

योजना  
Planning

# दिल्ली विकास प्राधिकरण

अनुभाग Master Plan

मिसिल संख्या F1(48)89 MP

दिप्पणो

पत्र-व्यवहार

विषय

Draft minutes of the meeting of the  
Technical Committee held on 27-11-89

प्रायरी सं० तिथि किस को भेजी हस्ताक्षर प्रायरी सं० तिथि किस को भेजी हस्ताक्षर

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28-11-89

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DELHI DEVELOPMENT AUTHORITY  
(MASTER PLAN SECTION)

Agenda for the meeting of the Technical Committee to be held on Monday, the 20th November, 1989 at 10.00 A.M. in the Conference Room of Delhi Development Authority, 5th Floor, Vikas Minar, I.P. Estate, New Delhi.

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10.	238	Planning of Jasola area. F.20(19)/89-MP.	20
11.	239	Laying of 2 nos. 33 KV 3x300 sq-mtrs. U/G XLPE cable alongwith 10x2.5 sq. m. pilot wire cable by loop in and loopout of the existing cables between Okhla and Nehru Place for providing feed to proposed 33KV S/Stn. at East of Kailash. PA/DD/T-II/PPW/89/D-31.	21 to 22

Item No. 29

Sub: Building plans on plots in blocks D-1, D-2, D-3, E&W Mayapuri Phase II F.1(18)/80/M.P.

The shopkeepers, dealing with the old Motor parts at Motia Khan (Pahar Ganj), were allotted alternative plots and shifted at Mayapuri phase II in the year 1976, the plots are of the following sizes :

- |    |           |               |
|----|-----------|---------------|
| a. | 15' x 55' | = 92 sq.yds.  |
| b. | 15' x 50' | = 100 sq.yds. |
| c. | 20' x 50' | = 134 sq.yds. |
| d. | 20' x 75' | = 166 sq.yds. |

2. The plots were allotted in the Industrial Area Mayapuri Phase II and therefore the norms as prescribed in the Master Plan 1962 for industrial area i.e. 50% ground coverage with 50 FAR and Basements were to be permitted. The minimum set back of 15' in the front and 15' in the rear were to be provided. As per norms, the minimum plot area in such areas is 400 sq.yds. as proscribed in the Master Plan.

3. On the earlier representations from F Block Mayapuri Phase II, the cases of plot sizes varying from 45 sq.yds. to 200 sq.yds. were examined by the Tech.Committee, in detail and the parking norms were recommended to be followed :

- i) plot size-45 sq.yds.-100% ground coverage with maximum 120 FAR with the condition that the space be provided for manhole within the plot.
- ii) plot size-92 sq.yds. and 100 yds., ground coverage-max. 75% ensuring the minimum 15=0" front setback and FAR 120 maximum
- iii) plot size-134, 165 and 200 sq.yds. front setback minimum 15' ground coverage-max. 60% FAR- maximum 120.
- iv) No basement or mezzanine floor in any of the category and , if part of the basement is to be constructed, be counted as part of the maximum permissible FAR

4. The Associations of Block D-1, D-2, D-3-E&W have submitted a sketch plan for the plot allotted to them i.e. 92 sq.yds., 100 sq.yds., 134 & 165 sq.yds. and have requested for that 100% ground coverage

(without basement, mezzanine floor and first floor be allotted to them)

5. Considering the size of plots allotted and nature of work i.e. storage of heavy machinery scraps in bulk items which could not be stored in building, more coverage on ground in excess may be examined. Therefore, the matter has been re-examined with the following details :

Plot sizes	T.C. recommended in its meeting on 11.12.86	Proposal
92 sq.yds	Front set back-15' Ground Coverage - 75% FAR - 120	Front set back - Nil Ground coverage-100% FAR - 100
100 sq.yds	Front set back-15' Ground coverage-75% FAR - 120	Front set back - nil Ground coverage-100% FAR - 100
134 sq.yds.	Front setback-15' gd.coverage-60% FAR-120	Front setback-10' Ground Coverage-rest be covered FAR 100
165 sq.yds.	Front setback-15' Ground coverage-60% FAR 100	Front setback 0'-0" Ground coverage Rest be covered FAR 100

- i) No basement or mezzanine in any case
- ii) Arrangement of manhole is to be provided inside the plot
- iii) Wherever 100% coverage is applicable, arrangement has to be made for proper exit without having hindrance on the public street.

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

Sub:-Alternative site for cremation ground in lieu of the existing near Nehru Place, District Centre.

HUPA/SAP.52/DCA/89/6296

In one of the meetings taken by the VC, it was decided to find a suitable site to resite the existing cremation ground near Nehru Place District Centre. A joint site inspection was fixed on 28.8.89 by Senior Architect (SE) with S.E.

Circle XVI. A site was identified on the 150' Master Plan Road leading to Okhla Industrial Area to the North of Punj & Sons Factory and the same is marked 'A' on the plan.

2 The case has been examined in the planning Wing. The site proposed forms a part of the residential area of MOR pocket no.58, out of which some plots were auctioned. Keeping in view the scheme 60 mtrs. distance has been kept from the road from Kalkaji extension plan for pocket no. 49. The proposed site is measuring 61 mtrs. X 100 mtrs, i.e. 0.61 HA (1.50 acres) and the same is marked on the plan 'B'. It is suggested that thick green buffer would be created from all the sites so that this site is segregated from other urban use and a visual obstruction.

3. The case is placed for consideration of Technical Committee.

Sub:-Allotment of shops/stalls to physically handicapped persons.

F.1(163)/87-Inpl.

In DDA we have a quota of 5% for allotment of shops/stalls to the physically handicapped persons. This quota is utilised by way of periodical draws held, from amongst the applicants of this category. we have made a complete assessment of the shops/stalls allotted to the physically handicapped persons since 1980-81 upto date. This shows that against 176 shops/stalls, so far we have made allotment of 205 shops/stalls either by draw or by discretionary quota of the Chairman/L.G. Delhi. Besides, 15 shops/stalls have been allotted by the Chairman out of the discretionary powers from April 1989 till to date. 38 shops/stalls can be added in the quota for 1989-90. Therefore, we have exceeded the 5% quota as on today by 6shops/stalls .

As per policy we have been sending the applications of physically handicapped persons to the Social Welfare Department Delhi Administration except the cases where the VC/L.G. recommended for out of turn allotment. As on today we have 231 applicants, indicating the percentage of handicappedness alongwith other particulars. These applications is that the Social Welfare Department. Our experience is that the Social Welfare Department sleeps over these applications for month/years together without any firm action. We have also discussed with the Director Social Welfare.

The procedure adopted by the Social Welfare Department for allotment of shops/stalls by them is only by draw of lots, vis-a- vis the number of kiosks constructed by them. There is no quota or discretion for out of turn allotment by the L.G. Delhi.

The above analysis indicates that in DDA excess number of shops and stalls are allotted every year to the physically handicapped category, mostly through out of turn allotment. As our experience shows that during the last 6 years the draw of lots could not be held due to the following two reasons:-

- i. Lukewarm response from the Social Welfare Department.
- ii. A large number of out of turn allotment through the discretionary powers of the Chairman/L.G.

On account of the prevailing situation in DDA pressure from the physically handicapped persons/ groups is mounting every day for more and more allotment, mainly through out of turn allotment basis. As on today around 30 more applications of physically handicapped persons are pending with us where the VC/LG has desired/ordered for draw.

DDA has a limited quota to achieve social welfare objectives by way of such allotments to physically handicapped persons, SC/ST Freedom Fighters, Ex-servicemen, War Widows, Land acquired Cases etc, and the total quota of the above categories comes out of 4%. In fact this percentage many a time exceeds due to allotment to the other compassionate and hard grounds cases by the discretionary powers of the Chairman/L.G.. It is felt that this should be considered more than enough if DDA's financial and commercial prospects are to be taken care of. However, keeping in view the latest policy of the Govt. of India to provide physically handicapped persons with all assistance, it is proposed that we may consider construction of additional 500 kiosks as a special measure in our different commercial and residential schemes for allotment to this category, on the following conditions:

- i. The applicants must be Delhi based at least for 5 years.
- ii. Physically/Mental handicappedness should be 50% and above.
- iii. The applicants must have some tangible source of income in order to meet the cost of the kiosk/stall.
- iv. The medical certificate must be from a Government Hospital of Delhi.
- v. The applicant must have a ration card of Delhi.

