

DELHI DEVELOPMENT AUTHORITY

(MASTER PLAN SECTION)

Draft Minutes of Technical Committee Meeting held on 13.4.92 at 9.30 A.M. in the Conference Room of Vikas Minar at 5th floor Delhi Development Authority, I.P.Estate, New Delhi.

The following were present:-

DELHI DEVELOPMENT AUTHORITY:

1. Mr. C. Noronha, Vice-Chairman (In the chair)
 2. Mr. H. D. Sharma, E.M.
 3. Mr. J. C. Gambhir, Commr. (plg.)
 4. Mr. Santosh Aulakh, C.A.
 5. Mr. S. C. Gupta, Dir. (DC&P)
 6. Mr. R. G. Gupta, Dir. (TYA)
 7. Mr. P. C. Jain, Dir. (AP&B)
 8. Mr. U. S. Jolly, Dir. (LM)
 9. Mr. M. N. Khullar, Addl. C.A.
 10. Mr. P. N. Dongre, J.D. (TYA)
 11. Mr. Chander Ballab, JD (AP)
 12. Mr. Prakash Narain, J.D. (T)
 13. Mr. N. K. Aggarwal, J.D. (WC&SA)
 14. Mr. A. K. Jain, J.D. (ZP)
 15. Mr. A. K. Gupta, J.D. (B)
 16. Mr. Ashok Kumar, P.P. (Dwarka)
 17. Mr. S. P. Bansal, J.D. (plg.)
 18. Mr. D. K. Saluja, Dy. Dir. (T)
 19. Mr. J. S. Sodhi, Dy. Dir. (AP)
 20. Mr. Anil Dass, Dy. Dir. (AP)
 21. Mr. Pathak, Dy. Dir. (M)
 22. Mr. Anil Barai, Dy. Director (MP) (Convenor)
- L&D.O.
23. Mr. I. D. Gupta, Building Officer. Police Department (Traffic)
 24. Mr. Jai pal Singh, A.C.P.
- M.C.D.
25. Mr. V. K. Bugga, Addl. Town Planner.
 26. Mr. O. P. Gupta, S.E. (Plg.)
- P.W.D. DELHI ADMINISTRATION
27. Mr. S. R. Pandey, S.E.
 28. Mr. B. R. Dhir, E.E. (PWD-VII).
- SPECIAL INVITIES: A.S.I
29. Mr. M. K. Goel, ~~A.S.I.~~ A.S.A.E.

For Min No. 14/92

STATE DEVELOPMENT AUTHORITY
(GENERAL SECTION)

Draft Minutes of Technical Committee Meeting held on 17.4.63 at 2.30 P.M. in the Conference Room of Vikas Mantra at State Development Authority, 1, B. B. Road, New Delhi.

The following were present:-

MEMBERS PRESENT:

(In the chair)

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| 1. | Mr. C. K. Chatterjee, Vice-Chairman |
| 2. | Mr. H. S. Chandra, S.A. |
| 3. | Mr. S. C. Chatterjee, Commr. (P.L.) |
| 4. | Mr. S. C. Chatterjee, Commr. (P.L.) |
| 5. | Mr. S. C. Chatterjee, Commr. (P.L.) |
| 6. | Mr. S. C. Chatterjee, Commr. (P.L.) |
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| 30. | Mr. S. C. Chatterjee, Commr. (P.L.) |
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| 93. | Mr. S. C. Chatterjee, Commr. (P.L.) |
| 94. | Mr. S. C. Chatterjee, Commr. (P.L.) |
| 95. | Mr. S. C. Chatterjee, Commr. (P.L.) |
| 96. | Mr. S. C. Chatterjee, Commr. (P.L.) |
| 97. | Mr. S. C. Chatterjee, Commr. (P.L.) |
| 98. | Mr. S. C. Chatterjee, Commr. (P.L.) |
| 99. | Mr. S. C. Chatterjee, Commr. (P.L.) |
| 100. | Mr. S. C. Chatterjee, Commr. (P.L.) |

(Continued)

Item No.14/92

Sub : Notification of the Archaeological Survey of India for declaration of the areas prohibited and regulated for the purpose of construction around the monument.
F.Commr.(Plg.)91/1692/OR/520

Technical Committee noted that in the draft rules notified by the Archaeological Survey of India under the Ancient Monument Act of 1958, provision had been made for ^{uniformly (a)} prohibiting any construction within a periphery of 100 mtrs. and ^(b) ~~to~~ regulating any development within a periphery of 200 mtrs. of the existing monument. The Technical Committee felt that to ^{prescribe the same extent of appurtenant area as} ~~the areas specified as prohibited and regulated~~ irrespective of the size of the monument, ^{was} ~~appeared to be~~ arbitrary & without ^{proper justification} and it would be appropriate if the construction/development of areas ~~around~~ in the vicinity of monuments are regulated ^{under} ~~within the provisions of~~ ^{the respective} Town Planning Acts by ^{through suitable provisions to be incorporated} ~~specifying the regulations~~ in the Master Plan/Zonal Plans formulated under such Acts.

As the case may be,

Item No.188/91

Sub: Pending actions on the decisions of the Technical Committee for the period July, 91 to Dec. 91.

F.1(51)91-MP ^{that} Technical Committee desired ^{to be taken} the action as below:

- Sl.no.1 Resitment of objectionable petrol pump at Kashmere Gate:
To be placed before the Technical Committee in its meeting to be held on 28.4.92.
- Sl.no.2 Policy for land use of DIT schemes in relation to MPD-2001.
CLA ~~is~~ to be reminded.
- Sl.No.3 Seminar on rejuvenation of Connaught Place on 6.5.91.

The matter is to be examined after obtaining ^{required} ~~the~~ ^{information} ~~permission~~ from NDMC with regard to pedestrian corridors.

Sl.No.4 Guidelines for sanction of building plans in the Mehrauli Heritage.

To be placed before the Technical Committee in its meeting to be held on 28.4.92.

Sl. No.5 Proposed links for Nizamudin Railway Station from Mathura Road.

DLM ^{stated} ~~informed~~ that the removal of the encroachments ^{was} ~~are~~ not in the priority list. ^{He} ~~It~~ was asked to submit a report ^{on the matter}.

Sl.No.6 Policy decision regarding utilisation of agricultural land for institutional facility i.e. educational, health, religious social and welfare purpose in Delhi.

To be placed before the Technical Committee in its meeting to be held on 28.4.92.

