

— URGENT —

Draft Minutes for
Meeting of Tech. Committee
London 24/7/88

दिल्ली विकास प्राधिकरण

अनुभाग Master Plan

मिसिल संख्या F1 (31) / 88-MP

दिप्पणी

पत्र-व्यवहार

षय

Draft Minutes for the Meeting of Tech. Committee
London 24.7.88.

पिछले संदर्भ

बाद के संदर्भ

वक्त (कोबदा) कार्यालय
पत्र सं. EX/138
दि. 3/8
Dir (sect)
4/8

25/7/88

वक्त (कोबदा) कार्यालय
पत्र सं. F-728
दि. 27.7.88

28/7

विकास विभाग का
पत्र सं. E 1635
दि. सं. 25/7

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

Draft minutes for the meeting of Technical Committee held on Monday, the 24th July, 1989 at 9.30 A.M. in the Conference Room of Delhi Development Authority, 5th Floor, Vikas Minar, I.P. Estate New Delhi.

The following were present:

DELHI DEVELOPMENT AUTHORITY:

1. Sh. K.S. Bains, Vice-Chairman (Chairman)
2. Sh. J.C. Ghanbir, Commr.(Plg.)
3. Sh. T.S. Punn, C.A.(H)
4. Sh. Santosh Auluck, Addl. C.A.(H)
5. Sh. R.G. Gupta, Director(SP&R)
6. Sh. S.C. Gupta, Director(DC&P)
7. Sh. P.N. Dongre, Jt. Director(TYA)
8. Sh. A.K. Jain, Jt. Director(PK)
9. Sh. Chander Ballab, Jt. Director(Plg.)
10. Sh. N.K. Aggarwal, Jt. Director (Plg.)
11. Sh. Vijay Risbud, Jt. Director (Narela)
12. Sh. C.P. Rastogi, Jt. Director(Walled City)
13. Sh. S.P. Bansal, Dy. Director(PFW)
14. Sh. Anil Barai, Dy. Director(MP) (Convener)

POLICE DEPARTMENT:

15. Sh. A.S. Cheema, A.C.P.(Traffic)

TOWN & COUNTRY PLANNING ORGANIZATION:

16. Sh. B.K. Arora, Associate Town & Country Planner.
N.D.M.C.

17. Sh. A.D. Malik, Architect
M.C.D.

18. Er. D.R. Sharma, O.S.D.

P.W.D., DELHI ADMINISTRATION:

19. Sh. H.D. Seed, E.E., P.W.D., Dir.XVI, zone-II For Item No. 128
20. Sh. B.B. Popli, E.E., PWD XVIII, DAZ-II For Item No.130
21. Sh. Harish Chander, Asstt. Architect, SA-IV (for S.Architect). - do -

D.W.S. & S.D.U.

22. Sh. R.C. Aggarwal, S.E.(W)P. For Item No.123
23. Sh. B.K. Goel, E.E.(P)-W-II

D.A.M.B.

24. Sh. S.P. Ashta. Ex. Engineer For Item No.133

D.T.D.C.

25. Sh. S. Reghunathan, Chairman.

R.K. & ASSOCIATE:

26. Praveen Kumar

ITEM NO.122

Sub: Reservation of land for water treatment of 300 cusecs in Trans Yamuna area.
(PA/DD/PP/NCR & UE/89/F-48)

The proposal was discussed in detail and was explained by the S.E.(W), DWS & SDU, M.C.D. He indicated that at the initial stage, the water treatment plant is to be developed for 100 mgd would be expanded to meet the future requirement for Shahdara and partly for South Delhi. He stressed that the reservation of land for the ultimate capacity is necessary so as the land could be saved from encroachment, otherwise it would be difficult to get the land for future needs.

The Technical Committee opined that the water treatment plant for a capacity of 200 mgd should be located in this area and the land measuring 72.8 hec. (180 acres) as proposed by MCD, be earmarked for this purpose subject to verification (a) that this land is not committed for any other purpose; and (b) that the land in front portion be used in the first phase to avoid any encroachment and the rest of the land be properly fenced and planted.

ITEM NO.123

Sub: Acquisition of 100 acres of land for the proposed water treatment plant near village Nangloi.
(F.3(27)/89-MP)

The proposal was discussed in detail and it was opined that water treatment plant should be of a capacity of 100 mgd instead of 40 mgd proposed, for which 100 acres of land proposed for acquisition near village Mundka would be sufficient.

ITEM NO.124

Sub: Provision for the site office building for Chief Engineer (EZ) in Institutional area Karkarduma in Trans Yamuna Area.
(F.3(3)/88-TYA).

Postponed.

ITEM NO.125

Sub: Resitement for objectionable petrol pump National Service Station H Block, Conn. Place, N.Delhi.
(F.7(29)/66-MP).

Postponed.

ITEM NO.126

Sub: Layout plan of International Monitoring Station at Ghatroni village, N.Delhi (Extension to the Office Building).

✓ (F.3(42)/72-MP).

Postponed.

ITEM NO.127

Sub: Request from MCD for permission to construct 3½ storeys on all residential plots situated on 80' road and above in Delhi.

(F.20(26)86-MP).

This item was discussed in detail and it was explained by the Commr. (Plg.) that 3½ storeyed construction in all residential developments on plots fronting on 80' wide roads^{& above} would give a lot of problems. He explained that as per draft PDP-2001, the height^(storeys) in residential development^{and J.A.R.} has been ^{recommended} proposed as ^{11 mts.} maximum. After detailed discussion, the Technical Committee opined that MCD should study the problems ⁱⁿ ~~in~~ all specific streets/pockets and should work out the additional requirement of social and infra-structure for the increased population and the traffic which is likely to be generated and how the additional requirement so generated, could be met. Chief Engineer, MCD agreed to get the study done and to submit 2 to 3 specific cases in the forthcoming meeting of the Technical Committee.

ITEM NO.128

Sub: Construction of police post Bawana and its staff quarters at Darya Pur Kalan.
(F.8(5)/89-MP)

✓ Commr.(Plg.) explained that the study for utilisation of Gaon Sabha land falling in Bawana village is being carried out and is likely to be completed within a month's time. Technical Committee, therefore, felt that proposed scheme may also be examined by doing the study of utilisation of such lands of this village and the matter be re-submitted to the Technical Committee.

ITEM NO.129

Sub: Layout plan and design of buildings for Goshala complex at Gazipur.

(F.23(17)/86-Bldg.)

✓ The Technical Committee observed that although the DDA in its Resolution referred to in the agenda

item decided to allow only a Goshala on this plot but the organisation has submitted a plan utilising 3 acres of land for residential use and 2 acres for office and research centre, Only 7.5 acres land is proposed to be used as a Goshala. Technical Committee desired that the matter may be re-examined keeping in view the DDA Resolution and only incidental activities like watch & ward and maintenance staff and the space for administrative purposes should be worked out and the rest of the area be used for Goshala and for plantation.