The views of the Commissioner(Plg.) have been obtained. He was of the opinion that there are no specific locations indicated for the purpose in the layout plans, however,

it is suggested that some of the convenient shopping centres in the resettlement colonies could be taken up exclusively for kiosks or alternatively in each of community centre in the resettlement colonies 15 to 20 kiosks be provided.

It is further proposed in addition, that we are going to celebrate the birth centenary of pt. Jawahar Lal Nehru on 14th November, 1989. Keeping in view the special feelings of the late Panditji towards the down trodden and the physically handicapped persons, we may specifically earmark 100 kiosks/stalls indicating the 100th birth day of Pandit Jawahar Lal Nehru for this category if approved.

The above proposal is, therefore, placed before the Technical Committee for consideration.



Subject:- Acquisition of about 3.39 acre of land in the village Burari for extension of spurs at RDII, 600, 12, 200, 11, 900 M.  
File No. F.14(30/89/CRC/DDA.

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We have received a PUC from the Chief Engineer (Irrigation & Flood), Delhi Admn. vide CEF/SW/T-7/FC-VI/88-89\$14251-57 dated 30.6.89 on the subject cited above for approval.

The proposed extension of the spurs in the village Burari is transferred on the Survey of India Sheet (1,10,000 scale) plan laid on table. The purpose of the proposed extension of spurs as indicated by the A.E. (Irrigation & Flood) is to break the erosion of the right marginal bund along the river Yamuna. It was noted during the floods of Sept., 88 that a lot of erosion had taken place on the right bank river Yamuna in the reach where the extension of spur is under consideration. The active river course in this reach is about 200 mt. away and in order to restrict the river. It is proposed to extend the existing spure about 70 mt. in length to a length of about 200 mt.

The case has been examined in the PPW and our observations are as given below:-

- (i) The proposed extension of the spures as shown on the plan is outside the proposed urban limits Delhi-2001 and falls within the river bed area/rural use zone. As desired by Chief Engineer (Irrigation & Flood), an area of 3.39 acre in the Revenue Estate of Village Burari is required to be acquired under the Emergency Clause of the Land Acquisition Act. It is also indicated that the land requirement is the minimum and is absolutely necessary for the work under consideration.

With these observations, the case may be considered by the Technical Committee of DDA for issuing a No Objection from the planning point of view to this proposal.

Item No. 233

- 8 -

Sub: Regarding construction of a missing link on the road from Ranikhera to Chevra Bawana road in Rural Delhi. File No. F 3(28)/89/M.P.

1. Land & Estates Deptt. of MCD vide their letter no. DA/RZ/L&E/2740 dated 29.8.89 had submitted a proposal regarding the subject cited above.
2. The case has been examined in PPW and our observations are given as below :
  - i) The proposed missing link of the road under reference as shown on the copy of the plan laid on the table, falls within the urban extension phase IV as per the draft MPDPerspective 2001.
  - ii) In the draft structure plan of urban extension prepared by PPW and submitted to the Govt, a heirarchy of the Master Plan road have been proposed. The road under consideration has not been identified as the Master Plan road in this plan.
  - iii) The road under consideration is existing upto the culvert from the village Ranikhera. Only a part of this road (about 212 mt.) for which MCD has submitted a proposal is to be considered. This missing link would provide a connection to the existing Chevra Bawana road, proposed for upgradation in the draft MPD perspective 2001
  - iv) No detailed layout plan for sectors in urban extension have been prepared by DDA pending the approval of the draft Master Plan for Delhi perspective 2001 by the Govt. Hence it is not possible to envisage that the proposed road can be considered as one of the sector road.
3. In view of these observations, it is suggested that we may consider a policy of allowing construction of roads outside the proposed urban extension, whereas for cases within the proposed urban extension the clearance for construction of roads may be discouraged. This is mainly with a view to discourage unauthorised development in the urban extension and enhance possi-

construction of new roads in rural Delhi shall be examined by DDA with regard to proposal of draft MPD perspective 2001 and the road linkages with the existing urban area and the growth centres.

4. The case is placed before the Technical Committee for consideration of a policy decision (para 3) to consider the present case, providing the missing link between the village Ranikhara to Chevra Bawana road as given in para 2 above.

Sub:- Layout plan of Harijan Colony in Tihar village (G-8 area).

F.20(2)/88-MP.

This is regarding carving out of residential plots for allotment to 170 harijan families in Harijan Colony on the land located in the South East of village Tihar in G-8 area.

2. The land is acquired by Harijan Welfare Board, Delhi Admn. and is presently vacant. The land use of the site under reference as per Draft Zonal plan/MPD-62/DP-2001 is Distt. park and green. It was discussed in the Technical Committee meeting held on 29.4.88 and was decided that site be inspected with a representative of Social Welfare Board, Commr.(Plg.) Addl. Commr(Lands) Director(CP), Director(POW) and Director(DC&P).

3. Accordingly site was inspected on 16.5.89 and it was decided that 85 plots of 80 Sq. yds, be readjusted keeping in view earlier plan, so that plots could be made available to the eligible persons. The site occupied by the unauthorised encroachers be got vacated after ascertaining the land status and the plots be carved out in the area which is in the proximity of the village.

Further, it was considered that if it is not possible to get the land vacated from unauthorised encroachers in the form of factories then shamlat land/waqf land be utilised for the provision of Harijan plots commr(Land) ascertain and marked such lands, which is shown on the plan(Placed on table).

4. Layout plan was prepared and was discussed in the internal meeting with Commr.(Plg.) on 6.9.88 and it was decided that minimum width of road be kept as 9 m.

Accordingly layout plan has been modified with 87 plots having rest to be 66.00 sq. mtrs. The break up of the area of the scheme is as under:

Total area of the scheme	:	1.33 Ha (133.63 sq. mt.)	100%
Area under Residential	:	0.5909 (Ha) (5909.25")	44.22%
O.C.F.	:	0.0319 Ha. (319.0 sq. mt.)	2.39%
Convenient shopping		0.0453 Ha. (453.75 sq. mt)	3.40%
Elec. sub station		0.028 ha. (281.25 sq. mt.)	2.10%
Park & Tot lots R		0.0925 ha. (925.0 sq. mt.)	6.92%
Roads		0.523 ha. (5231 sq. mt.)	39.15%
Religious Instns.		0.024 hect. (243.37 sq. mt)	1.82%

5. The case is placed before the Technical Committee for:

- Approval of the plan and
- change of land use from District park to residential.

Sub:-Regarding No Objection Certificate from National Airports Authority.

F.3(46)/87-MP.

The Director of Aerodroms vide letter dated 4.10.88 (Appendix 'A' P-9/C) pointed out that the structures upto 48' are being cleared without obtaining clearance from their office. He further pointed out in his letter dated 12.9.89 (appendix-B P-94/C) that such clearances given upto 48' by Building Section, DDA without obtaining NOC is fraught with dangerous implications and hazardous to aircraft operations.

2. The Technical Committee of the Authority in its meeting held on 26.4.88 discussed the issues related to construction of structures with respect to potential hazard for civil aviation and the following points emerged (Appendix-C) P-67/C).

- i. The National Airport Authority shall be consulted at the level of preparation of development plan for receiving general comments.
- ii. NOC at the project level be obtained by the concerned department making schemes giving details as required by the National Airport Authority from the reference point.
- iii. High rise building be cleared subject to NOC from National Airport Authority as in (ii) above.
- iv. Papankala project be got cleared.
- v. National Airport Authority be requested to clear the project within 15 days which will be submitted in a format to be worked out on the basis of the guidelines.
- vi. For submitting the project to NAP Survey of India may or guide map of Delhi, may be used as the base.

3. Subsequently, the Director of Aerodroms, N.A.A. vide letter dated 12.9.89 (Appendix 'D') P-95/C.) informed that the permissible heights are calculated for individual building and not for the complete projects and earth Blanket basis.