Sl.No.7 Construction of ^{Road} ~~plot~~ from Ring Road near Kalini Colony to Okhla Badarpur

PWD Delhi Administration be asked to supply ^{the} ~~a~~ survey plan.

Sl.No.8 Development plan of Pall Burari Area

The report of the Flood Department is to be discussed by ~~the~~ Commissioner (Planning) with EM ^{in the first instance}.

Sl.No.9 Construction of night shelter near Raja Garden Chowk at Ring Road.

Town Planner (S&JJ) is to be reminded ^{to take necessary} ~~for~~ action.

Sl.No.10 Upgradation of Jhuggi Jhopri cluster and informal shelter under the approved plans scheme JJ Cluster Kanak Durga Camp and Ambedkar Basti R.K. Puram

Slum Department is to be reminded ^{to furnish the} ~~for~~ ^{necessary information} ~~furnishing~~ necessary action.

Sl.No.11 Bus Terminal in Vasant Vihar

To be placed before the Technical Committee in its meeting to be held on 28.4.92.

S.No.12 Use of service & personnel site marked in various residential complexes DDA colonies CBHS CHBS and complexes developed by other authorities.

Land Dept to take follow-up action on report already furnished to

The service ~~and~~ personnel scheme for Niti Bagh area is to be put-up by the Chief Architect in the Technical Meeting to be held on 28.4.92. It was noted that Director (TYA) had already furnished necessary information to DLM, with regard to the ^{service} personnel schemes in Trans Yamuna Area. For South Delhi, it was decided that Joint Director (AP) will bring up the item in the meeting of the Technical Committee Meeting to be held on 28.4.92, and for Rohini, ^{well do the same by the end of} by Project Planner (Rohini) ^{proposals to} in the end of May '92. In case of North-West areas, the ^{before the Tech Committee} matter be brought up in the Month of June/July '92.

S.No.13. Alignment Plan of Mathura Road from Tilak Bridge to Oberoi Hotel

The matter is to be put-up by Joint Director (T) in the meeting of the Technical Committee to be held in the month of May '92.

S.No.14. Composite alignment plan of Netaji Subhash Marg from Delhi Gate to Kashturba Hospital Marg/ Ansari Road intersection near footover bridge.

MCD is to be reminded to sending ^{request} information.

S.No.15 Construction of Road No. 36 along with the left bank of Najargarh Drain from GT Road to Road No. 37.

Reminder is to be sent to the Flood Department of Delhi Administration.

Item No.43/92

Sub : NDC for change of land use with reference to property no.11/27 from 'residential to 'convenient shopping' (shop cum residential)'.
^{area earmarked for}

The Technical Committee noted that in the notified Zonal Plan, the plot under reference ^{found} ~~part~~ ^{and upper} of the convenient shopping (ground floor, shops; ^{above} floors residential). It was also noted that MED-2001

provides that the zonal plans ^{found to be} in conformity with the Master Plan ^{would} ~~will~~ continue ^{and} ~~the~~ land use of the plot under reference ^{has} ~~is~~ in conformity of the Master Plan. Technical Committee, therefore, felt that in the present case ^{no} interpretation ^{is} ~~is~~ required. Accordingly, the item was ^{treated as} ~~was~~ withdrawn.

Item No.46/92

Sub : Problems of new Zakhira Traders Association shifted to Mangalpuri Industrial Area Ph.II.

- i) Norms for building control and
- ii) Sanction/regularisation of building plans of the building constructed without sanction.

PA/JD(B)/Bldg./88/289.

Deferred.

Item No.51/92

Sub : Exchange of land between DDA and MCD i) North of Wazirabad Road ii) Vasundhara Enclave respectively and adjustment of land uses.

F.4(17)/90/CRC/DDA/East.

Technical Committee observed that there ^{was} ~~is~~ no

technical issue ~~is~~ involved and, therefore, the ^{item} ~~matter~~ was ^{treated as} ~~was~~ withdrawn.

Item No.52/92

Sub : Composite alignment plan of 30.48 mtrs. r/w road from Mayur Vihar Pocket III Bus Terminal upto and of Pocket V along eastern boundary of Acharya Niketan and Shashi Garden.

The Technical Committee considered the alignment plan of the portion ^{of the road falling} between Mayur Vihar Phase III (Bus Terminal ~~crossing~~) ^{and} Shashi Garden (unauthorised regularised colony) corner and ^{approved} ~~recommended~~ the approval

contd..

~~if~~ the same. For the remaining part of the road alignment, it was desired that the same be re-examined ^{with a view to removing the zigzags} ~~keeping in view that the alignment~~ ^{and shortening the route as far as possible} ~~should take shortest route without having zigzag~~ ^{modified alignment plan to} ~~and after preparing the same,~~ be brought before the Technical Committee ^{for approval}

Item No.53/92

Sub : Shifting of existing cremation ground falling within the premises of proposed Surajmal Stadium behind DTC Depot Nangloi - change of land use.

Technical Committee decided that the alternative site, as proposed ^{earlier}, be processed for change of land use ~~from 'recreational' to 'public & semi public facilities' (cremation ground)~~. Meanwhile, the Lands Department should take necessary action to remove jhuggies from the proposed site, so that the same could be handed over to MCD in due course of time, as the present site of the cremation ground ^{may reincorporated in} ~~will be used as~~ ^{part of the stadium plan}

Item No.54/92

Sub : Change of land use of MOR Pockets No. 49,58 & 104 Kalkaji Extn., Zone F-9'. F.1(22)/86-ZP Pt.

Technical Committee recommended ~~that the~~ ^{prescribed} change of land use of 6.10 hectare of land (Pocket No. 49,58 & 104 Kalkaji Extn.) and also (pocket no.40 EPDP Colony) ^{be changed to} ~~to~~ "residential" ~~use~~

Item No.55/92

Sub : Allotment of land to NBCC for residential cum guest house in Golf Links by L&DO, Ministry of Urban Development. F.3(12)/91/MP

Technical Committee observed that the matter ^{had been} ~~was~~ ^{already} discussed earlier and ^{that if} the development controls ^{were} as applicable to a residential plot ^{it would} ~~serve~~ the purpose

⊙ be sufficient to

Item No.58/92

Sub : Approval of building plans for the plots
in D.I.Khan, CHBS, G.T.Karnal Road (Laid on table).

F.189(2)/91-Bldg.

Technical Committee examined the proposal and observed
that as a ^{matter of} policy, it had already been decided that no ^{Coop Society}
plots ^{were} ~~is~~ to be sub-divided. ^{Thus} Accordingly action should be taken
in this case, as already decided ~~earlier~~.

