separate identity for this area due to the nature of the trade and for that purpose a separate boundary wall for this area is proposed to be considered. The various plot areas have been taken as per table-I (without considering the godown area) Bigger plots upto 60 sq. mt have been taken along the 13.5 mt. & 30 mt. R/W roads and the rest all on 9 mt. R/W roads. The R/W of main access road has been taken as 13.5 mts. from the 30mt. R/W road and thereafter all other roads have been taken as 9 mt. in width. Adequate areas for parking, public utilities/services and underground water storage tank of 50,000 gallons capacity have been provided in the layout. No separate shopping area has been provided in this layout as an informal shopping centre is proposed on the northern periphery as also some of the 10 sq. mt plots may also be used for the same purpose. The land use analysis, is as follows:

Alternative-I

Sl.No.	Use	Area in hect.	%age
1.	Area under plots	0.83	43.50
2.	Area under park	0.12	6.00
3.	Area under Public utilities/OCF	0.16	8.00
4.	Area under roads/circulation	0.34	42.50
		2.00	100.00

Alternative-II

1.	Area under plots	0.99	49.50
2.	Area under park	0.09	4.50
3.	Area under Public utilisites/OCF	.12	5.70
		0.30	40.00
		2.00	100.00

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



Item No. 14.

Subj; Modified general development plan for Shalimar Bagh Block C & D (FR 2(7)/83/Dir. (CP)

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The matter was discussed in great detail in the Tech.Comm.meeting held on 12.3.87 wherein the proposal was explained by Dir.(P). The Tech.Comm. after due consideration decided that Shalimar Bagh area may not be divided by a major road, there should be a green strip of about 150' width near the Flyover, a DTC termina site may be located, the shape of the park near the fly over may be made regular etc.

2. As per the decisions of the Tech.Comm, Director(CP) has revised development plan wherein a site for DTC termina (0.8 hect.) has been incorporated. A strip of land is reserved as parks and open spaces between the service industrial area and Outer Ring Road. However, he has observed that it is not possible to find out an alternate road without cutting the prestigious Shalimar Bagh. It was further stated that there were many pressing references which have to be settled early.

3. The break up of the land use in the revised layout plan is as follows :

MASTER PLAN USES:

i) District park & Shalimar Bagh	61.73 ha.	2845
ii) Govt. Offices.	Nil	-
iii) District Centre( retail business)	10.00 ha.	4.79
iv) Service Industry	5.08 ha.	8.96
v) Institutional area including hospital 220 kv stn, police stn.	14.11 ha.	6.76
vi) Roads 100 wide & above DTC termi.	16.77 ha.	7.66
vii) Western Yamuna Canal & Major storm water drain.	7.50 ha.	3.60
viii) Gross Residential	93.43 ha.	44.78
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Total:	208.62 ha.	100.00
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4. The matter is placed for the consideration of the Tech.Committee.



Item No.15.

Sub: Permanent allotment of 29 acres of land situated on Mehrauli-Badarpur Road for BSF.

F11.15.1/69-MP(PT).

Inspector General, BSF has asked for the allotment of 29 acre of land situated at Mehrauli Badarpur Road for their Signal Training School.

2. The land measuring 29 acre was allotted to BSF by Delhi Development Authority in July, 1970 for the purpose of establishing a transit camp (Signal Training School). Now, the BSF has requested for permanent allotment of this land at present in their possession (BSF) and change of land use of this land from agricultural Green Belt to Governmental/Defence use.

3. Approximate location of the site under reference has been marked on part land use plans of MPD-1962 and PDP-2001. The site u/r is located in the land use category under Agricultural land use as Green Belt in the Master Plan for Delhi-1962 and under land use category as Governmental (use undetermine) in the proposed modification land use plan for Delhi-2001.

4. The matter is placed before the T.C. for its consideration.