4. The clearance given by Director of Aerodromes, NAA (Appendix 'E' P-96/C) is given for a period of 2 years
5. It is observed from the minutes of the Technical Committee para-II above that clearance from NAA is to be obtained at the project level by the concerned department making the scheme. This could be applicable to the scheme which are yet to be implemented whereas in case of the projects /schemes which have already been executed or under execution the guidelines w.r.t. clearance from N.A.A. is not indicated. As per the prevailing practice for high rise schemes i.e. more than 15 metres, NOC from MAA is required to be submitted. This clearance is not required for the low rise buildings i.e. upto 15M . In order to save time while releasing high rise schemes the sanction is accorded with a condition that no construction beyond 15m should be executed without obtaining NOC from NAA. This arrangement has the approval of V.C.,DDA. Again before issue of the completion certificate for high scheme NOC from NAA is required since the NOC issued by NAA is valid only for two years. and generally secondly the M/s projects are not completed within this period.
6. In view of above, following points are submitted for the consideration of the Technical Committee;
  - i. Clearance at the project level for a particular project will be obtained by the concerned department/section formulating the project and the permissible height levels for different pockets of areas shall be obtained from N.A.A.
  - ii. Clearance from N.A.A. height upto 15 mtrs. will not be required.
  - iii. Maximum height clearance given by NAA for one building in a pocket of a scheme will be treated the maximum permissible height for all other buildings located in that pocket/scheme. All buildings proposed constructed beyond the permitted height will need clearance from N.A.A. at the time of sanction of the scheme

- iv. Clearnace will not be required at the time of completion in case height of building/buildings is within the permitted height by N.A.A. at the time of santtion.



Appendix 'A' to Item No.235

A1

G. LAKKA  
DIRECTOR OF AERODROMES

4.10.88

DEAR SH. GUPTA,

Kindly refer to this office letter no.0-27/NOC/Gen 337 dated the 27th April, 1985 and the minutes of the meeting circulated vide your office letter no.F.3(46)/87-MP PT/610 dated the 19th May, 1988. I am constrained to point out that the understanding reached after the deliration is being violated. It was pointed out to you vide our above quoted letter that Dy. Director (Bldg.) is clearing the structure upto 48, without obtaining an NOC from this office. This office had taken up the matter with him vide this office letter no.0-27 /NOC/GEN/3003 dated the 11th July, 1988 (copy enclosed) to ensure obtaining of NOC from this office irrespective of height. It appears that he has not taken any cognigence of the minutes of the meeting and he continues to clear the project upto 48 feet. I would request you to instrtuct him to implement the minutes of the meeting in letter and sprit.

Yours faithfully,  
SD/-

(G. LAKHA)

Sh. S.C. Gupta,  
Director(DC&P)  
DDA, VikasMinar,  
New Delhi.

G. LAKRA  
DIRECTOR OF AERODROMES

12.9.89

Dear Sh. Bains,

I take this opportunity of inviting your kind attention to the fact that adequate attention has not been paid to the mandatory provisions contained in the Govt. of India notification No.988 dated 5th January, 1988 issued by M/O Tourism and Civil Aviation which envisages that no building or structure higher than the height specified shall be constructed within 20km. from Aerodrome reference point. The matter was taken up with Sh. S.C. Gupta, Director(DC&P) and a meeting was held between the DDA officials and the representative of this Department. The minutes were circulated vide your office letter no.F-3(46)/87-MP PY/10 dated 19th May, 1988. In this connection it is learnt with dismay that the understanding reached after the deliberations is being violated by Dy. Director(Bldg.) and structures upto 48 ft. are cleared by DDA without NOC from this office. The matter was taken up with sh. S.C. Gupta vide this office D.O. No.0-27/NOC/Gen/377 dated 27th April, 1988 and also with Dy. Director(Bldg.) vide this office letter no.0-27/NOC/Gen/3013 dated 11th July, 1988 to ensure obtaining of NOC from this office irrespective of height and in compliance of the minutes of the meeting referred to above. It appears that no cognizance has been taken of the minutes of the meeting and the projects continue to be cleared up to 48 ft. by DDA without obtaining NOC. This is fraught with dangerous implications and is hazardous to aircraft operations. I will request you to issue suitable instructions to the concerned officers to implement the minutes of the meeting in letter and spirit. I may also request you to arrange a meeting between representative of this Department and DDA to sort out all lurking doubts.

Yours faithfully,

sd/-

Sh. K.S. Bains,  
Vice Chairman,  
Vikas Minar,  
New Delhi.

N.O.C.

1. Endorsed to Sh.S.C. Gupta, Director(DC&P) DDA, Vikas Minar. N. Delhi.
2. Sh.P.C. Jain, Joint Director(Bldg.) DDA Centre, C-I Block, IInd Floor Vikas Sadan, INA Colony, N. Delhi.

Appendix 'C' to Item No.235

C<sub>1</sub>

DELHI DEVELOPMENT AUTHORITY  
(MASTER PLAN SECTION)

F.3(46)/87-MP

Date: 17.5.88

Sub:-Construction of structures/potential Hazard  
to Aviation.

...

A meeting was held in the conference Hall, Vikas  
Minar, New Delhi, under the Chairmanship of Commissioner  
planning DDA at 10.3.0 A.M. on 26.4.88. A copy of the  
minutes is attached for information and necessary  
action.

(G.P.RASTOGI)  
DY. DIRECTOR(MP)

Copy to:-

1. All concerned (by name as per list).
2. OSD to v.C. for information of the later.
3. Jt. Director Building.

Appendix 'D' to Item No:235

D1

Ref:0-27/NOC/Gen./5938

12.9.89

To

Sh. P.C. Jain,  
Joint Director(Bldg.),  
Vikas Sadan,  
DDA, C-I Block,  
IInd floor,  
INA Colony,  
New Delhi.

Reference is invited to your letter no.F.23(7)/87/  
Bldg. dated 20th June,1989. In this connection it is  
intimated that the permissible heights are calculated  
for individual buildings and not for the complete projects  
on Carta Blanket basis. The cases are examined for  
height clearance on individual basis irrespective of the  
location of the site. The height applied for by the  
party is examined from all parameters and clearance issued  
if it is within permissible limit. The heights are res-  
tricted if they constitute an obstruction to aircraft  
operations. There is no ambiguity what so ever for issuing  
clearance for various heights within same locality. The  
height asked for is examined and clearance for a higher  
cannot be given unless asked for and if permissible. In  
the NOC cases mentioned in you above quota letters the p  
parties had failed to take the plinth height into  
account while submitting their applications for height  
clearance. However, fresh NOC clearance have been issued  
to the parties who have applied for an extended height  
clearance.

(G. B. SINGH)  
FOR REGIONAL CONTROLLER OF AERODROMES  
I.G.I. AIRPORT:PALAM:NEW DELHI.

Sub:-Change of land use of land bearing khasara no.218/8/2, 219/2 and 220/2 located in village Sadhora Kalan zone H-I,

F.14(69)-69-L

Land measuring about 7 bighas 10 biswas belonging to Nazar Kaur Surane Charitable Trust, where an Eye Hospital (in part of the land) is being run for the last 12 years bearing khasara no.218/8/2, 219/2 and 220/2 located in village sadhora kalan (Gulabi Bagh area, zone H-I) stands acquired vide a ward no.155 dated 4.4.63 but due to existence of buildings physical possession of the acquired land could not be taken over the LAC. Nor it is possible to take possession of the land under reference as there is a directive from supreme Court not to demolish the structure of the hospital.

2. Land & Bldg. Department on their request has already been informed for de-notification of the land from acquisition under section 48 of land Acquisition Act, 1894 subject to the clearance from planning Department.

3. The case is examined by planning cell and the comments are given as under:-

- i. The site does not encroach upon the zonal plan road of 80' R/W and the land in question does not fall in the Dev. Area of DDA.
- ii. The area under reference is located in zone H-I and the site falls in the area earmarked for recreational use as per MPD-1962/Zonal Plan. (district park, playgrounds and open spaces). While as per PDP-2001 (pending with the Central Government for the approval) the land use of the site area has been shown as residential.
- iii. From the perusal of the plan submitted by the Trust (laid on the table) it is noted that out of total area of about 8812.81 sq. yds. is being utilised for hospital purposes while the balance land is being utilised for the activities of storage and warehousing.