Agmuler

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

Agenda for the meeting of Tech. Committee to be held on 13.4.92 at 9.30 A.M. in the conference Room of Vikas Minar at 5th floor, Delhi Development Authority, I. P. Estate, New Delhi.

Sl.No.	Item No.	Subject	Page No.
1.	14/92	Notification of the Archaeological Survey of India for declaration of the areas prohibited and Regulated for the purpose of construction around the monument. To be presented by Commr. (P) F. Commr. (Plg.) 91/1692/OR/520.	
2	188/91	Pending action on the discussions of Technical Committee for the period July, 91 to Dec. 1991. To be presented by DD(MP) F.1(51)91-MP	
3	43/92	NOC for change of land use with reference to property no 11/27 from Residential to convenient Shopping (Shop.cum -residential) F.2(5)/81-MP To be presented by JD(C&SA)	
4	46/92	Problems of New Zakhiva Traders Associates shifted to Mangolpuri Industrial Area, Ph. II (i) Norms for building control and (ii) Sanction/regularisation of building plans of the buildings constructed without sanction. To be presented by JD(B). PA/JD(B)/Bldg./88/289	
5.	51/92	Exchange of land between DDA and MCD (i) North of Azirabad Road and (ii) Vasudhara enclave respectively and adjustment of land uses. to be presented by Dir. (TYA) F.4(17)/90/CRC/DDA/Est.	1.
6	52/92	Composite alignment plan of 39.43 mtrs. R/w Road from Mayur Vihar Pocket III Buserminal upto end of Pocket V along eastern boundary of Acharya Niketan and Shashi Garden. To be presented by DD(T)-I F.3(13)/38-TYA.	2-4

contd....2/-

7. 53/92 Shifting of existing cremation Ground
falling within the premises of proposed
Surajmal Stadium behind DTC Depot, Mangloi-
Change of land use. To be presented by JD(AP)
F.23(15)/91-IL
8. 54/92 Change of land use of MOR Pockets No.49, 6-7
58&104, Kalkaji Extension, Zone, F-9.
F.1(2)/36-ZP-Pt. II
To be presented by JD(AP).
9. 55/92 Allotment of land to EBCC for residential-
cum-guest house in Golf Links by L&D O, 3-9
Ministry of Urban Development.
To be presented by JD(C.C.G)
F.3(12)/91-MP
10. 56/92 Alignment plan of Road No 16 along the
Eastern Side of Jawahar Lal Nehru
University from Outer Ring Road to 10-12
Mehrauli Mahipal Pur Road.
To be presented by JD(T)
F.5(3)/72-MP
11. 57/92 Identification of sites for Burial Ground 13
cemetery Ground, Cremation Ground etc.
To be presented by
F.1(17)/36-PPK Project Planner
(Dwarka).

12. Laid On Table:

41/92

Allotment of land to Gurugobind College,
Pitampura. To be presented by C.A

13. 58/92 Approval of building plans for the plots
in D.J. Khan, e HBS, G.T. Karnal Road.
F189(2)/91-Bldg.

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To be presented
by Dini (APB)

ILo m No. 14/92

Sub:- Notification of the Archaeological survey of India for declaration of the areas as prohibited and regulated for the purpose of construction around the monument.
F. Commr. (plg.) /91/1642/OR-520

This case is regarding Notification of the Archaeological survey of India for declaration of areas as prohibited and regulated for the purpose of construction around the monument.

2. It has been opined that such regulation/prohibition has to be within the frame work of the Delhi Development Act and also within the frame work of Master Plan, which take into consideration the comprehensive view point.

3- Director(Monuments) Archaeological survey of India has asked to comment on the specific sections/provisions of the Delhi Development Act which appear to clash with the proposed modifications. The same was referred to C.L.A.(DDA) for his opinion.

4. C.L.A.(DDA), has stated that the notification dated: 15th May 1991, by the Govt. of India (Archaeological survey of India) is under rule 31 of the ancient Monument and Archaeological sites and remains rule 1959 whereby.

i) Central Govt. has given notice of its intention to declare area upto 100 mtrs. from the protected limits and further beyond it up to 200 mtrs adjoining protected monuments as a prohibited and regulated areas for the purposes of both mining operation and construction. It may be pointed out that the rules referred to above have been framed under section 38 of the ancient monument and as archaeological site and remains Act 1958, hereinafter referred to, as ancient monument act of 1958.

ii) This act has been enacted by the parliament and applied to ancient monument etc of the national importance falling under entry 67 of the union list and to the Archaeological sites and remains falling under the entry 40 in the concurrent list of the 7th Schedule where as Delhi Development Act has been enacted by the Parliament for the Union Territory of Delhi under article 246(4) of the constitution of India. This is irrespective of the non obstate clause u/s53(2) of Delhi Development Act.

iii) Therefore, the provisions of DD Act can not over ride the provision of ancient monuments act of 1958., referred to above & otherwise also we donot find that the provisions of ancient monument act in any manner clash with the provisions of the DD Act 1957.

5. Commr, (plg.) desired that the case may be discussed in the Tech, Committee where C.L.A.(DDA) may also be invited.

6. The case is now placed before the Tech. Committee for consideration.

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Item No. 188/91

Sub : Pending actions on the decisions of the Technical
Committee for the period July, 91 to December, 91.
(F.1(51)/91-MP)

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Pending actions on the decisions of the Technical
Committee from the period 1.7.91 to 31.12.91 are enclosed
for the information of the Technical Committee.

PENDING ACTION ON THE TECHNICAL DECISIONS W.E.F. JULY 1991 TO DECEMBER, 1991.