ITEM NO.130

Sub: Construction of Delhi Admn. Health Centre at Khajoori Khas provision of NOC. (F.13(3)/88-MP)

The proposal of Delhi Admn. for construction of building for Health Centre in Khajoori Khas was discussed and it was observed that Delhi Admn. has submitted isolated proposals for use of Gaon Sabha land. It was felt that it would be more appropriate, if a plan for utilisation of such lands of a village is formulated and then specific proposal for utilisation of an individual organisation, be examined.

In the present case, the Technical Committee agreed and approved the location for a Health Centre.

ITEM NO.131

Sub: Location of land for a Club in New Friends Colony and in its vicinity. (F.13(6)/82-Instl.)

The proposal for the location of site of a club as proposed was discussed and the site proposed in the vicinity of existing petrol-pump was agreed and approved for this purpose for a plot of land, measuring about 3000 sq.mts. with a maximum ground coverage of 15% to be used for building purpose subject to that full parking is to be provided in the plot and if necessary, for this purpose the basement be constructed. The club should be opened for all the residents of different blocks of Friends Colony and the nearby neighbourhood. There should be a representative from the DDA on the Board of Management and the land rates be decided by the Land section, keeping in

view that the proposed site is not forming part of the land which was initially allotted to the New Friends Co-op. House Bldg. Society.

ITEM NO.132

Sub: Standard plans in respect of building at Sarojini Nagar, N. Delhi.
(F.16(49)/83-MP)

The proposal was discussed in detail and it was felt that there is no proper system of parking in the market and cars are parked haphazardly. Any increase in the building space would lead to further congestion and more parking space, and therefore, the proposal should be re-submitted ^{again} and the representatives of NDMC & L&D.O. are present to explain the case.

ITEM NO.133

Sub: Change of land use in respect of land acquired for new grain market at Narela by Delhi Agricultural Marketing Board (DAMB).
(F.20(27)/86-MP).

The layout plan of the proposed market was explained by the consultants with the help of the detailed model. After discussion, the layout plan was agreed/approved subject to (a) that for better circulation, the metalled portion of the main road, forming part of the scheme, be increased to 6 lanes; (b) circular shape building be open^{ed} on the ground and the toilets etc. be provided/re-located either in the basement or on the first floor; (c) the truck parking area be increased by amalgamating the adjacent block of the building, ^{extend up} ~~shown in~~ the parking area to make the parking double; (d) space for slow moving vehicles be also increased; and (e) basement space/area be counted in the permissible FAR of 60.

ITEM NO.134

Sub: Flt. Lt. Rajan Dhall Charitable Hospital Mehrauli near Mahipalpur complex (Vasant Kunj).
(F.13(10)/84-Bldg.)

The Technical Committee observed that the land allotted for this hospital is forming part of the green strip shown along 45 mts. wide road in the layout plan. It was felt that it would be better if the site is adjusted by making some re-adjustments in the facility area shown in the nearby site of the layout plan.

ITEM NO.135

Sub: Electric sub-stations for the new buildings.
(F.6(4)/88-MP).

Postponed.

ITEM NO.136

Sub: Change of land use from 'Green' to Tourist Complex at Said-ul-Zaid, south of Saket, Delhi. (F.20(12)/86-MP).

Chairman, Delhi Tourism Dev. Corporation explained that out of 25 acres of land, the built-up area required is about 5.8 hecta. 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 land-scaped. 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.

ITEM NO.137

Sub: Proposal for construction of National Museum of Natural History, Delhi Zoological Park, N. Delhi. (F.3(99)/77-MP)

Earlier, this proposal was discussed in the meeting of the Technical Committee and based on the recommendations, the revised plans have been received which were examined. These plans were discussed in the meeting of the Technical Committee. The Technical Committee observed that still the height of the proposed structure being 3 mts. above the road level (Mathura Road) is higher. It should be reduced to 2 mts. Subject to this modification, the Technical Committee recommended for change of land use of the area proposed to be used in the scheme.

ITEM NO.138

Sub: Construction of Road under Bridge No.23 connecting Mathura Road with Mehrauli Badarpur Road.

PS (17) 63-MP Pt-1
After detailed discussion, it was agreed that the site measuring 40mts.x 40 mts. will be sufficient for construction of sump-cum-pump house. As separately the charges of the land, the matter is to be examined by Commissioner (Lands). The Technical Committee

recommended that the specific site to the extent of 40 mts. x 40 mts. be allotted for this purpose.

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

Revised
26/11/09

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

Agenda for the meeting of Technical Committee to be held on Monday dated 24th July, 1989 at 9.30 A.M. in the Conference Room of Delhi Development Authority, 5th Floor, Vikas Minar, I.P. Estate, New Delhi.

<u>Sl.No.</u>	<u>Item No.</u>	<u>Subject</u>	<u>Page No.</u>
1.	122	Reservation of land for water Treatment of 300 cusecs in Trans Yamuna Area. PA/DD/PP/NCR & UE/89/F-48	1 to 2
2.	123	P.U.C regarding acquisition of 100 acres of land for the proposed water treatment plant near village Nangloi. F.3(27)/89-MP.	3 to 4
3.	124.	Provision for the site office building for chief Engineer(EZ) in Institutional area Karkarduma in Trans Yamuna Area. F.3(3)/88-TYA.	5 to 6
4.	125.	Resitement for objectionable petrol pump National service station H-Block Connaught Place, New Delhi. F.7(29)/66-MP.	7 to 8
5.	126	Layout plan of international Monitoring station at Ghatorni Village, New Delhi(Extension to the office building. F.3(42)/72-MP.	10
6.	127.	Request from MCD for permission to construct 3 $\frac{1}{2}$ storeyes on all residential plots situated on 80' road and above in Delhi. F.20(26)p86-MP.	11 to 12
7.	128	Construction of police post Bawana and its staff quarters at Darya Pur Kalan. F.8(5)/89-MP.	13
8.	129	Approval of layout plans and design by DDA & DUAC for goshala at Gazipur. F.23(17)/86/Bldg.	14 to 16

9. 130 Construction of Delhi Admn. Health Centre Building at Khajoori Khas- provision of N.O.C. 17
F.13(3)88-MP
10. 131. Allotment of land for club in New Friends Colony. 18 to 19
F.13(6)/82-Instt.
11. 132 Standard plans in respect of building at Sarojini Nagar, New Delhi. 20
F.16(49)/83-MP.
12. 133 Change of land use in respect of land acquired for new grain market at Narela 21 to 22 by Delhi Agricultural Marketing Board (DAMB).
F.20(27)/86-MP.
13. 134 Flt. Lt. Rajan Dhall Charitable Hospi- tal Mehrauli near Mahipal pur Complex (Vasant Kung). 23
F.13(110)/84-Bldg.

Item No. 122

Sub:-Reservation of land for Water Treatment of
300 cusecs in Trans Yamuna Area.

PA/DD/PP/NCR&UE/89/F-48.