4. As per MPD-1962 the activities being undertaken by the trust (Hospital and warehousing) are not permissible till the change of land use is approved by the Central Government.

PDP-2001 has recommended hospital upto 200 beds in residential use zone under special appeal and as also indicated the following standards be followed for hospital sites.

Type of hospital	No. of beds	Area in hect.
General Hospital	500	6.0
Intermediate Hospital(A)	200	3.67
Intermediate hospital(B)	80	1.0
Poly clinic with some observation beds.	-	.20 to .34
Nursing Home/Child welfare Maternity centre.	-	- do -
Dispensary	-	0.08 to 0.12

5. The case was placed before the Technical Committee in its meeting held on dated 3.2.89 and it was observed that in the master plan, the land use, this plot is green and the land stands acquired. As such it was decided that the land use should not be changed from the 'recreational use'.

6. The decision of the Technical Committee was sent to the the applicant vide our of even no. dated 13.6.89. The Executive Member of the Nazar Kanwar Surana Memorial Eye Hospital has again represented for a No Objection Certificate vide letter dated 20.6.89 and 11.9.89 and submitted that:-

- a. No opportunity has been given to explain the case before the Technical Committee.
- b. The surroundings area stands already utilised by other institution like Gurudawara, school(Ram Roop Vidya Mandir), Temple(Paranath Jai Temple) etc. conversion of the area as green may not be practical proposition.

- (c) Due to the development in the surrounding area no purpose will be achieved by demolishing 15 years old hospital existing at site.
- (d) As per PDP-2001 the land use has been earmarked for 'residential' use and hospital upto 200 beds is allowed.
7. The case was submitted to V.C.DDA was desired to know: "Is some other hospital running nearby. Do we give change to individuals to appear before the Technical Committee.

The site was visited and it was observed that close to the Nazar Kanwar Surana Memorial Eye Hospital, a chest clinic and Maternity centre of MCD is existing. Also in about 3-4 km. distance, Sunderlal Jain hospital (Charitable) to whom the land has been allotted by DDA in wazir pur ph-II and another health centre namely jeevodaya in the community centre Ashok Vihar phase-I are also existing. Apart there are a nursing homes/ charitable hospitals in Roop Nagar in about a radius of 3-4 kms. (drg. showing the site of nearby hospital/health centre is enclosed).

Further in the zonal Development plan for zone H-I a site for community centre on 100' right of way has been proposed. This site is close to the Nazar Kanwar Surana Memorial Eye Hospital. In the community centre as per MPD.-62 a provision for health centre has been made and therefore, with the development of the community centre, the health centre would be another facility close to the instant case.

9. The above facts are placed before the Technical Committee for its consideration.

Sub:- Change of land use from 'Green' to 'Tourist Complex' at Saidulazaib south of Saket.

F.20(12)/86-MP.

A request for development of Tourist Complex at Saidulazaib south of Saket has been received from Department of Tourism, Delhi Administration on the land measuring 20.5 acres. The change of land use was discussed in the Technical Committee meeting held on 22.11.88 and it was observed that the 'land which has already been required by the Delhi Administration for their tourist complex near Saidulazaib village south of Saket does not have a proper approach road. It was observed that DDA has acquired about 200 acres of land in the vicinity and decided that the department of Tourism Delhi Administration should submit details of land giving khasra no.etc. and marked it on survey of India sheet, so that the case be examined for preparation of comprehensive plan of the land required and the land proposed by Department of Tourism for consideration of Tourist complex. The site should be visited by Commissioner(Plg.) with the officers of Tourism complex, Director(DC&P) and Director(PPW).

2. The site was accordingly inspected by E.M., representatives of Delhi Tourism Department S/Sh. Tyagi and Pradip Ahluwalia, Director(DC&P) and Director(PPB) from DDA and it was observed that, this being a chunk of rocky land should be properly developed/landscapped by Delhi Admn. by Urban Development Corporation to avoid unauthorised construction at site. At site boundary wall has been constructed and the site is undulating and full of big rocks. No approach road to the site is available. However, in between the unauthorised construction which are coming



up in the vicinity the land is left for construction of a road as an approach road to site. Taking into consideration the site condition it was considered that the imaginative design approach can make this area attractive

3. The case was again discussed in the sub-Technical Committee meeting held on 7.4.89 and it was agreed that the land can be utilised for the 'Recreational activities' to curtail encroachments and landscaping should become dominant feature.

A meeting was also held with VC, DDA, chairman, DTDC commissioner (Plg.) on 13.7.89 and it was decided that activities envisaged by DTDC cannot be permitted in the agricultural green/recreational area. It was desired to discuss the case for change of land use from green to tourist complex. The case was discussed in the Technical Committee meeting held on 24.7.89. The chairman Delhi Tourism Development Corporation explained that out of 25 acres of land, the built up area required is about 5.8 hect. The Technical Committee noted that the percentage of the built up area is very high which can not be more than 20 to 25% of the plot area. All parking should be provided within this scheme and the rest of the area should be properly landscaped. It was decided that the consultant should modify the scheme which should be discussed in the next meeting of the Technical Committee wherein the consultant may also be invited to explain the proposal

4. A proposal has now been received from Delhi Tourism Development Corporation curtailing the proposal of construction to 10% in 2 acres area as per the details given in annexure-I.

5. The revised proposal is placed again before the Technical Committee for change of land use from 'Green' to Tourist Complex.

Appendix 'E' to Item No. 237  
E1

BREAK UP OF THE COVERED AREA FOR TOURIST COMPLEX  
AT SAIDULAJAIB

<u>Area to be covered</u>		<u>Ground coverage</u>	
Central Common area	11693	10000	
6 Havelies	75414+ 3	<u>25000</u>	
		35000	=4000
			<u>9 = sq. yds.</u>
Amphitheatre	14400	15900	=1800
Hall	1500	<u>9</u>	sq. yds.
25 Artisian cottage	12500	<u>12500</u>	= 1400
500 sq. ft.		9	sq. yds.
Handicrafts Emporium	20000 + 2	<u>10000</u>	=1100
		9	sq. yds.
Cuisins of India	12000	<u>12000</u>	=1400
		9	sq. yds.
Sports Club Complex.	9000	<u>9000</u>	=1000
		9	sq. yds.
			<u>10700 sq. yds.</u>
			<u>= 2 acres plus.</u>

Sub:- Planning of Jasola Area.

F. 20(19)/89-MP.

Planning for the area falling towards north of village Jasola was discussed in the Screening Committee meeting on 22.8.89. The Screening Committee was recommended that part of the area earmarked for sewage treatment plant and its extension may be used for residential purposes and accordingly may be processed for change of land use. On reference to JD(Narela) an area measuring 25.9 hect. which is shown as a part of sewage treatment plant in MPD-62/ notified zonal plan as well as draft PDP-2001 and also the development plan for zone F-7(Pt.) and F-9 and therefore, the change of land use will have to be processed from 'public and Semi Public facilities(to be utilised STP)' to 'Residential' to be developed at the gross residential density of 450 persons per hect. The description of the proposed change of land use are given as under:-

DESCRIPTION:! An area measuring 25.9 hect. in zone F-7 bounded by the existing sewage treatment plant in the west Master Plan green in the north, existing agra canal in the east and village Jasola in the south.

2. The matter is placed for the Technical Committee for consideration.

Sub: Laying of 2 Nos. 33 KV 3x300 sq. m. U/G XLPE cable alongwith 10x2.5 sq. m. pilot wire cable by lopp in and loop out of the existing cables between Okhla and Nehru place for providing feed to proposed 33 KV S/ Stn. at East of Kailash.  
PA/DD/T-II/PPW/89/D-31.....

This reference is come from DESU vide letter No. XEN (Plg.I)/2/421/504 dated 24th Oct., 1989 addressed to Jt. Director(T)PPW, DDA for the probition of 33 KV S/Stn. at East of Kailash.