S.NO.	FILE NO.	SUBJECT	TECH. COMMITTEE DATED	ACTION TO BE TAKEN BY CONCERN OFFICER	CONCURR OFFICER
1.	F13014)88-CRC	Resitement of objectionable petrol pump at Kashmir Gate	1.7.91	The case referred to the Jt. Dir. (WC&SA)	JD(WC&SA)
2.	F3079)87-MP	Policy for land use of DIT schemes in relation to MPD-2001	1.7.91	The case referred to the CLA and Dir. (AP&B) for their opinion. CLA has sent the opinion in the file and at present the file is with Dir. (AP&B)	Dir. (AP&B)
3.	F3(37)91-MP 11.F5(18)91-MP	Seminar on Rejuvenation of Connaught Place held on 5.5.91 Pedestransetion of Connaught Place and other related circulation schemes for Central City Area	15.7.91	The case referred to NDMC PWD, Delhi Admn. and copy to RITES vide letter dt. 3.9.91 for their comments.	NDMC, PWD, Delhi Admn. RITES.
4.	PA/DD(P1g)Mont. G17/96	Guidelines for sanction of building plans in the Pshrauli heritage.	27.8.91	The case referred to the JD (WC&SA), to preparation a comprehensive statement on 26.9.91	JD(WC&SA)
5.	F5(37)84-MP	Proposed links for Nizamuddin Rly. Stn. from Mathura Road	10.9.91	A reference sent to DIM for removing unauthorise encroachment and copy x to JD(T)	DIM
6.		Policy decision regarding utilisation of agricultural land for institutional facility i.e. educational, health, religious social and welfare purpose in Delhi.	27.9.91	Case referred to DD NCR & UE for necessary comments	DD(NCR&UE)

7. F5 (8)89-MP Construction of plot from Ring Road near Kalini Colony to Chhla Badarpur 8.10.91 Case refer to Jt. Dir. (T) for preparation of alignment plan and copy to DIM for demolition of fresh const. JD (T)
8. PA/JD/Plg.II/90 Development plan of Pali Burari area 8.10.91 Case referred to Dir. (AP&B) for further examination on 29.11.91 Dir. (AP&B)
9. FP3371(21) Construction of night shelter near Raja Garden Chowk at Ring Road 29.10.91 Case referred to Town Planner Slum & JJ for clearance of MCD and PWD Delhi Admn. to be placed against before TC. Town Planner Slum & JJ
10. F20(10)91 Upgradation of Jhuggi Jhompri cluster and informal shelter under the approved plans scheme JJ Cluster Kanak Durga Camp and embedkar basti RK Puram 29.10.91 Case referred to slum (OSU) to work out and alternative scheme. Adviser SLUM
11. F21(2)90 Bus Terminal in Vasant Vihar 4.11.91 File referred to JD(AP)I for inspection and report. JT. Dir (AP)
12. F23(6)91-Inst. Use of service & personnel site marked in various read. complexes DDA Colonies CHS CHBS and complexe developed by other authorities 26.11.91 The decision referred to Dir. (AP&B) PP Rohini and JD (AP) for working out further detail and file referred to Dir. (TYA) Dir. (AP&B) PP Rohini Jt. Dir. (AP) Dir. (TYA)

13. F5(2)89-MP Alignment plan of Achura Road from Tilak Bridge to Oberoi hotel Jt. Dir. (T)
14. F5(41)87-MP Construction alignment plan of Netaji Subhash Marg from Delhi Gate to Kesarpada. Also the Marg/Ansari Road intersection near footover bridge E-I-C, MCD & Jt. Dir. (T)
15. F5(55)66-MP Pt. II Construction of road no. 38 along with the left bank of Najafgarh drain from GT road to road no. 37 Jt. Dir. (T)
- 26.11.91 File with decision referred to Jt. Dir. (T) for revision of alignment plan and again placed it before T/C. Jt. Dir. (T)
- 26.11.91 The decision inform to E-I-C MCD to prepare a detailed design of of the subway including the entry and exit point. E-I-C, MCD & Jt. Dir. (T)
- 26.11.91 File referred to Jt. Dir. (T) for revision of alignment plan with the consultation of railways and Irrigation and Flood Deptt. of Delhi Admn. Jt. Dir. (T)

Item No. 43/92

SUBJECT: - NOC for change of land use with reference to property No. 11/27 from Residential to Convenient shopping (Shop-cum-residential)

File No. F.2(5)81-MP.

1. The owner of the plot No. 11/27, East Patel Nagar, measuring 200 sq. yds. vide his letter dt. 29.1.91. has requested DDA to issue Land use Certificate for his plot in accordance with the provision of approved Zonal Plan of Zone B-6 to be used for Shop-cum-residence so as to take up the matter with L&D/MCD for conversion of lease and sanction of building plans respectively.
2. The case is examined from Planning point of view and comments are as under:-
 - i) The property under reference measuring 200 sq. yds. is located on a 50' wide road and leased out by L&D for residential use.
 - ii) MPD-2001 provisions:-
 - a) The property under reference falls in Special Area recommending therein Urban Renewal (Conservative surgery) residential with a density of 350 p.p.h.
 - b) i) Mixed land use policy is recommended to be dealt with, in the following manner:
 1. In the Central old built up areas, which actually have a tradition of mixed land use i.e. residential and non-residential activity on the same residential premises should be dealt differently than other areas.
 2. Non-residential activity on residential premises should be permitted selectively carefully taking into consideration its community need, provision for traffic and parking which would be generated and also the environmental impact.
 3. In case of new developments, planned mixed residential and non-residential activity should be introduced right at the time of the preparation of the division plans/layout plans. Mixed use regulations are dealt in the sanction on development code under Clause 10.

Contd..2/-

- ii) Further under clause 10 with regard to mixed use regulations methodology for preparing the plans for areas other than wall city Karol Bagh and other urban union areas streets of mixed use activity shall be identified.
 - iii) Already approved sub-zonal (earlier named Zonal) plans, in conformity with the Master Plan shall continued to be operative. In the absence of Zonal Plans in any areas the development shall be in accordance with the Master Plan.
- C) The Urban renewal plan of the areas are to be prepared, since the same have not yet been started.

MPD-62/Approved Zonal Plan provisions:-

- i) The property falls in the area earmarked for Convenient shopping centre in the approved Zonal Plan of Zone B-6.
 - ii) As per the text of approved Zonal Plan of Zone B-6 it is stated that "the streets predominant in shopping have been indicated as Convenience Shopping area and will be on ground floor only."
3. The subject matter with regard to policy for Land use of Delhi Improvement Schemes, in relation to MPD-2001 was discussed vide item No.109/91 in the Technical Committee meeting held on 1.7.91. wherein following decision was taken:-
- "After some discussion, the Technical Committee desired that the matter be referred to C.L.A, for his opinion on the following issues:
- i) Whether the lease document/contract superceded the corresponding Master Plan provisions as per the law of the land.
 - ii) whether the layout plans prepared under rules prior to MPD-2001 are to be honoured as per the provisions of MPD-2001.
 - iii) what are the implications vis-a-vis the land use prescribed in the Master Plan?

The Technical Committee further noted that the redevelopment scheme for the Special Area is yet to be prepared. It is, therefore, decided that individual cases are to be examined merits.