INTRODUCTION:

Supdtg. Engg. (P) Water, Delhi Water Supply & Sewage Disposal Undertaking, MCD have submitted a proposal for setting up a water treatment plant of about 300 cusecs in Trans Yamuna Area. About 72.8 ha. (180 acs) of land in north of Wazirabad Road along the river bed (ref. map laid on the table) identified for setting up the proposed plant. The raw water to the proposed plant (initially 100 mgd capacity) shall be brought from Murad Nagar by conduits shall and forms the agreed share allocated for Delhi from the Tehri Dam in Utter Pradesh which is likely to be completed by 195-96. We have been asked to examine the case from landuse point of view.

BACKGROUND & OBSERVATION:

The proposal submitted by the MCD was discussed during a meeting held under the chairmanship of Commr. (Plg.) DDA on 15.5.89. The meeting was attended by the SE(P), DWS&SDU, Jt. Director(TYA), Jt. (T), CE(East), DDA and the Dy. Director(NCR&UE) PPW. Following are the observations:-

1. As per the provisions of the draft MPD perspective 2001, the capacity of existing Shahadra Water Treatment plant is proposed to be augmented from the existing 100 mgd to 200 mgd. in order to meet the needs of the population living in Trans Yamuna Area. The proposed location of the new water treatment plant is close to the existing plant and is envisaged to supply 100 mgd of treated water.
2. The location of the proposed water treatment plant has been approximately transferred on the land use plan as proposed to be modified (plan laid on table).

It is noted that the land under consideration is in rural use zone. As per the draft plan 'Public Utilities' are permitted in all use zones.

3. The total area desired for the proposed 100 mgd plan is 72.8 ha (180 acre). As per the calculations made by the PPW, It is estimated that for making a 100 mgd plan an area of about 30 ha should be sufficient. Delhi Water Supply and Sewage Disposal Undertaking may therefore, like to plan their unit operations within 30 ha of land.

4. Since the raw water conduits feeding the water treatment plant shall have to be brought from Murad Nagar(UP) to the proposed site, DWSSDU may be asked to submit an undertaking that they will submit and seek clearance of DDA with regard to the laying of the conduits in the approved road alignment plans. Further the distribution scheme of water from the proposed water treatment plant shall be finalised in consultation with DDA with regard to future urban development programmes.

With these observations the case is placed before the Technical Committee for consideration. Depending upon the decision of the Technical Committee the change of land use shall have to be processed as per Delhi Development Act.

Sub: PUC regarding acquisition of 100 acres of land for the proposed Water Treatment plant near village Nangloi.
F.3(27)/89-MP.

Dy. Commissioner in his letter addressed to Secy. (L&B) (copy of which has been forwarded to Commr. (Plg.) DDA) has desired that 100 acres of land be acquired near village Mundka in the Urban extension. Refer copy of the letter placed at flag 'A'

2. The salient features of this scheme are as given below:
 - i. The initial capacity of the plant : 40 MGD to be increased to about 100 MGD as indicated during the meeting held with Commr. (Plg.) DDA
 - ii. Area required: 100 acres (40 hect.) this includes provision for future expansion also.
 - iii. Sources for raw water supply: It is proposed to draw water from Delhi Tail Distributory through Mundka minor (as shown on plan placed at flag 'B')
 - iv. Clearances already obtained: It is stated in the letter that Ministry for Urban Development has already cleared the proposal for construction of the plant on 20th Feb. 1989. The land is desired on top most priority basis.
3. The case has been examined in the Perspective Planning Wing of DDA in regard to proposal for augmentation of Water Supply system for Delhi upto 2001. Our observation areas given below:
 - i. In the draft MPD Perspective 2001 two new water treatment plant in West Delhi (Urban Extension Phase IV) along Western Yamuna Canal near village Bawana have been proposed.
 - ii. The proposed Water Treatment Plant along Mundka minor in West Delhi falls within the proposed Urban Extension Phase II A of the draft MPD Perspective 2001 submitted to the Ministry. In the draft plan no new proposed water treatment plant is indicated on this location in the Phase II A.

4. The proposed water treatment plant was discussed during the meeting held in the room of Commr. (Plg.) with the officials of Delhi Water Supply and Sewage disposal undertaking on 11.5.8 wherein following points were discussed:..

- i. The proposed plans under consideration would be useful in meeting the demands of Papankala, Rohini and other major development schemes in the vicinity. In view of the consideration, the land measuring about 40 hect. along Mundka minor between the village Ranhola and Bakarwala as desired by Delhi Water supply and Sewage Disposal Undertaking be approved after detailed examination in relation to urban extension plan of the draft MPD Perspective 2001.
- ii. In case it is found that the proposed water treatment plant falls within the major green proposed in the vicinity the location of the plant be accepted and cleared with the approval of TC of DDA.

5. We have now examined in detail the proposed location and it is felt that the proposed treatment plant may be taken up west of the proposed expressway along with Mundka minor near Village Bakarwala in the rural use zone (beyond the proposed urban extension) The location has been indicated on the part plan of Urban Extension 2001 placed at flage 'C'. Since the suggested location would fall beyond the proposed urban extension 2001 the case may be considered by the TC of LDA please.

Sub: Provision for the site office building for Chief Engineer (EZ) in Institutional Area Karkardooma in Trans Yamuna Area. F3(3)88/TYA.

A site of 3000 sq.mtrs. comprising of pocket 9, to 11 (1000 sq.mtr. each) for the purpose of DDA office is proposed in the layout plan of Institutional area Karkardooma. The brief history of the layout plan is as under:

2. Earlier the layout plan was prepared by the City Planning Wing. The layout plan for institutional area prepared by the City planning wing was in accordance with the land use plan of MPD-62. In this plan land was proposed for various institutions. Subsequently after the approval of the layout plan land was allotted to some of the institutions also.

3. Later on in one of the meeting held under the chairmanship of VC, DDA it was decided to cancel all the allotment made to various institutions in this area because this area has to be planned for a commodating the LRT Terminal. Accordingly the layout plan was modified. The modified proposal consists of the following facilities:-

- a. LRT Terminal/alignment of light rail.
- b. Site for Police station.
- c. Site for DLSU.
- d. Site for post & Telegraph Deptt.
- e. Railway office etc.

4. Besides the above proposal, it also contains institutional plots measuring 1000 and 1500 sq.mtrs. The plan is duly approved vide VC order dt. 12.11.87 in the file no. Instl.(1)86/Dir. (CP)Pt.I. The land use of this pocket as per MPD-62 ~~xxx~~ is institutional. The land use as per MPD-2001 is facility centre no. F.18.

5. Seeking the urgency of shifting of Engineer office from Laxmi nagar Distt. centre, it was suggested that temporary office for the time being may be constructed in the area earmarked for park in the approved layout plan of Karkardooma Institutional area and plot no. 9,10 and 11 (1000 sq.mtrs. each) be used for permanent DDA office building. After constructing permanent building temporary offices be demolished and area be used as park as proposed in the layout plan (laid on table).

6. The matter was placed before the TC on 27.3.89 and it was decided that the case be discussed in the sub technical committee before putting it before the TC. Accordingly the proposal was decided in the Sub TC in its meeting held on 19.5.89 and it was opined that the proposal be put up before the Technical committee for its consideration.