1. The above S/Stn. is necessiated to meet the growing power demand of the area along East of Kailash and also for the reliability and continuity of power supplied, to the area around vicinity of East of Kailash. In this regard DDA has already allotted a piece of land of East of Kailash for establishing a 33 KV S/Stn. Necessary scheme for establishment of the sub/stn. has already been issued.
2. It is revealed from the above PUC and from the enclosed drawing that DESU intend to lay two numbers of 33 KV U/G cable along with 10x2.5 sq.mm. Pilot Cable for looping in and out the cables between Okhla and Nehru place.
3. It is also revealed from the drawing that there is also a 33 KV U/G cable line exists from Nehru place S/Stn. to Dkhla 220/33/ KV S/Stn. alignment and it is proposed that the new cable line connect with existing line near green land at the connection of Mathura Rd. at the intersection of Mathura Road and the road leading the Okhla.
4. However, the route of the entire new cable line will be U/G abd it will be laid below the existing footpath along with Pilot Cable. In this regard DESU has requested for the approval of the above said route alignment as it being underground.

5. Observations;

From the enclosed drawing it reveals that the proposed new line will connect the existing underground cable line which is running from Nehru Place to Okhla diagonally. In this case it may be suggested that instead of connecting diagonally it is better to connect it perpendicularly with the existing line as indicated in the drawing (blue colour).

6. This case is placed before the Technical Committee for the consideration.

- a. The U/G 2 Nos. of 33 KV U/G cable line shall be laid along the existing U/G cable line (33 KV O/H lines).
- b. The U/G cable line shall be adjusted with 2 mtrs. from the boundaries or within the footpath whichever is less.
- c. Junction boxes etc. if any to be provided at the ground level, shall be within 1 mts. from the plot line.

DELHI DEVELOPMENT AUTHORITY  
(MASTER PLAN SECTION)

Supplementary agenda for the meeting of Technical Committee to be held on Monday, the 27th November, 1989 at 10.00 A.M. in the conference Room of Delhi Development Authority, B-Block, Vikas Sadan, I.N.A. New Delhi.

<u>Sl.No.</u>	<u>Item No.</u>	<u>Subject</u>	<u>page</u>
12.	240	Route alignment of proposed 220 KV double circuit transmission line samaypur (Ballabgarh) to Mehrauli (Delhi Portion). F.6(4)/89-MP.	1 to 2
13.	241	Allotment of land for church to Delhi catholic Archdiocese in Mayur vihar area . F.9(126)80-Inslt.	3
14.	242	Proposed layout plan for facility centre no.30 in sa ket the area between Modi Hospital and M.P. green. PA/DD(Design)89/157.	4

15. 243 Additional F.A.R. in case of existing built-up Hotels in Delhi. 5 to 6.  
F20(4)/83-MP

16. 244 Structure plan stage-I  
Papankala sub-city (Dwarka) (Laid on Table)

Sub: -Route alignment of proposed 220 KV double circuit transmission line Samaypur (Ballabgarh) to Mehrauli (Delhi portion).

F.6(4)/89-MP.

This case was earlier discussed in the Technical Committee meeting held on 25.9.89 as item no.189. Technical committee decided the case be put up in the next meeting of the Technical Committee with the details of the earlier approved route alignment of 400 KV lines.

Technical committee also desired that detail study carried out by DESU while proposing the route alignment be also submitted to DDA.

2. DESU vide their letter no. SE(400KV)II/205 dated 9.11.89 have furnished additional information indicating 220 KV route under consideration of DESU marked on survey of India sheet. It is also submitted by them that the proposed route alignment is technically feasible based on preliminary surveys. The width of the 220 KV corridor is indicated to be 46 mtrs. and height of tower to be approximately 35 mtr. They have also indicated in their letter that the neither the alignment along NH-I nor laying 220 KV underground cables in Mehrauli area is feasible. They have requested for No Objection for the proposed route marked on the map laid on the table.

3. It may be noted in the drawing that a 400 KV line from Ballabgarh to proposed 400 KV sub station Bamanlbi was earlier approved by the Technical Committee in its meeting held on 25.8.87 as agenda item no.12(file no. F.6(8)/87-MP considering the observation raised earlier in the technical committee and the information furnished by DESU following is proposed for consideration of the Technical Committee.

- i. It is felt that the 400/220 KV sub station proposed at Bamanloi be developed by BESU first and the proposed 220 KV line from Bahadurgarh be connected to Bamanloi sub station rather than connecting the same to the existing 220 KV sub-station at Mehrauli. This will help in maintaining the character of heritage zone as well as prevent restrictions on areas to be developed in future.
- ii. After examining all the other options if it is still felt that the 220 KV tower line from Ballabhgarh is to be connected to Mehrauli Electric sub-station, it would be desirable that the route alignment is taken along some definite route (village road) rather than taking shortest distance. The exact location of the tower would also have to be shown to DDA.
- iii. If the proposed 220 KV tower line is connected with Mehrauli sub station clearances from DUAC, Archaeological Survey of India, Civil Aviation authority and Ministry of Environment would have to be taken before taking up any physical work at site.
4. The case is put up for consideration of the Technical Committee with regard to para 3 above.



Sub :- Allotment of land for Church to Delhi Catholic Archdiocese in Mayur Vihar area.

Ref :- File No. F.9(126)80/Instl.  
.....

Initially DDA had allotted land for the Church in 1970 at Kalyan Puri. However, later on DDA constructed Janta Housing there; with the land to Church Authorities could not be handed over. Thereafter, a number of sites in the nearby areas were proposed, but the same were not accepted by the Church Authorities. Lastly a plot measuring 418 sq.mt. was proposed in religious/socio-cultural complex in Mayur Vihar. This site has also not been accepted by the Church Authorities.

2. Since the first site allotted to Church Authorities was utilised by DDA for construction of Janta Housing, a meeting was arranged where amongst others Commr.(Housing) and representatives of Church Authority were present. After detailed discussion and as per the D.O. letter of Mr. E. Gonsalves, Director, India International Centre to the VC, DDA, it was desired that possibility of proposing site opposite Sanjay Lake near Block No. 13 & 25 of Trilok Puri be explored.

3. This site under reference is earmarked for recreational purposes in the modified PDP-2001. There are also a number of trees at site, apart from some structures like pumping station of MCD etc. Therefore, before making any proposal;

i) site position was got checked; ii) alignment plan and junction design of proposed 30 mt. wide Kotla Road were co-examined and iii) possibility or equivalent institutional area that can be converted into recreational use were explored.

4. Commr.(Lands) has also informed that apart from the church site, 3 more religious sites are to be provided. Also a separate E.S.S. would be required to feed such sites. Therefore, a proposal has been made for carving out a few religious sites, including an E.S.S. site, in the pockets where there are comparatively less number of trees, to meet the needs of various community groups.

Also more than the double institutional, area has been proposed for conversion into 'recreational use'(Plan laid on table) The area of group of religious sites and E.S.S. is 1455.5 sq. mtr. whereas area of institutional use proposed to be converted into recreational area is 3000 sq.mtrs.

5. The proposal is submitted for consideration of Technical Committee.

Sub : Proposed layout plan for Facility Centre No.30 in Saket (the area between Modi Hospital and Master Plan green).

----- PA/DD (Design) 89/157

Draft PDP-2001 has recommended an area measuring 5.2 HA located to the west of Modi Hospital for facility Centre No.30. According to this 2 Intermediate Hospitals 'B' and 2 Nursing Homes. In the MPD-62, the entire pocket comprising of Modi Hospital and FC-30 were shown for Hospital use.

2. The proposed site is located in Zone F-16 (Saket area) and is abutting 30 mtrs. wide Master Plan road. The available area is 4.8 HA based on the physical surveys. It will be desirable to mention here that 2 more Facility Centres have been recommended in the closed proximity i.e. FC-29 for Geetanzali and FC-31 in Seikh Sarai, almost within 1-1/2 k.m. distance from FC-30.