4. DDA in similar cases, prior to the approval of MPD-2001, based upon the approved zonal plans has been issuing NOC in the areas like West Patel Nagar. New Darya Ganj, Karol Bagh etc. subject to the condition that ground floor will be used for shops & upper floors for residential, with residential bldg. regulations.
5. Keeping in view the above matter is placed before the Technical Committee for consideration.

ILTA No. 46/92

Sub:- Problems of New Zakhira Traders Association shifted to Mangolpuri Industrial Area Ph.II.

- i) Norms for building control and
- ii) Sanction/regularisation of building plans of the building constructed without sanction.

File No: PA/JL(B)/Bldg./88/289.

1. Mangolpuri Industrial area Ph-II located in the east of Outer Ring Road is an approved scheme of DDA wherein the uses of light and service industries except food, cold storages, acids & chemicals, rubber, paints, varnishes, petroleum products and pollutant industries as per the provision of MPD-2001 have been permitted. The scheme has largely been developed and plots have been disposed of as per the policy on the subject. In the approved scheme plots of various sizes varying from 10 sq.mtr. to 600 sq.mtr. have been provided and were conceived largely on the basis of 50% Ground Coverage and 60 FAR with the condition that the basement was not be counted in calculating the FAR.
2. Two of the plot owners in Block 'A' Mangolpuri Ph-II vide their letter dt: 25.10.90 have drawn the attention to the variance in terms of Ground Coverage, FAR set backs to be followed in the scheme in view of the approval of MPD-2001 on 1.8.90.
3. The case is examined by the Area Planning Wing and a comprehensive comparative statement with reference to set back and coverage as per approved plan and as per MPD-2001 has been prepared and annexed (Annexure-I). The subject matter was discussed in the Technical Committee meeting held on 11.8.87 wherein the following decision was taken: (Agenda/decision enclosed Annexure-II).

"The proposal was explained by Director (CP) with the help of the layout plan of the area Director (DC&B) pointed out that as per the draft MPD-2001 the maximum FAR is 125 subject to counting of basement and mezzanine floor in the FAR calculations. Therefore, maximum FAR for plot sizes falling between 120 sq.mts. to 600 sq.mts. will be 125 instead of 60. The Technical Committee approved the proposal of 125 FAR counting basement and mezzanine floor as part of this and the other regulations as specified in the agenda item subject to the provision contained in para 4 of the agenda."

4. The case is examined again with reference to the approved scheme, decision taken from time to time and the following norms are proposed by Area Planning Wing.

i)	Group A&B (10 sq.m to 50 sq.m)	Proposal	Remarks			
		Keeping in view that the allottees of 10@ 20 sq.m. plots had already constructed basement T/C had earlier approved standard design with a provision of basement. Therefore, it is suggested that for Group 'A' i.e. upto 25 sq.m 100% Ground Coverage, 200 FAR & basement below ground coverage shall be permitted & will be counted in FAR. Max. height 4 m.				
ii)	Group C (51 to 99 sq.m)	Set back	Ground coverage	FAR	Ht.	Remarks
		FRSS 3000	60	125	9M	Max. floor allowed shall be basement, gr. first floor & basement shall be equivalent to ground coverage will be counted in FAR.
iii)	Group D&E (100 Sqm. to 600 sqm).	Recommendations of MPD-2001. be followed.				

5. During the site inspection made on 21.6-91 it was observed that almost 50% of the plots have already been constructed. Most of these plots have basement, mezzanine and first floor and some of the buildings also have second floor as well. It was also observed that the construction has been made without obtaining sanction from the building section and the norms regarding width of the staircase, height, ventilation to the basement, ect. are not strictly observed in accordance to the Building Bye-laws 1983. Under the category of the shifting of the plots from Zakhira flyover area of the plots varied from 10 mtrs. to 80 sq.mtrs. in size.
6. The pending cases for approval of building plans could be considered for regularisation after completing the following requirements:
- i) As per the Building Bye-laws 1983 prior to sanction charges @ Rs, 100/- per sq.mtr. of the covered area constructed unauthorisedly and required to be charged before sanction of the building plan.
 - ii) The owners of plot have submitted only possession slips at the time of submission of building plans. As per the

to get the building plans sanctioned is required before
sanctioning of the building plans. However, in view of the
factual position of the site and the construction carried
over by the allottees and pending building plans cannot be
regularised even if the above requirements are fulfilled.
Since the buildings do not conform to the BBL w.r.t. width
of staircase, height of basement etc.

7. In view of the above facts and difficulties arised while
sanctioning/regularisation of the building plans the
following points are submitted for consideration of the
Technical Committee:

- i) The proposal contained in para 4 above about the appli-
cability of norms for various sizes of plots.
- ii) Relaxation with respect to width of stair case and the
height of basement above ground level for ligh and venti-
lation.
- iii) The charges for the construction prior to sanction at
the time of approval of the building plans submitted by the
allottees affected due to shifting frim Zakhira flyover.

Item No: 51/92

Sub:- Exchange of land between DDA and MCD; i) North of Wazirabad Road ii) Vasundhra Enclave, respectively and adjustment of land uses.

F.4(17)/90/CRC/DDA/East,

BACK GROUND:

At the time of construction of Kondli Sewerage treatment plant sometimes in 70's a huge area was acquired and handed over to 'Delhi water supply and Sewerage Disposal undertaking/MCD.' At that time 'Area Plan' was not prepared as such the land was handed over in a jig-jag way by lands & Building Department Delhi Admn.

In 1980's a total plan of the complex of 658 hect. was prepared and being implemented by D DA. In this complex a lot of houses has already been constructed besides allotment of lands to 50 Co-operative Group Societies and thousands of plots of sites and services.

Delhi Water supply and Swerage Disposal Undertaking has already constructed full sewerage treatment plant with high compound wall in the East of existing 45 meters wide road and a chunk of land in the west of this road may not useful to them as land use is partly for facility centre and partly for residential use. DWS and SDU has requested for exchange of land.

DDA has done an exercise and found two pockets of land with a total area of 7.527 acre in the North of Wazirabad Road as shown in the plan placed in the file for land use partly residential and partly rural use. These two pockets in between built up area in a total area of about 1500 hact. So if these pockets are also not used for same purposes would likely to be encroached upon.

2. The item is placed before the Technical Committee of the DDA for exchange of lands between DDA and MCD as details given above with minor adjustment of land use in the two pockets in the North of Wazirabad Road. The pockets would be used partly for residential and partly for facilities.

Item No. 52/92

Sub:- Composite alignment plan of 30.48 mtrs R/W Road from Mayur Vihar Pocket III Bus Terminal upto end of Pocket V along eastern boundary of Acharya Niketan and Shashi Garden.