7. The proposal is put up before the Technical committee for its consideration.

Sub:- Resitement for objectionable petrol pump
National Service station H- Block Connaught
Place, New Delhi.

F.7(29)/66-MP.

The Secretary NDMC had forwarded a case of resite-
ment shifting of petrol filling station in Connaught
place namely M/s. National Service Station of Bharat
Petrol dealers H- Block, C Place, it was stated that due
to traffic and parking problems in C. Place it is necessary
to shift all the petrol pump from C. Place in a phased
manner and above mentioned pump should be taken up first
for resitement.

2. The case was examined with respect to NDRAC and for
various alternative locations(V nos.) for resitement .
The matter put up to the Technical Committee on 17.6.88
with specific recommendation of site for filling cum
service station on piece of land in zone F.10. The Horti-
culture department of DDA while examine the alternative
suggested and recommended this site for consideration
mentioned that there is not much plantation and is also
on the main road. It was also stated that due to non
availability of water it has become difficult to maintain
the green area on this location.

3. The Technical Committee noted that in the zonal
development plan of zones F.10 and 16 approved by the
Government of a site is earmarked for a petrol pump in the
location where panchsheel colony is in existence and
since that site is not available along the same road
towards the east, a site has been proposed between Swami
Nagar and panchsheel colony. The Technical Committee
approved the site subject to:

- a. That it will be a filling station i.e. size 100 ft. x 55 ft.
- b. That the approach will be from the service road and there should be no cut in the central verge.
- c. The specific location should be between existing taxi stand and Swami Nagar.
- d. No cutting of trees and are involved.

Subsequently, the dealers of this petrol pump represented against the resitment of filling station only without service facility and had given a number of examples in which the resitment of filling station have been done by giving them a filling cum a service station. It was also mentioned that the petrol pump is at present situated in a prime location and therefore, shifting will mean lose of profits. It was further stated that there is a need of repair and servicing and also to avoid mushroom growth of road side repair shops.

5. The matter was further examined and it was observed that in some of the cases as referred by the applicant had been given the alternative land on resitment for filling cum service station in lieu of filling station, namely M/s. Prem Service Station, M/s. Allied motors Pvt. Ltd. etc.

6. After the approval of the Technical Committee for resitment of the petrol pump as a filling station only, Bharat Petroleum Corporation Ltd. confirmed their agreement and acceptance for filling station only and the company is insisting on handing over the physical possession of the site.

7. The case was discussed in Technical Committee meeting on 27.3.89 and the Technical Committee decided

to discuss it in the sub committee to formulate policy regarding dealing with such cases and then should be brought before the Technical Committee .

8. The case was discussed in sub committee on 28.4.89 and this committee observed that to avoid mushroom growth of service stations, the isolated sites be developed as filling cum service stations. If sufficient land is available.

9. The case was discussed in the meeting of the Technical Committee held on 2.6.89. Technical Committee noted that the concerned Oil Company is interested to develop a filling station in lieu of the site presently functioning in 'H' Block-Connaught Place. Therefore, it felt that there is no need to increase the site to a filling cum service station..

10. The matter whether the isolated identified site for petrol pumps to develop as filling cum service station sites where land is available, as recommended by the sub- Technical Committee, needs to be finalised.

11. The case is submitted to the Technical Committee for its deliberations.

Sub:- Layout plan of international monitoring station at Ghatorni village, New Delhi (extension to the office building).

F.3(42)/72-MP.

Executive Engineer, CPWD vide his letter no. 23(55)PUMD/489 dt. 20.6.89 has requested DDA to issue NOC for the extension of the office building in conformity with the layout plan of International Monitoring Station (IMS) Ghatorni, New Delhi.

2. Earlier the DDA considered the request vide resolution no. 166 dt. 29.12.76 and NOC was issued for an area of 1526.2 sq.mt. under special appeal and also vide resolution no. 66 dt. 11.5.72.
3. Accordingly to the details submitted now for the proposed covered area given in the annexure, it is observed that about 1025 sqm. covered area is existing and additional 720 sqm. is proposed to be extended in the form of office building at ground floor, 1st floor, garages (4 proposed) and dormitory for 16 armed guards. The total ground coverage thus (existing+proposed) would be 1745 sqm or 0.27% of the total area. The total FAR would be 0.335
4. The case is placed before the TC for consideration.

Sub:-Request from MCD for permission to construct $3\frac{1}{2}$ storeyes on all residential plots situated on 80' road and above in Delhi.

F.20(26)/86-MP.

The additional Town Planner(L), MCD with his letter no.TP(L)86/3754/86 dated 14.10.86 has sent a copy of resolution no.911 dated 30.7.86 of the standing committee of the MCD which is as under:-

"The meeting of the standing committee resolved and recommends to the Ministry of Urban Development through Delhi Development Authority that in the revised Master Plan of Delhi three and half storey be allowed on all such plots which are situated on the roads having R.O.W. of 80 feet and above irrespective of the facts whether the layout plan of the colony was approved by MCD or DDA either before 1962 or after."

2. A copy of the Resolution of standing committee of MCD is at appendix 'A'...) The resolution does not specify the minimum size of plot for $3\frac{1}{2}$ storey construction. The Master plan for Delhi 1962, prescribes that in individual plots of 300 sq. yds. and above with front on road with the R/W of 80' and above, full 3 storey construction with barsati on top may be allowed (except that in the already built up areas to prevent the density for rising, construction shall be limited to two storeyes with barsati. A list of the built up areas where $3\frac{1}{2}$ storey construction was not recommended is also given in the Master Plan at page 56.57. All these built up areas in the list fall under the control of MCD.

3. Director(PPW) has expressed these views that in the draft extensive revisions in the Master Plan published for public objections/suggestions, the provision for $3\frac{1}{2}$ storeies building on plots of 300 sq.yds.

Appendix 'A' to Item No.126

A₁

A.	Covered area of existing buildings		
a.	Quarters for security personal	=	79.45 sqm.
b.	Office building	=	449.31 sqm
c.	Office building	=	401.24 sqm
d.	Work shop	=	96.80 sqm
e.	Passage	=	27.40 sqm
B.	Covered area of proposed buildings.		
a.	Extension of office building at GF	=	428.81 sqm
b.	Extension of office building at FF	=	413.94 sqm
c.	Garrages 4 nos. at G Floor	=	107.70 sqm
d.	Dormatory for 16 armed guards	=	154.38 sqm
C.	Total covered area of all existing and proposed buildings on ground floor	=	1745.09 sqm
D.	Ground floor covered area = $\frac{1745.09 \times 100}{644270}$	=	0.27%
E.	Total covered area of existing and proposed buildings on all floors	=	2159.038 sqm.
F.	FAR = $\frac{2159.038 \times 100}{644270}$	=	0.335%

and above and situated on the road r/w of 80' has been kept. But again this would not apply to the areas located in the 'Special Areas' unless the areas fall in the specific zone area. Director (PPW) has further expressed that there is a view to restrict the height on the residential plots to 3 storey (11 metres height).