3. Conceptual design for FC-30 & FC-31 were prepared and discussed in the Planning Coordination Committee Meeting. Considering the Master Plan green area to the west of FC-30 being developed as a Sports Complex, existing hospital facilities and the proposals covered in FC-29 & 31, it was decided that the area under FC-30 would be most suitable to be developed as a cultural as would serve as a nerve centre to South Delhi by integrating the same with the Sports Complex. The plans for sports complex have already been approved by the Vice-Chairman and according to which a portion of FC-30 has also been utilised leaving the resultant area only about 3.9 HA. A conceptual plan has therefore been prepared and placed on the table for consideration of the Technical Committee.

4. Two separate references have been received from the Institutional Branch, conveying the approval of the D.G. to allot sites to 2 hospitals in the area adjacent to Modi Hospital and which is now being considered for Cultural Complex. The areas recommended are 2.5 and 2.0 acres respectively. During processing it was desired that the hospitals may be proposed 31 only and the Cultural Complex should not be disturbed in the largest interest of Society.

The case is submitted to Technical Committee for Consideration.

ITEM NO. 243

Sub: Additional FAR in case of existing built-up  
Hotels, in Delhi.  
(F.20(4)/83-MP)

Hotel sites are located in the areas earmarked for General Business Distt. Centres, Sub-District Centres and Community Centres and on sites specifically shown for this use in the Master Plan. FAR on these sites are taken on the basis of the overall FAR of such centres prescribed in the Master Plan. On isolated sites, 150 FAR is applicable. However, the Hotels, Boarding Houses, Guest Houses, Lodging Houses and Motels (Building Standards) Regulations, 1977 provide maximum 200 FAR for sites located in the vicinity of green areas. PDP-2001 provides maximum FAR 150. that

2. Department of Tourism is emphasising/to augment hotel accommodation in the Union Territory of Delhi, the Authority should consider the increase in FAR on the existing hotels subject to that such increase in FAR could be utilised for providing additional rooms and not to increase the banquet and other facilities. In this connection, a meeting was held in the room of V.C., DDA on 25.7.89 which was attended by Director General of Tourism and Addl. Director General of Tourism, Govt. of India, Finance Member and other officers of DDA. Amongst other things, the issue pertaining to additional FAR to existing 5-Star hotel sites was also raised by the Director General of Tourism. Extract of discussion on this item is given at Appendix 'A'. These proposals were also submitted to the Hon. Lt. Governor of Delhi who is also in favour of considering the additional FAR on existing 5-Star hotels as it will provide the hotel room accommodations without involving much infra-structure.

3. Again, a letter has been received from the Director General of Tourism bearing No.12-TH.I(16)/88 dated 30.10.89 (APPENDIX 'B') wherein he has endorsed a copy of the letter No.FSI.1184/4229-UDI dated 21.11.84 from the Urban Development Bombay, Govt. of Maharashtra. In this letter, it has been requested to consider whether it would be possible for the DDA to allow a similar

Contd.....

concession as given by the Govt. of Maharashtra for hotels in Bombay. For granting any additional FAR in existing hotels beyond the permissible limits, amendments to the Hotels, Boarding Houses, Guest Houses, Hostels, Lodging Houses and Motels (Building Standards) Regulations, 1977, referred to in para 1 above, would be required which are within the competence of the Govt. of India, Ministry of Urban Development. Any increase in the additional FAR is suggested subject to the provision of corresponding services including parking and subject to the demand of land owning authority, the additional charges for the additional FAR and the revised plan will be further subject to the approval of the concerned agencies.

4. Regarding the quantum of construction which can be allowed, may be based on the discussions held with the Director General (Tourism) and subject to the feasibility of such increase at a particular location, further subject to that such increase is not more than two floors on the existing building and within 200 FAR as indicated in the Hotels, Boarding Houses, Guest Houses, Hostels, Lodging Houses and Motels (Building Standards) Regulations, 1977 on isolated sites located in the vicinity of green areas.

5. The case is put up before the Technical Committee for its consideration.

Appendix 'F' to Item No. 245  
- F1 -

EXTRACTS OF THE MINUTES OF THE MEETING HELD ON 28.7.89 UNDER THE CHAIRMANSHIP OF VC, DDA ON THE ISSUE PERTAINING TO ADDITIONAL FAR TO THE EXISTING 5-STAR HOTELS.

Additional FAR to the existing Five Star Hotels.

The Director General of Tourism made a request that the existing staff quarters of the Ashoka Hotel should be shifted to the Trans Yamuna Area and DDA should locate a suitable site for staff quarters. The space thus available shall be utilised for construction of additional around 200 rooms in the Hotel with a Convention Hall and other facilities. VC, DDA agreed to this proposal, in principle. The question of providing additional FAR to the few other Five Star Hotels like Sidhartha, Hyatt Regency and Sofital Surya were also discussed and it was felt that this could be a quickest mode of provision of additional Five Star rooms in the city with the minimum span of time and with a great thrust in the foreign exchange earnings. The Director General of Tourism mentioned the case of Hyatt Regency who had earned a profit of Rs.37 crores in the last year, out of which 70% was in foreign exchange. During the course of deliberations it was suggested that the Five Star Hotels may be provided additional FAR of not more than two storeys in each case wherever feasible, considering the parking constraints etc. The Additional FAR is to be allocated by adjusting FAR of some of the vacant plots in the Distt. Centres of Rajindra Place, Bhikhji Cama Place and the Community Centre Friends Colony etc. It was further felt that by doing so, the additional load of parking or concentration of parking needs in one pocket shall be spread over in the overall parking provisions made in these Commercial Centres. The Addl. Director General of Tourism Mrs. Annu Sahni Dhar felt that the additional FAR thus made available must be utilised for increase in the number of rooms without compromising essential facilities and services. Since the basic objective of allowing additional FAR is to have additional rooms, it was decided that while allocating additional FAR the minimum number of rooms to be added should be specified. The Chief Architect and the Director (DC&P) further felt that the construction of additional two storeys should be on furnishing structural Stability Certificate and clearance from the Chief Fire Officer. It was decided that Chief Architect and Commr. (Plg.) would examine each case and put up their recommendations.

B.K. Goswami

D.O.No.12-TH.I(16)/88

October 30, 1989

Dear

May I draw your attention to the minutes of the meeting chaired by you on July 25, 1989 regarding disposal of 5-star hotel sites in Delhi and providing additional FAR to the existing 5-star hotels. You may recall that I had mentioned that the quickest mode of increasing the existing hotel accommodation was by providing additional FAR not exceeding 2 storeys in each case, wherever feasible, to the existing hotels in the Capital. This was agreed to in principle and it was decided that the Chief Architect and Commissioner (Planning), DDA would examine the proposals on case to case basis and put up their recommendations to you for making modifications in the lay-out plans in commercial centres. This decision was communicated to M/s. Asian Hotels Ltd., New Delhi with the suggestion that they may make an application to you for grant of additional FAR to Hotel Hyatt Regency, New Delhi. We have now received a representation from M/s. Asian Hotels Ltd., informing us that each district centre has a certain fixed FAR and the total construction in the entire area cannot go beyond the plan; and that the FAR for the district centre in which Hotel Hyatt Regency is located has been totally used up.

2. In view of the above they feel that their application for additional FAR may not be accepted. M/s. Asian Hotels Ltd., New Delhi have sent a copy of order No. FSI:1184/4229-UD dated the 21st Nov., 1984 issued by the Government of Maharashtra agreeing to grant additional FAR to the extent of upto 5% over and above the permissible FAR subject to scrutiny of individual cases. I enclose a copy of this order with the request that you may kindly consider whether it would be possible for DDA to allow a similar concession as given by the Government of Maharashtra for hotels in Bombay. Needless to say that such a concession would go a long way

Appendix 'H' to Item No. 247

- H1 -

Government of Maharashtra

No. FSI. 1184/4229-UD 5  
Urban Development Department  
Mantralaya  
Bombay-40032

To

The Administrator  
Municipal Corporation of Greater Bombay,  
Bombay.

Sub: - Grant of additional Floor space Index for  
Luxury Hotels under Development Control  
Rule 10(2)

...