F.3(13) 88 TYA.

1. Location: The 30.48 mtrs. wide road starts from Mayur Vihar Bus Terminal, Pocket III to 30.48 mtrs. Road leading to Kalyanpuri at the end of Pocket V Mayur Vihar (along the eastern boundary of Acharya Niketan and Shashi Garden unauthorised-regularised colonies) Location plan is placed as Annexure-I.
2. Background: As per the layout plan of the Pandev Nagar, Acharya Niketan, Pratap Nagar & Samas Pur Extn. unauthorised-regularised colonies as approved by Authority vide Resolution No.59 dated 1.2.83, the R/W of this road is 30.48 mtrs. It is connecting to 30.48 mtrs. road from Marginal Bund Road to Trilokpuri) to 30.48 mtrs. road leading to Kalyanpuri. This road with 30 mtrs. R/W is proposed in MPD-2001.
3. Existing conditions: Total length of this road is about 1.2 kms. Presently a two lane carriageway is existing on this stretch. The road is mostly used by the traffic generated from Acharya Niketan, Shashi Garden, Mayur Vihar Pocket I, II & V destined towards Marginal Bund Road and NH-24 by-pass. The road carries mixed traffic. There are three junctions/intersections of 30 mtrs. roads with this road.
4. Problems:
 - i) The existing 7 mtrs. wide C/W is not sufficient to meet the increasing volume of traffic on this road. Further commercial activities along this road are not only generating additional traffic but also creating a conflicting situation for a smooth traffic flow.
 - ii) Due to ^{the} absence of service road, the local traffic merges directly with the through traffic creating problems.
 - iii) The three major junctions/intersections

existing are neither signalised nor designed properly. Encroachments at the junctions are creating observations to smooth traffic flow. These junctions/intersections have become accident prone areas.

- iv) Encroachments on the C/W and at the intersection are gradually reducing the width of the road.
- v) Proposals: Based on the survey supplied by DDA vide drawing No.56 dated 30.12.89 a composite alignment plan has been prepared.

Salient features of the proposal.

- i) A four lane divided carriageway with a central verge of 1 mtr. has been proposed for the entire stretch of road.
 - ii) A 5.0 mtrs. wide service road has been proposed on either side of the road wherever necessary to control the direct access of traffic from the minor streets into the main carriageway.
 - iii) The intersection at Mayur Vihar Pocket III Bus Terminal which was having a 5 arm non-signalised junction has been proposed as a 4 arm signalised intersection. Cannelisers, slip roads have been proposed for a safe movement of traffic.
 - iv) The 'T' junction at Pocket I & V has been proposed as a signalised junction with provision of slip roads, traffic islands.
 - v) The 'T' junctions of this road with the road leading to Trilokpuri at Sir Sucha Singh Park has been designed for a signalised junction. Slip roads, channerlisers have been provided for turning traffic. A separate 5 mtr. wide lane exclusively for traffic from Patparganj side going towards Trilokpuri side has been proposed at the intersection.
6. Feasibility study: E.E.(Plg.)II vide his letter dated 30.10.90 submitted the feasibility study of the alignment. As per the study of total number of properties affected in the alignment are 46. This includes the boundary wall of 3 properties. 4 kutchha, 1 semipucca, 29 pucca, 11 double storey, 2 triple storey and two religious structures. In addition

to above part of LDA park, 40 electric poles, 1 telephone pole & 13 manholes are affected (refer Annexure II).

Considering the large number of pucca structures affected in the alignment, MCD was requested to submit the list of eligible affected properties but the same has not been furnished as on date.

LOSC decision: The alignment was discussed in the LOSC meeting of MCD held on 10.7.90 vide item No.186/90 and following resolutions was made (refer Annexure III).

Factual report be sent to DDA. The affected Gurudwara and Mandir being religious building be retained, if required shifting, alternative sites be allocated by DDA.

8. The case is placed before the Technical Committee for approval of.
 - i) Composite alignment plan with 30.48 mtrs. R/W ^{bus} Road from Mayur Vihar Pocket III as terminal to the end of Pocket V along eastern boundary of Acharya Niketan and Shashi Garden vide Drg.No. CA-014/PPW-89.
 - ii) MCD shall take up the issue of rehabilitation of eligible affected properties with the concerned agency.
 - iii) MCD shall plant 3 times the trees affected in the road alignment after taking permission of Competent Authority.

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Annexure II

MUNICIPAL CORPORATION OF DELHI
(PLANNING DEPARTMENT)

No.D/539/EE(P)II/AE(P)S/D(335)

Dated: 28.8.90

From
Ex.Engineer(P)II,
Municipal Corporation of Delhi,
Town Hall, Delhi-110006.

To
Sh.D.K.Saluja,
Dy.Director(TI)I, PPW, DDA,
11th Floor, Vikas Minar,
I.P.Estate, New Delhi.

Sub:- Composite alignment plan of 30 Mtr.R/w Road from
Mayur Vihar Pkt.III to Pkt.V alongwith Eastern
boundary of Acharaya Niketan and Shashi Garden.
DDA file no.F.3(13)88/TYA/1308.

Sir,
Please find enclosed herewith a copy of the draft
composite alignment plan of 30M road from Mayur Vihar Pkt.III
to Pkt.V alongwith Eastern boundary of Acharya Niketan and
Shashi Garden with affected land and properties marked on
it, list of affected land and properties and L.O.S.C.
decision dated 10.7.90 for necessary action pl.

Yours faithfully,

Encl: As above.

Sd/-.

Ex.Engineer(P)II.

Item No. 186/90

Subject:- Composite alignment plan of 30.48 M./R/W road from Mayur Vihar Pkt.III to Pkt.V alongwith Eastern Boundary of Acharya Niketan and Shashi Garden. (Drg.No.CA-014 PPW-89.

The note of Executive Engineer is reproduced as under:

A Draft composite alignment plan of 30.48 M R/W road from Mayur Vihar Pocket-III to Pkt.V alongwith Eastern boundary of Acharya Niketan and Shashi Garden (Drg.no.CA-014/PPW/-89 was received from LDA vide letter no.F.3(1)88-TYA/1303 dated 1.11.89 for studying the feasibility from implementation point of view.