4. The matter was discussed in the meeting of sub-Technical Committee held on 19.5.89 and it was decided that the issue for allowing construction upto $3\frac{1}{2}$ storey be placed before the Technical Committee as per the resolution of the standing committee of M.E.D. No.911 dated 30.7.86 (Annexed).

5. The matter is accordingly placed before the Technical Committee for consideration.

Appendix 'B' to Item No.127.

B1

Item No.741:- Permission to construct 3-1/2 storey on the plots situated on roads of 80 feet wide.

Notice of resolution from Sh. Nand Kishore Garg, whereas population of Delhi is increasing very fast causing acute shortage of dwelling units in Delhi.

whereas the land is becoming a scarce commodity and this shortage is going to increase rapidly.

Whereas DDA is allowing three and half storey in the localities developed by its on plots which are on the roads 80 feet wide and above.

Whereas development of new dwelling units involve huge expenditure for providing basic amenities like Roads, Water Sewers and Electricity.

Whereas if M.C.D. permits additional floor on all the plots which are situated on roads of R.O.W. of 80 ft. and above. The problem can be casued out without involving much capital expenditure.

Whereas this step will lead to symmetrical development of Delhi.

Hence this meeting of standing committee resolves and recommends to the Ministry of the Urban Development through Delhi Development Authority that in the revised Master plan of Delhi three and half storey be allowed on all such plots which are situated on the roads having R.O.W. of 80 ft. and above irrespective of the facts whether the layout plan of the colony was approved by MCD of DDA either before 1962 or after.

Item No.741:

Resolution Resolved that the resolution regarding permission in construct 3 $\frac{1}{2}$ storey on the plots situated on roads of 80' wide moved by Sh. Yog Dhyan Ahuja on behalf of Sh. Nand Kishore Garg and seconded by Sh. Suderashan Bhalla be referred to the Commissioner for report.

Sub:-Construction of police post Bawana and its staff quarters at Daryapur Kalan.

F.8(5)/89-MP.

The case is regarding construction of Police Post and 15 dwelling units for essential staff on a land measuring 2607 sqm. (3 bighas and 10 biswas) belonging to Gram Sabha. The land is near Bawana village in North West Delhi. Refer letter no. F23(5)K/P 80/385/67 dt. 14.8.81 and no. 3811 dt. 20.6.88. Dy. Commr. of Police in his letter dt. 11.4.89 has indicated that the project is one of the approved plan schemes for the year 1989-90 and has requested that permission of change of land use be granted by DDA so that the Town Planner, MCD may be asked to clear the building plans.

2. The case has been examined in PPW and we have following observations:

- i. The site under reference is on the periphery of the proposed urbanisable limit 2001 as indicated in the plan placed at flag 1.
- ii. As per draft MPD Perspective 2001, the land use is rural use zone. Public & semi public facilities (within 0.5 km. of the settlement) are permitted in the rural use zone. Police Post is one of the public and semi public facilities identified in the Draft Plan.
- iii. According to the norms of DRAFT MPD Perspective 2001, police post is required at the rate of 0.4 to 0.5 lakh population. The area inclusive of essential residential accommodation for the police post is proposed to be 0.06 ha as per the draft plan.

3. In general, our attempt is to provide infrastructure facilities in the proposed growth centres identified in the DRAFT plan.

Regularisation of isolated facilities on Gram Sabha land in the rural villages by processing change of land uses separately in each case would not serve the objective of planned growth and development. The issue has also been discussed with MCD by Director (DC&P) DDA and a list of all such facilities for which applications are pending in MCD was also promised to be supplied to DDA. No such information has yet been received.

4. In view of these observations, the matter may be placed before the TC of DDA for decision on para 2 & 3 above.

C1
OFFICE OF THE ASSISTANT DEVELOPMENT COMMISSIONER (PANCHAYATS)
DELHI ADMINISTRATION: DELHI.

NO.F23(50)K/P/80/3857-67

Dt.14.8.89

To

The Dy. Commissioner of Police HQ (I)
MSO Bldg. (Police HQ)
I.P. Estate
New Delhi.

Sub: Allotment of Gaon Sabha land in village Daryapur Kalan
for setting up a Police Post.

Sir,

I am directed to refer to your letter nos. 239/A-III dt. Delhi, the 5.1.81 and 12600-06/A-III dt. Delhi, the 6.7.81 and to convey the sanction of the Lt.Governor, Delhi to the allotment of Gaon Sabha land measuring 3 bighas out of kh. no. 93/3 of village Daryapur Kalan, Kanjhawala Block for setting up a Police Post to the Police Department of Delhi Admn. on lease for 99 years on a premium of Rs.3124.80 (Rs. Three thousand one hundred twenty four and paise eighty only) @Rs.5000/- per acre and an annual rent of Rs.216/-(Rs. two hundred sixteen only) @ Rs.250/- per acre per year on the following terms and conditions:-

1. That the allotment of Gaon Sabha land in village will comprise of the area as shown in the schedule below.
2. That the allotment is being made for a period 99 years.
3. That the Police Department Delhi Admn. Delhi will have to pay a premium of Rs.3124.80 (Rs. three thousand one hundred twenty four and paise eighty only) @Rs.5000/- per acre and an annual rent of Rs.216/- (Rs. two hundred sixteen only) @ Rs.250/- per acre per year in advance by the 30th of April every year.
4. That the rent for the remaining period of current financial year will be payable on proportionate basis within 15 days from the date of taking over the possession.
5. That it shall be responsibility of the lessee to obtain prior sanction from the Municipal Corporation of Delhi Delhi Development Authority, Delhi before putting up any structure even of temporary nature on the land.
6. That the lessee shall have to execute the lease deed according to the provisions of 'TRANSFER OF PROPERTY ACT' immediately after taking over the possession of the land and also pay registration fee etc. if any.
7. That the Police Department, Delhi Admn. Delhi will use this land only for the setting up a Police Post and not for any other purpose/purposes.
8. That the lessor reserves the right to cancel the lease at any time if the land is required for any public purposes or on account of breach of any of the terms and conditions of the lease and the Police Department i.e. lessee will have to surrender the possession peaceably and in that case the lessee will not be entitled to any compensation. In case of any dispute, the matter will be referred to the Lt. Governor, and his decision will be final and binding on both the parties i.e. the lessor and the lessee.

SCHEDULE OF THE AREA:

Village: Daryapur Kalan, Kanjhawala Block, Delhi.
Area: 3 bighas out of kh. no. 93/3.

Yours faithfully,

Sd/-
(J.P. RAI)
ASST. DEV. COMMISSIONER (P)
DELHI ADMN. DELHI.