Sir,

As per Development Control Rule 10(2) with the previous approval of Government the floor space Indices prescribed in the Development control Rules for Greater Bombay, may be permitted to be exceeded in respect of inter alia buildings of luxury hotels. Government has considered the policy to be adopted for the grant of additional floor space Indices accordingly and has decided as follows:

- i. Additional Floor Space Index to the extent of upto 50% over and above the permissible floor space Index as per Development Control Rules may be made available to Four and five star Hotels only as approved by the Government of India, Ministry of Tourism, in Wards F North and F South and G North and G South in the island City of Bombay and in the suburbs and Extended suburbs, subject to scrutiny of each individual case.
- ii. No other concessions in the Development control rules such as condonation in requirement of open spaces, parking, etc. will be allowed in any such case.
- iii. The hotel authorities will be required to obtain due development permission from the Bombay Metropolitan Region Development Authority before approaching the Bombay Municipal Corporation for building permission.

2

Each individual case is to be considered on the above basis accordingly. This is for your information.

Yours faithfully,

(B. B. DONALD)  
Joint Secretary to Government.

Item No-244

PAPANKALA SUB-CITY (DWARKA)  
STRUCTURE PLAN STAGE-I

1. PREAMBLE

1.1 The Delhi Master Plan enforced in September, 1962 for an initial framework of 20 years is currently being up-dated for developments envisaged upto the year 2001.

1.2 As per the census, the urban population of Delhi was approximately 57.00 lakhs in 1981. The projection given by the DDA for the year 2001 was 122.00 lakhs after anticipating heavy investments in the NCR and outside the area defined as the Delhi Metropolitan area comprising of the Union Territory and the contiguous ring towns. However, the NCR Planning Board have endorsed the Delhi Urban Art Commission (DUAC) recommendations for a planned population of 110.00 lakhs for Delhi by 2001.

1.3 The detailed exercise conducted by the Perspective Planning Wing of the DDA revealed that in approximately 48,000 ha. of land that comprises the Delhi Master Plan area (inclusive of approved additions) can accommodate not more than 87.00 lakhs by the year 2001. This requires compromises in standards for physical and social infrastructure, as also an upgrading basic services in terms of electricity, water, sewerage, drainage, solid waste and transportation, to cope with densities which are far in excess to that specified for the original population projection of 46.00 lakhs for 1981. Even after these compromises, land is required for another 23.00 lakhs by 2001 (as per NCR projections) or for 35.00 lakhs (as per the earlier DDA projections).



1.4 The only area where land can be acquired comprises of a wide arc in west Delhi from the area adjoining the airport to its west at Palam and then meeting National Highway No.1 to its north. Within this arc, the DDA noted that speculation was rife in the north in areas adjoining Rohini and National Highway No.1, and in the south around Palam Village and south of Pankha Road. To control this unauthorised use, and to be prepared for planned growth for an unevitable population increase, the area bounded by Pankha Road, Najafgarh road, Najafgarh Nallah, Bijwasan road and the Rewari meter gauge railway line was earmarked for immediate acquisition. ~~for purposes of plan growth.~~ Within this area it was possible for the DDA to acquire only about 60 per cent land <sup>(1964.00 hectares)</sup> ~~(1964)~~, bounded by Pankha road, Najafgarh road, IOC pipe-line and the meter gauge railway line to Rewari. This is referred to as Phase-I area. This led almost immediately to two types of speculative developments, (a) an increase in spontaneous housing, and (b) unauthorised land sales with plots fenced for future housing once public agencies provide the basic services.

1.5 This made it necessary for the DDA to accelerate its site office, and to prepare a development plan for quick implementation so as to cater to demands in a planned manner in terms of housing and jobs, as part of Delhi 2001. Simultaneously, lands which are not usurped were and are adequately protected at great expense. Unfortunately adhoc allocations were also made by the DDA within this area for a technical college, national security guards, and harijan basti housing and which act as design constraints.

1.6 The area is now called Papankala sub-city (Dwarka). The development plan for this area (Phase-I and Phase-II) was submitted by the DDA to the DUAC for approval. The Art Commission constituted a Group to study the plan which encompassed development at the Master Plan and Zonal Plan level and also urban design guidelines. The DUAC indicated that this plan required substantial revision both in terms of structure and form. A copy of DUAC observations to the DDA is at Annexure-I. Primarily DUAC indicated that the selection of this site was faulty but in view of the DDA commitments already made and its immediate programmes, DUAC recommended at least a revised structure plan and urban design guidelines bearing in mind the severe constraints in this area in terms of access, drainage, aircraft safety and noise hazards, relationships to main work nodes and the like.

1.7 The observations by the DUAC necessitated major revisions of the DDA plan. Bearing in mind the urgency for this exercise and through informal discussions with the DUAC, the DDA constituted a Working Group comprising of in-house officials and other experts to prepare (a) a first phase concept structure plan and (b) a second phase detailed plan incorporating viable urban form that enable land allocations and project formulations. The Working Group were helped by an Advisory Committee. The programme fixed was for about 5 weeks for Phase-I and a further 11 weeks for Phase-II (a copy of the Working Group and Advisory Group members and terms of reference is at Annexure-II).

## 2. INTRODUCTION TO THE PROJECT

2.1 The Working Group in consultation with the Advisory Group and discussions with the Vice-Chairman of the DDA have completed the Stage-I proposals, and this is now placed before the Technical Committee of the DDA for their views before forwarding the same to the Authority for consideration. Once approved by the Authority the project would be put up to the DUAC. It is envisaged that this exercise would need the approval of the structure plan at the Master Plan level, and in such a manner that Master Plan road networks, the rapid transit rail system, the electricity, water, sewerage and drainage systems, the master plan green area systems, the main gross housing<sup>areas</sup>, commercial, industrial and other work areas, major institutional areas, etc. get defined and in such a manner that implementation commences. This form of implementation enables flexibility for change at ground over the next 6-8 months and which would be necessary in relation to the Phase-II details incorporating urban ~~form~~<sup>design</sup> guidelines.

2.2 In proposing this plan, the Working Group and the Advisory Group took into consideration the observations of the DUAC. They have also had discussions with DDA officials in terms of their requirements, priorities and constraints. The data as available was availed of and several site visits were made. Discussions were also held with related agencies like the Ministry of Civil Aviation; International Airports Authority; the Railways; Delhi Water Supply and Sewage Disposal Undertaking; Delhi Electric Supply Undertaking; the Ground Water Board; etc. These were useful in making the proposals as enclosed.

### 3. REGIONAL CONTEXT

3.1 Papankala is a city expansion scheme, part of Delhi's contiguous growth. DDA envisages a population of 11.00 lakhs in this area (7.30 lakhs in Phase-I and 4.70 lakhs in Phase-II). This constitutes a plan for a metropolis in itself, and which as per trends would indicate full occupation by the year 2001 or a little after. There has been a fear that such an induced growth at this location may generate greater unauthorised use in the vicinity, particularly as the area almost adjoins Gurgaon in the south (plan for 7.00 lakhs by 2001) and Najafgarh within the Union Territory (plan for 1.00 lakh by 2001). Current trends indicate growth along rail and road corridors namely from Gurgaon, Najafgarh and Jaroda Kalan, from Bahadurgarh and from Panipat. The fringe of existing development along this arc is also subject to speculation. The NCR Planning Board propose to reduce the pressure on Delhi through a regional by-pass in terms of rail and road (goods and passengers) from Palwal to Rewari to Rohtak and to Panipat. They also envisage greater intensity of use in Gurgaon, Bahadurgarh, and Kundli rather than in Delhi. Similar proposals are envisaged by them east of the Yamuna. Despite this, the links from this site to Gurgaon and Najafgarh would continue but in terms of work, Papankala would mainly depend on the major work centres of Delhi like Nehru Place, Bhikajikama Place, Saket, Janakpuri, Raja Gardens, Central Secretariat, Connaught Place and the Walled city. Nevertheless a self contained sub-city centre in terms of housing, work and facilities is proposed at Papankala.