The Draft alignment plan has been examined at site and it is observed that the proposed ROW of this road is 30.48 M. Two carriageways of 7.30M .with a central verge of 1.00M and service roads of 5.00 M each on both the sides have been proposed. The existing metalled width of this road is 7.50 M. It is also observed that the existing metalled width of this road is inadequate to cope with the over increasing volume of vehicular traffic on this road necessitating the widening of this road. It is also observed road is widened as per draft alignment plan a number of land and properties will be affected. The affected land and properties have been marked on the plan in red and red hatching respectively and the existing metalled road has been shown in yellow colour. The list of affected land and properties is enclosed as annexure as which includes one Gurudwara and one Budh Temple. It is not possible to implement the proposal without acquiring the land and properties affected in the draft alignment plan.

Under the circumstances mentioned above the case may be placed before the L.O.S.C. for consideration and decision, so that the comments may be sent to LDA

for further necessary action.

Item no.186/90.

The Decision of LOISC dated
10.7.90.

Subject:--Composite alignment of 30.48 M.^R/W road from
Mayur Vihar Pkt.III to Pkt.V alongwith eastern
boundary of Acharya Niketan and Shashi Garden
(Drg.no.CA-014
PPW-89)

Factual report be sent to DDA. The affected
Gurudwara and Mandir being religious buildings be retained,
if required shifting, alternative sites be allocated
by the DDA.

Sd/-
Head Clerk,
Town Planner's office,
M.C.D.

Item No. 53/92

-5-

SUB : SHIFTING OF EXISTING CREMATION GROUND
FALLING WITHIN THE PREMISES OF PROPOSED
SURAJ MAL STADIUM BEHIND DTC DEPOT NANGLOI:
CHANGE OF LAND :

F23(15)/91-74

1. Reference has been received from EE ND-3, DDA for shifting of existing cremation ground to the approved site adjacent to DTC Depot Nangloi (Along Railway Line). Since the existing cremation ground form a part of proposed Surajmal Stadium Complex, which is under construction. The non-shifting has therefore held up the construction.
2. The case has been exained in the Planning Wing. HUP^W had prepared a lyout plan for Maharaja Surajmal Stadium at Nangloi in the year-1989. According to this the cremation ground was proposed to be shifted to the north of DTC Depot Nangloi in a equivalent area therefore the existing cremation ground after its got shifted will form part of Maharaja Surajmal Stadium.
3. In this context, two issues are required to be processed first being shifting of this cremation ground and the second change of land use for the proposed cremation ground. As regards, the shifting is concenred MCD would be requested to take up the shifting since cremation ground etc. & form a part of their jurisdiction. The Engg. Deptt. can in the meantime process the handing over the possession of the proposed site to MCD so that the new site can be developed by them. As regards, the change of land use is concerned it will be from "District Park" to "Public and semi public facility"(cremation ground) for an area measuring about 0.84 Hec.(101 mt. x 83.55 mt.).
4. The matter is submitted for consideration of the Technical Committee for change of land use.

Item No. 54/92

SUB: Change of land-use of MOR Pockets No.49, 58 & 104
Kalkaji Extension, Zone F-9.

(F.1(22)/86-ZP Pt.)

Reference to number of representations received from Advocate Sh. R.M. Aggarwal to the Prime Minister, L.G., VC and others regarding the non-implementation of the approved schemes for plotted development in MOR pocket No.49, 58 & 104 Kalkaji Extension. According to him the non-implementation of the scheme requiring change of land use involves crores of public money.

2. After the transfer of MOR lands, based on the land use pattern indicated in the Kalkaji township plan of the year 1954, DDA formulated plotted development scheme for these pockets No.49, 58 & 104, Kalkaji Extension, covering a total of 181 residential plots and other facilities and 6.1 ha. area.

3. The DDA carried some development on these sites (the details are being asked from Engineering Department) and auction of plots was undertaken in the year 1985 (the details are being asked from Lands Section). Though some of the plots were auctioned, it had to be stopped because of a stay granted by the Hon'ble High Court, till the time the 'Land use' of the area is processed U/S-11-A.

4. The land use of these pockets, is predominantly Recreational (District Parks) in MPD-62 and draft zonal plan of Zone F-9. In the MPD-2001, however, the entire land covered in these pockets has been shown as 'District Park'.

5. With a view to process the change of land use in Zone F-9, the issue was discussed in the 1st Internal Coordination Committee of Commissioner(Plg.) wherein it was opined that all, pockets, involving change of land use as per MPD-62 and MPD-2001 be included for processing. As this may take up on priority, considering the advanced site

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developments, expenditures incurred the commitments made. During the discussion with S.E. (SEZ), indicated that the stay order is perhaps vacated though no such intimation is available in the Planning Department.

6. These 3 pockets covered an area of 6.10 ha. and earmarked for "District park" and required to be change to residential (Plan laid on the table).

7. The matter was discussed in the Technical Committee meeting held on 17.9.90 under Item No.6. V.C. DDA desired that in view of the complexity of issue involves, he would like to see the Lands Department file on the basis for which the advertisement for auction of plot was published. The case was accordingly deferred. The necessary information from the Lands Deptt. has been examined and V.C. has desired that the proposal for change of land use may now be placed before the Technical Committee.

8. The matter is now placed before the Technical Committee for the consideration of change of land use of 6.10 ha. (comprising of MOR packets No.49,58 & 104 Kalkaji Extension) from 'District Park and open space' to 'Residential'.

Item No.: 55/92

Sub : Allotment of land to NBCC for residential-cum-guest house in Golf Links by L&DO, Ministry of Urban Development.

F.No.: F.3(12)/91-MP

L&DO, Ministry of Urban Development vide their letter no. J-13026/2/89-LD(DOII) dt. 5.3.91 has allotted a piece of land measuring 887.58 sq.mts. in Golf Links, New Delhi in favour of NBCC for construction of a residential-cum-guest house complex with usual terms. One of the conditions of allotment is as follows :

1. "The land use of the area is residential. NBCC shall obtain the prior permission of DDA under the clause of "Special Appeal" as per zoning regulations to use residential area as guest house before proceeding with the construction of the proposed CMD's Residence-cum-guest House".
2. NBCC submitted a proposal on plot no. 68-69, Golf Links, New Delhi for the construction of a residential-cum-guest house as well as the request has been also received through the Chief Architect, NDMC.
3. The site under reference was within zone D-11 and 12 and as per zonal development plan and MPD-2001 the land use is 'residential'. As per MPD-2001 (page 152 gazette) a guest house for Govt. and Semi-govt. departments, public and private Ltd. companies for transit accommodation of their employees is permitted in a residential land use either as a part of approval of layout plan or as a case of special permission from the Authority. The norms, coverage, FAR etc. will be same as applicable to any individual plot. However, the site under reference is facing a 9 mt. wide road only.
4. The area under reference falls within the bungalow zone boundary as decided by the Ministry on 7.1.92 as well as by the Technical Committee on 14.1.92. The consensus in those meetings was to accord permission to individual

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plot owners as per the norms of MPD-2001/sanctioned schemes where no bungalow character exists e.g. Bessali Market, Golf Links etc. Therefore, the area under reference though falls within the bungalow zone but it may be considered as per the norms of MPD-2001 or as per sanctioned scheme of this area, since there is no bungalow character in the Golf Link exists and most of plots have already been built-up.