Dated:

NO. F23(50)/K/P/80

Copy forwarded to:

1. di SDM (Kot) Dy. Dir.(P) Kanjhawala with the request to direct the Pradhan of Gaon sabha Daryapur Kalan to hand over the possession of the land to the representatives of the Police Deptt. of Delhi Admn, Delhi.
2. Pradhan, Gaon sabha Daryapur Kalan, Kanjhawala Block, Delhi
3. Tehsildar, Delhi
4. Joint Secy. (Home) Delhi Admn, Delhi.
5. Joint Secy. (Plg.) Delhi Admn. Delhi
6. Joint Secy. (PWD) Delhi Admn. Delhi
7. Chief Engineer (PWD) Zone II Delhi Admn. Delhi.
8. Supdt. Engineer (PWD) Circle IV Delhi Admn. N. Delhi.
9. Ex. Engineer (PWD) Divn. XVI (DA) N, Delhi.
10. DCP/North Distt. Delhi.

Sd/-
(J.P. RAI)
ASST. DEV. COMMISSIONER (P)
DELHI ADMN. DELHI.

OFFICE OF THE ADDITIONAL DISTRICT MAGISTRATE CUM DIR.(P)
ROOM NO. 157, 1st FLOOR: TIS HAZARI COURTS DELHI ADMN. DELHI.

NO. F23(50)K/P/80/3811

Dated the 20.6.88

To
The Dy. Commr. of Police
Headquarter II
Police Headquarter
IP Estate
New Delhi.

Sub: Allotment of Gaon sabha land in village Daryapur Kalan
for setting up a Police Post.

Sir,

I am directed to refer to your letter no. 4055/A.111
dt. 23.2.88 and to convey the sanction of the Lt. Governor,
Delhi to the allotment of Gaon sabha land measuring 10 biswas
out of Khasra no. 93/3 of village Daryapur kalan, Kanjhawala
block for setting up a Police Post to the Police Deptt. of
Delhi Admn. on lease for 99 years on a premium of Rs.521/-
(Rupees five hundred and twenty one only) @Rs.5,000/- per
acre and an annual rent of Rs.26/- (Rupees twenty six only)
@ Rs.250/- per acre per year on the following terms and con-
ditions:-

1. that the allotment of Gaon sabha land in village will
comprise of the area as shown in the schedule below.
2. That the allotment is being made for a period of 99 years.
3. That the Police Deptt. Delhi Admn., Delhi will have to pay
a premium of Rs.521/- (Rupees Five hundred and twenty
one only) @Rs.5,000/- per acre and an annual rent of Rs.26/-
(Rupees twenty six only) @Rs.250/- per acre per year in
advance by the 30th April every year.
4. That the rent for the remaining period of current financial
year will be payable on preproportionate basis within 15
days from the date of taking over the possession.
5. That it shall be responsibility of the lessee to obtain
prior sanction from the MCD, DDA, Delhi before putting
up any structure even of temporary nature on the land.
6. That the lessee shall have to execute the lease deed
according to the provision of "TRANSFER OF PROPERTY ACT"
immediately after taking over the possession of the land
and also pay registration fee etc., if any.
7. That the Police Deptt., Delhi Admn., Delhi will use this
land only for the setting up a Police Post and not for
any other purpose/purposes.
8. That the lessor reserves the right to cancel the
lease at any time if the land is required for any
public purposes or on account of breach of any of the
terms & conditions to surrender the possession peaceably
and in that case the lessee will not be entitled
to any compensation. In case of any dispute, the matter
will be referred to the Lt. Governor, Delhi and his
decision will be final and binding on both the parties
i.e. the lessor and the lessee.

Sub:-Approval of layout plans and designs by DDA and DUAC for Goshala at Gazipur.

F.23(17)/86-Bldg.

A piece of land, measuring about 12.5 acres was allotted by the land section of the DDA for the development of a Goshala Complex in Trans Yamuna Area in the North of village Gazipur adjacent to U.P. Border. The site allotted is bounded by roads of 18.2 mtrs. and 13.48 mtrs. right of way in north and East, other sides are adjacent to the existing Gazipur village and existing unauthorised constructions. The area on the other side of the road is allotted to DTC for bus depot and the Food Corporation of India for construction of godowns.

2. This chunk of land including the land under unauthorised construction and existing village is earmarked for Warehousing/Storage depots and mineral siding in Delhi Master Plan 1962 and for Warehousing depots in the draft PDP-2001(Modified). The land is in the vicinity of the existing village/unauthorised constructions and segregated by major roads.
3. The proposal for use of this land for Goshala Complex was discussed in the Authority, under Item no.31 on 14.4.88 and it was resolved that the land measuring about 12.5 acres in the Trans Yamuna Area in the North of village Gazipur adjacent to U.P. Border be allotted to be used for Goshala Complex by Sarvedeshik Arya Pratinidhi Sabha subject to the condition that it shall be used only for Goshala and would have a representative of DDA on its managing committee.

4. The scheme submitted to the Building Section was forwarded to DUAC for their consideration. The DUAC has requested to furnish the following information.

- i. Physical plans for the overall area
- ii. Permissible norms/controls with a clear mention about the extent of the permissibility of the residential component in the complex.
- iii. Applicability of the provisions of revised comprehensive guide lines.

5. For the purpose of replying D.U.A.C. letter and clearly stating the applicable norms, the following suggestion have been made by Jt. Director(Bldg.).

- i. Residential complex (3 acres)
- ii. Administrative office research and training centre (2 acres).
- iii. Goshala Complex (7.5 acres)

The proposed norms in the residential complex will be as follows:

Ground coverage	- 25%
FAR	- 100%
Density	- 30 - 35 DU per acre

For administrative office research and training centre the norms will be as follows:

Ground coverage	- 25%
FAR	- 50
No. of floors	- 2

Goshala Complex:

Proposed covered area	- 25%
FAR	- 25

All construction - Single Storey

Water storage tanks will be as per the requirement of the total complex.

6. The above norms are now put up to the Technical Committee for its consideration. Moreover if the above norms are accepted the proposal submitted by Goshala Complex will be within the proposed limits and it is with a slight margin of the future extension.

7. As the proposal will be low rise as per the guide lines, 50% open spaces may be insisted in all the three components stated above.

8. The case is now submitted to Technical Committee for its consideration and the approval of norms.

Sub:-Construction of Delhi Administration Health Centre Building at Khajoori Khas-Provision of 'N.O.C.'.

F.13(3)/88-MP.

Dr. S.S. Sarkar, Additional Director(Health Services) vide his letter dated 17.11.88 addressed to the Secretary to Hon'able Executive Councillor(Health) has requested to give NOC for construction of Delhi Administration Health Building at Khazoori Khas. He has also stated in his letter that Pradhan of village Khazoori khas has clarified that land under reference belongs to Gram Panchayat and is in Abadi area. Therefore, the Department had requested the Chief Town Planner(MCD) for issuing N.O.C. for construction of dispensary. The Town Planner (MCD) vide his letter no.TP/G/5429/88 dated 9.3.88 infromed the Directorate that village Khazoori Khas is located in agricultural green area and the clearance for land use is required from D.D.A. before layout/building plans are sanctioned by MCD. Accordingly, a site/location plan has been enclosed with the letter with the request to issue No Objection Certificate.

2. The case has been examined . The land use as per MPD-62 is agricultural green , the land us as per draft MPD-2001 is rural. There is no specific scheme at present on the land under reference, however, considering the public purpose i.e. health and construction of the same to be carried out by the Delhi Administration(Health), we may not have any objection on that.