#### 4. SITE CONSIDERATIONS

4.1 The major features of this site are as follows :-

- (i) Existing landscape characteristics of the site are a major asset for the proposed sub-city. The single dominant landscape element is the Najafgarh drain with the tree belt on its embankment.
- (ii) Other major landscape features whose location, dimension and alignment can be used to structure development are the natural drainage lines defined by the landform. These follow an approximately radial pattern extending from the Najafgarh drain into the site, suggesting the possibility of a corresponding spatial sub-division.
- (iii) The village settlement landscape is characterised by the clusters of mature trees in their vicinity and the presence of large water bodies in the form of village ponds at the edges.

4.2 The major constraints of this site are as follows :-

- (i) The International Airport of Delhi is expected to have flights taking off or landing every 3 to 5 minutes round the clock. Therefore, in terms of noise most of the site is unsuitable for development. However, by increasing tolerable limits to 60 decibels, <sup>about</sup> 1450 hectares of the site are unsuited for residential use as well as hospitals, educational and other such institutions.

- (ii) As development increases bird hazards also increase. An ideal area for no development is a radius of 5 km. around the airport. This cannot be implemented in Delhi. As a compromise only bird hits by vultures and the like have been listed as hazardous. This requires an organised method of disposing off carcasses, and which is inclined to be heavy within unauthorised and low income areas where buffalos, cows, pigs are part of livelihood. In terms of design such areas should be away from air-funnels.
- (iii) The site has very few points of viable ingress and egress through Master Plan level roads, primarily due to heavy unauthorised use at the periphery. In any event it is impossible to work out transportation networks based on road only for this level of population. The system of light rail indicated by DDA may also not take off, and even if and when it does, it is not slated for serving Najafgarh road in the early stages. The only solution for Papankala is through a heavy rail mass transit EMU link at surface - from the new proposed terminal facilities at Palam and going through the site to link up with the Bahadurgarh spur and the major rail link to Panipat. This would help not only this area but also the developments proposed in the arc west of Delhi. Land is now available for this use and it should be reserved as a top priority. Its capacity is estimated at 40,000 passengers per hour within Papankala and this would help in having a more workable road network in this area.

- (iv) The proposed expressway connecting NH 1, NH 2 and NH 8 should in this area serve as an outer demarcation to total development and from where points of entry into the site can be made viable.
- (v) Flood information available indicates that a strip of lowlying land, adjacent to the Najafgarh drain, is prone to waterlogging during the rains, and may be considered unsuitable for uses other than 'open spaces'. This strip is fairly narrow in the northern section, while to the south it widens out into a basin about 800m. at its widest. This lowlying area is fed by two well defined major drainage corridors, and sheet flow of storm water from the site. The area which is thus prone to waterlogging and under drainage channels is 690 ha.
- The Palam drain, which carries both sullage and sewage from the existing developed area to the Najafgarh nallah, also leads to foul waterlogging around the Najafgarh nallah embankment. The Environment act would require that the discharge of untreated effluent be stopped by effective treatment at an earlier stretch.
- (vi) The underground oil pipe line, connecting the oil depot located outside the eastern periphery of the site with the Mathura oil refinery, cuts through the site. A land width of 3m. on the western side and 14m. on the eastern side of this alignment is to be kept reserved and free from

encumbrances for future expansion, security and maintenance of the pipe line. The area which can thus be utilised for provision of open spaces and roads only is 14.5 ha. The oil depot is also a fire hazard, and settlement development cannot be contemplated around such a land use.

- (vii) High tension electricity cable line travels along the south-north axis, through the site. Development along this axis, upto a width of 30m. on either side is restricted. The area taken up by this is 74 ha.
  
- (viii) Approximately 1688 ha. of the Phase-I area have already been occupied and partly built upon, leaving only a few pockets of land within available for acquisition and development. In addition, 4845 ha. of land has already been committed or allotted by the DDA for various uses - economically weaker sections of the population, existing villages, the special protection group, the Delhi Institute of Technology, an Integrated Passenger terminal, DESU, etc. Proposed development will take cognisance of the fact that a substantial portion of the project site has already been developed in an unplanned manner. It will have to provide the opportunity for the existing development to be at par in terms of infrastructural facility to the extent possible.



5. PROJECT AREA

Based on the features and constraints of this area, it is imperative that development be considered not only on the basis of Phase-I now and Phase-II - if and when land is available, but in such a manner that basic land uses for the total site are immediately acquired. In fact, steps should be taken to acquire land as follows :-

Phase-I	1964.00 ha.	(in possession)
Phase-II a	2100.00 ha.	(to be immediately acquired)
Phase-II b		
Phase-II c	721.00 ha.	(to be acquired as early as possible)
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Total	4785.00 ha.	
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In addition, land for the EMU track be also acquired as a matter of urgency.

This <sup>process</sup> is important to control large-scale illegal land transfers in this belt.

## 6. LAND USE DISTRIBUTION

6.1       Judicious distribution of land uses is achieved if constraints and opportunities presented by the site conditions are resolved, and objectives of development are realised. In the case of the proposed development area, the southern portion of the site is unsuitable for locating land uses, such as residential, educational health etc., except for a narrow corridor between the air funnel and high noise corridor.

6.2       Analysis of the noise pattern shows that the area is badly affected by noise. However, since audibility of speech is affected at noise levels above 60 dbA, it was agreed that areas falling below 60 dbA noise levels may be accepted for all types of land uses. The area within the high noise level corridors and air funnels is however suitable for non-noise sensitive uses such as warehousing, industry, open space recreational uses, commercial uses etc. The land use distribution recognises this factor.

6.3       The site also suffers from accessibility constraints due to unplanned development. As only a few entry and exit points are possible, it is essential to consider mass rapid transit system as a major transportation mode. Fortunately, the site is ideally located for extension of railway line into the site, which can also serve other areas of urban expansion, and provide Delhi with an integrated suburban railway network. Therefore, land has been reserved for such an alignment, keeping in view the railways programme for this area. Six

railway stations have been proposed in this area, and major functional areas located on them. The major network of roads have been laid out in such a way that they serve all the areas effectively, and are able to provide adequately for the transportation needs of the population, but do not disturb the residential areas unduly.

6.4 The areas suitable for development under residential uses, are proposed to be developed at a density of 375 pp ha. In calculating this area all major land uses such as hospitals, colleges, community centres, district centres, district park, industry, transportation services and regional level open spaces have been excluded. It is possible to accommodate approx. 6.00 lakhs population in both the phases. The residential areas will be organised in modules of 30,000 which have been placed within the network of major roads so that extraneous traffic does not enter into these areas, thereby creating environmentally safe and sustainable areas. The standards of social amenities to be provided for the population of 30,000 will be accommodated within such areas. The high activity area of the entire development has been placed in geographic centrality to the entire residential area consisting of existing and proposed development which is also served by the railway stations on either ends.

6.5 The open space system has been seen as a binder of the whole development frame, simultaneously exploiting the natural topography which is essential for good drainage. This system is distributed through the entire development to form local parks, district parks and greenways.

The area around the Najafgarh Nallah is obviously the most important scenic asset and this needs to be protected not only for the relaxation and enjoyment of the population of Papankala, but for the entire metropolis. The adjoining area in the south of the site is envisaged to provide land for golf courses, and major metropolitan uses such as an amusement park like a Disney land, motor racing courses etc, since this portion of the site which is unsuitable for any other uses.

G.G. The above issues are incorporated in the maps placed on the table. A chart indicating land use distribution is enclosed.

LAND USE DISTRIBUTION (APPROX.)

Use	Proposed Development	Committed and/or existing development
Residential (including local level facilities)	1603 Ha.	1688 Ha 113 Ha (villages) 69 Ha (Harijan) (highly mixed) 33 Ha (Gram Sabha) 122 Ha (DDA) (highly mixed)
Commercial	80 Ha	
Institutional	144 Ha	104.5 Ha
Small scale industrial	200 Ha	
Warehousing	50 Ha	
Transport - Railways	40 Ha	252 Ha
- Roads	380 Ha	
District level open space	238 Ha	
Golf Course	90 Ha	
Metropolitan level Recreational Floodable land to be protected	225 Ha	320 Ha.
	3050.5 Ha	2701.5

Total = 3050.5 + 2701.5 = 5752 Ha.