3. The case is submitted to the Technical Committee for its consideration.

Sub:- Allotment of land for Club in New Friends Colony.
F.13(6)/62-Instt.

A request has been received from the Hony. Secretary of the New Friends Colony for allotment to their proposed club in New Friends Colony. The case was discussed in the IAC meeting dated 14.8.86 vide item no.16 where it was decided that the society be asked to make provision of land for a Club within the society's land.

2. The case was subsequently examined and in view of non availability of suitable land in the layout plan of the society area, in a meeting convened in the L.G. House it was decided to consider the allotment of land to the New Friends Colony Club in the park adjoining to the Friends Colony community Centre near Sujan Mohinder Hospital.
3. The point regarding area to be allotted for Club is not clear as no detailed area break up has been received from the society. In the Draft PDP-2001 there is no mention of the size/area of the club. Therefore, it was proposed to provide the site equal to the size of community Hall i.e. 660 sq. mtrs. as provided in the Draft PDP-2001 for this purpose.
4. A conceptual plan for the club in a total area of 3025 sq. mtrs. has been forwarded by Sh. S.C. Chabra, Padamshri vide his letter dated 5.7.89. According to this the proposed ground coverage is about 15% with $2\frac{1}{2}$ storey construction and basement equal to ground coverage. Provisions of Tennis Court, swimming pool and service court yards have been made in this conceptual plan.
5. The location of the proposed site shown on the plan laid on the table. This is located in the area earmarked as 'Master Plan Green' as per approved composite zonal

development plan for zones F.1 & 7, however this has not been developed into a proper park till date. The DDA has also allotted/allocated lands for club in Saket, Pitampura and Sawan Park etc. in about 0.5 acres area.

6. The proposal is placed before the Technical Committee for consideration.

Sub: Standard plans in respect of building at Sarojini Nagar,
N. Delhi. F16(49)83-MP

Standard plan in respect of buildings in Sarojini Nagar, New Delhi for additional construction on 182 plots to framing part of Sarojini Nagar market has been received from NDMC. This market was constructed by the Rehabilitation Department prior to the enforcement to the Master Plan. The shops on ground floor (covering a plot of coverage 90 sq.yds.) were constructed and leased out. On the first floor about 25% of the ground area was constructed and leased out separately. Sarojini Nagar market has been shown as one of the sub district centre in the Master plan with 25% ground coverage and 125 FAR maximum. But the FAR is suggested for sub district centre as per public notice issued in December 1988 for inviting objection / suggestions, to be kept as 100. The area of sub district centre includes these plots streets, and open space etc.

2. The issue is whether based on the comprehensive scheme, ground coverage and FAR to be given on these 182 plots or as these are the part of the approved scheme, coverage and FAR may be given on the individual plots retaining roads, open spaces, parking etc. as provided in the scheme. NDMC was informed on 28.2.89 that the policy adopted in case of Karol Bagh (Ajmal Khan Area) which is part of CBD is to allow residential coverage on individual plots with 2 $\frac{1}{2}$ storeyed buildings and only ground floor is to be used for retail shopping same may be allowed in this case also.

3. Earlier the NDMC was informed that Sarojini Nagar market has been identified as sub district centre and therefore, a comprehensive scheme should be prepared on the basis of the norms of sub district centre. NDMC has prepared a standard plan with 100% ground coverage on the plot for shopping and covered verandah for pedestrian walk and first floor and barsati floor for residential use. The standard plan was earlier adopted by the NDMC and on that basis earlier building plans were sanctioned. This proposal has ^{also} been cleared by L&DO. If this plan is followed FAR is much less than the permissible limit although the ground coverage would more than 25% taking the total plot/area of sub district centre.

4. The case is put up before the TC for consideration of the standard plan submitted by the NDMC (laid on the table)

Sub: Change of land use in respect of land acquired for new grain market at Narela by Delhi Agricultural Marketing Board (DAMB) F.20(27)/86-MP.

Reference is invited to Item No.86 of the Tech. Committee meeting held on 27/3/89 and Item No.6 of the Tech. Committee meeting held on 29/4/88 wherein the above proposal was discussed. The Tech. Committee observed in the meeting held on 27/3p/89 that the proposal needs further study and therefore decided that a proper scheme with model etc., should be submitted for the consideration of the Tech. Committee and subsequent in the Tech. Committee meeting held on 29/4/88 it was observed that the land under reference is part of the land earmarked for wholesale and warehousing in PDP-2001, the Tech. Committee agreed with the proposal submitted by DAMB for location of a food grain market on the land acquired by them, however, it was desired that a comprehensive scheme be prepared and submitted.

2. Vide letter dated 14/6/89, Ex. Engineer, DAMB has submitted a set of drawings alongwith model on the subject for discussion in the meeting of the Tech. Committee. As per the scheme submitted, the total area is 33 acres with a ground coverage 24.76% and FAR about 60. The area under open activities is about 12.03% and under parking is 16.31%, area under circulation is 24.2% and area under green is 22.7%, spaces for various activities are shown on the plan.
3. The site where this market is being developed ~~and~~ has already been incorporated in the structure plan of the Urban Extension which has been approved in the Authority meeting held in the year 1987 and at present is pending with the Ministry of Urban Development for approval.
4. A reference has also been received from the Chief Secretary, Delhi Administration dated 31st May, 1989. In this letter the Chief Secretary has mentioned that the issue of change of land use has been linked up with the detailed planning of the market. The detailed planning would be looked into by the MCD before according their approval. The then Director (CP)

Sub : Flt.Lt.Rajan Dhall Charitable Hospital at
Mehrauli near Mahipalpur Complex (Vasant Kunj)
F.13(110)/84/Bldg.

- - - -

During the period 1983 two acres of land situated in Masoodpur Village behind JNU was allotted to the above charitable trust for the construction of hospital by the DDA. The perpetual lease deed of the plot was executed on 18.9.1987. The party submitted their building plans, the plans were referred to DUAC for approval.

2. The scheme known as Vasant Kunj Housing Scheme was formulated by HUPW for the construction of DDA housing. The site of the proposed hospital allotted along the road no.16 (45 mt. r/w) Mehrauli Mahipalpur Road towards pocket I of the Vasant Kunj Scheme forms part of the land shown as green buffer. In this scheme (laid on the table) as on today, it has been reported that both the sites of the hospital on this location as well as the scheme stands approved by the Screening Committee. As the green buffer will not be available due to the location of this plot for the hospital, the building plans could not be sanctioned by the Building Department and the DUAC has made a quarry about the land use of the site.

3. It involves a change in the approved scheme.

The matter is placed before the Technical Committee for consideration and decision in the matter.

Sub:- Electric sub stations for the new buildings.
(F.6(4)88-MP).

The issue whether the electric power sub station be located in the basement of the multistoreyed buildings as per unified byelaws was discussed in a meeting held under the chairmanship of Addl.Secy., Min. of Urban Development on 16.5.89. After detailed discussion with NDMC & DDA, it was resolved that this issue be discussed in the Technical meeting again.

2. As per the unified building byelaws, the provision for electric sub station in multi-storey buildings is that (i) the sub station will preferably be located on the ground level failing which it can be located in the basement floor, but in no case at higher floors (ii) all the rooms should be provided with partition upto the ceiling and shall have properly ventilation. Special care should be taken to ventilate the transformers rooms and where necessary louvers at lower level and exhaust fans at higher level shall be provided at suitable locations. In order to prevent storm water entering the transformers and switch rooms through the soak pits, the floor level of the sub-station shall be at least 15 cms. about the highest flood water level that may be anticipated in the locality.

3. The coverage in the basement is not counted in FAR provided, it is used for parking and services. There is, however, no mention about electric sub station. As per practice, the area under electric sub station is counted in coverage and FAR. Also as per unified building byelaws 14.1, the basement shall not be reckoned for the purpose of FAR in case it is used for storage of (i) house hold and other goods (ii) dark room (iii) strong room (iv) Air-conditioning equipment and other machines used for services and utilities of the buildings (v) parking spaces (vi) stack rooms of library etc.

4. This matter was discussed in the meeting of the Technical Committee held on 31.8.88 Sh. R.N. Mathur Addl. Chief Engineer(Elect) NDMC and Sh. S.L. Khurana SE(P) I DESU explained that the electric sub station should not be located in the basement and emphasised that proper location is only

on the ground floor. They quoted the provision of the national building code and the building bye laws.

After detailed discussion it was decided that cases where electric sub stations have already been sanctioned by the competent authority such cases should not be reopened and required precautions be taken to see that these functions properly. However, if there is any particular case where it is felt absolutely necessary to shift from basement to other location, the same be referred for examination. For new sites proposed in multistoreyed buildings, the clearance of location of such sub stations, from the concerned department, under whose control these are to operate and maintained, should be obtained and if provided on ground floor, the same be counted towards permissible coverage and FAR.

5. The recommendations as provided in National Building Code and also as made by the DUAC are as below:-

i) National Building Code 1983 - transformers shall confirm the following -

a) A sub-station or a switch station with apparatus having more than 2000 litres of oil shall not ordinarily be located in the basement where proper oil drainage arrangements can not be provided. If transformers are housed in the building below the ground level, they shall necessarily be in the first basement in a separate fire resisting room of 4 hour rating. The room shall necessarily be at the periphery of the basement. The entrance to the room shall be provided with a fire resisting door of 2 hour fire rating. A curb (sill) of a suitable ht. shall be provided at the entrance in order to prevent the flow of oil from a ruptured transformers into other parts of the basement. Direct access to the transformers room shall be provided, preferably from outside. The switch gears shall be housed in a room separated from the transformer bays by a fire resisting wall with fire resistance of not less than 4 hours.

b) The transformer, if housed in basement, shall be protected by an automatic high velocity water spray system.

c) In case the transformers are housed in the basement, totally segregated from other areas of the basements by 4 hours fire resisting wall/walls with an access directly from outside, they may be protected by carbon dioxide or BCE

(Bromochlorodi fluoromethane) or BTM(Bromotrifluoromethane) fixed installation system.

d) When housed at ground floor/level, they shall be cut off from the other portion of premises by fire resisting walls of 4 hours fire resistance.

e) Oil filled transformers shall not be housed on any floor above the ground floor.

ii) DUAC reference no. 81(9)88-DUAC dt. 6.6.88.

In the above mentioned reference, the commission endorsed that for reasons of aesthetics and environment consideration, the electric sub station can be and should be allowed in the basement of a building and for that adequate precautions are taken with regard to fire safety, proper ventilation, requirement for maintenance of the equipments and easy access for personnel and machinery.

6. The matter is placed before the Technical committee to consider

i) whether such sub station in multi storeyed building as recommended by DUAC be allowed in basement only,

ii) and whether to be counted in permissible FAR and coverage both in case of basement location or ground floor.

....

Sub: Change of land use from 'Green' to Tourist Complex at Said-ul-ajab south of Saket Delhi.

F. 20(12)/86-MP

The request regarding construction of Tourist Complex by the Department of Tourism Delhi Administration on the land measuring 20-5 acres and the change of land use was discussed vide item No. 4 in the Technical Committee meeting held on 22-11-88. The decision of the Technical Committee was as under:

" The case was discussed in detail and it was observed that the land which has already been acquired by Delhi Administration for their tourist complex near the said-ul-azab South of Saket does not have a proper approach road. It was also observed that DDA has already acquired about 200 acres of land, It was therefore, decided that department of Tourism, Delhi Administration should submit details of land giving Khasra Nos. etc. and mark it on survey of India sheet so that the case can be examined for preparation of comprehensive plan of the land acquired and the land proposed by department of Tourism for consideration of Tourist Complex. The site should be visited by Commissioner(Planning) with the officers of Tourism Complex. The site should be visited by Commissioner(Planning) with the Officers of Tourism Department, Director DC&P and PPW.

2. The site underreference was inspected by E.M. Rep. of Delhi Tourism Department S/Sh. Tyagi and Pradip Ahulawalia, Director(DC&P) and Director(PP&B) from DDA. It was observed that this is a big chunk of rocky land which should be properly developed/landscaped by Delhi Administration, or by Delhi Tourism and Development Corporation to avoid unauthorised construction at site. There is no proper approach available to the site. Boundary wall has been constructed and the site is undulating and full of big rocks. However, in between the unauthorised construction which are coming up in the vicinity the land is left for the construction of a road as an approach to this site. Taking into consideration the site conditions, it was considered that the imaginative design approach can make this area attractive.

(Bromochlorodi fluoromethane) or BTM(Bromotrifluoromethane) fixed installation system.

d) When housed at ground floor/level, they shall be cut off from the other portion of premises by fire resisting walls of 4 hours fire resistance.

e) Oil filled transformers shall not be housed on any floor above the ground floor.

ii) DUAC reference no. 81(9)88-DUAC dt. 6.6.88.

In the above mentioned reference, the commission endorsed that for reasons of aesthetics and environment consideration, the electric sub station can be and should be allowed in the basement of a building and for that adequate precautions are taken with regard to fire safety, proper ventilation, requirement for maintenance of the equipments and easy access for personnel and machinery.

6. The matter is placed before the Technical committee to consider

i) whether such sub station in multi storeyed building as recommended by DUAC be allowed in basement only.

ii) and whether to be counted in permissible FAR and coverage both in case of basement location or ground floor.

....

3. The case was discussed in the Sub-Technical Committee meeting held on 7th April, 1989. It was agreed that the land ~~to~~ can be utilised for 'recreational activities' ~~to~~ curtail encroachments and as mentioned by E.M., landscaping should become a dominant features.
4. A meeting was held on 13-7-89 with Vice-Chairman DDA, Chairman, D.T.D.C. & Commissioner (Plg.) wherein it was pointed out that the construction/activities envisaged by D.T.D.C 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' in the Technical Committee.
5. The case is put up before the Technical Committee.