5. The matter was presented to the Technical Committee meeting held on 1.7.91 and Technical Committee observed "this plot was located on a 9ft.wide approach road and that, as such, construction of a guest house was not permissible under the provisions of MPD-2001. The proposal was, therefore, not approved".

6. Accordingly, Chief Architect, N.M.C., L&DO and the Architect of NBCC were informed vide our letter dt.31.7.91. In response to this letter L&DO, Ministry of Urban Development have advised Managing Director, NBCC to take-up the matter with the DDA for getting the provisions of MPD-2001 relaxed. In view of this, Shri R.C.Kehar, Chairman-cum-Managing Director, NBCC has once again requested V.C., DDA vide his letter dt.7.1.92 wherein he stated :

"We may add here that we are proposing a small guest house having only 10 rooms and is to be used by the bonafide employees of the Corporation and Ministry of Urban Development. Since it is a Govt. Guest House, the traffic generated would be minimal and further the plot is well served by roads on all three sides.

We would request you to consider this under "Special Appeal" again, in the light of the above facts in order to allow us to construct the guest house on the said plot".

7. It is observed that on page 160 of the Gazette the minimum R/w required in front of a guest house plot is 24ft. as against 9ft.available in front of the plot in question.

8. Request of Managing Director, NBCC is placed before the Technical Committee for its consideration.

Item No. 56/92

-10-

Sub:- Alignment Plan of Road No.16 along the Eastern side of Jawahar Lal Nehru University from Outer Ring Road to Mehrauli-Mehipalpur Road.
F.5(3)72-MP.

1. LOCATION

Road No.16 is a Master Plan Road between Outer Ring Road and Mehrauli-Mehipalpur Road along the Eastern side of Jawaharlal Nehru University Complex. Location plan is placed at Annexure-I.

2. MASTER PLAN PROPOSALS:

This road forms part of the MPD-2001 proposals with a R/W of 45 mts. The road is an integral part of the Vasant Kunj Housing Scheme prepared by HUPW.

3. BACKGROUND:

An alignment plan of this road earlier prepared with 30 mts. R/W was approved the co-ordination Committee Meeting under E.M., DDA on 3.11.81. The 30 mts. R/W alignment was discussed in DDA's T/C meeting held on 20.10.87 in which it was decided to increase the R/W of this road to 45 mts. Keeping in view the development of Vasant Kunj Housing Scheme Complex, a two lane road in this alignment was constructed by DDA from the plan funds received from Delhi Administration for construction of some other road as per E.M.'s note No.E.M.3/(14)87-11047-48 dated 14.6.89.

Following actions were suggested to be taken as per the above note:

- (i) Preparation of the alignment plan with 45 mts. R/W as decided in the T/C meeting held on 20.10.87.
- (ii) Handover this road to Delhi Administration.

In the revised composite Vasant Kunj Housing Scheme as approved by the Screening Committee meeting held on 14.1.88 under Item No.2, the R/W of the said road is indicated as 45 mts.

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Executive Engineer, South Western Division No. I, DDA vide letter dated 7.2.91 submitted the P.T. Survey of the said road to a scale of 1:500, accordingly an alignment plan has been prepared.

4. EXISTING CONDITIONS:

- (a) At present 6.5 to 7.0 mts. carriageway is existing between road no. 11 going to Kutub Hotel & Mehrauli-Mahipalpur Road 25 mts. to 30 mts. as against 45 mts. proposed in MPD-2001.
- (b) Major junctions/intersections along this road which need improvement are as follows:
 - (i) 'T' junction with Outer Ring Road.
 - (ii) 'T' junction with Mehrauli-Mahipalpur Road.
 - (iii) Other 'T' junctions which are formed by local roads.
 - (iv) Road No. 11 & 12 connecting to Road No. 17 & Aurbindo Marg respectively.

(c) OTHER PROBLEMS:

- (i) Non-availability of service road on both sides due to which the entry/exit to JNU complex buildings and other bye-lanes from existing colonies directly merge on the main carriageway.
- (ii) The stretch road between road No. 11 and Kishangarh village is passing through a very undulating terrain and as such some sharp bends are existing.
- (iii) There is deep depressed portion near JNU Research Centre where the existing road is taken in an acute angled curve with sharp kink.

5. PROPOSALS:

- (a) A draft alignment plan with 45 mts. R/W has been prepared based on the survey supplied by Executive Engineer, South Western Division, DDA.
- (b) Two alternative alignment proposals have been prepared for the stretch between Outer Ring Road and the stretch of road abutting South of I.I.T. Instl. area. In Alternative-I the R/W line has been taken

as the boundary wall of Bar Sarai. DDA Housing existing temple/IIT boundary/Southern I.T. Institutional buildings and the entire widening is proposed towards JNU, side where open land is available. In the remaining stretch upto the Southern periphery of JNU Complex the R/W line is taken from the edge of JNU boundary and entire widening is proposed in Sanjay Van side. Beyond JNU Complex the R/W is taken as per Vasant Kunj Housing Scheme. Except for a sharp bend near the Nuclear Research Centre where approximately 350 mts. long bridge is proposed to straighten the road. In Alternative-II, equal widening is proposed from the Centre line of the existing road on either sides between Outer Ring Road. In the remaining stretch i.e. between the Instl. area upto Mehrauli-Mahipalpur road the alignment is taken as suggested in Alternative-I. A Uniform six lane divided carriage-way with service road is proposed.

6. FEASIBILITY:

Feasibility report has been obtained from Executive Engineer, South Western Division-I, DDA vide letter dated 11.7.91 and also from Executive Engineer, PWD, Delhi Administration, Division-VII, vide letter dated 6.2.92 both these reports are placed at Annexure-II & III respectively.

7. The item is placed before the Technical Committee for consideration of:
- i) Alignment Plan of Road No.16 between Outer Ring Road and Mehrauli-Mahipalpur Rd.integrating junctions and intersection designs vide drawing No. T.T.-22/PPW-3-92.
 - ii) PWD shall plant three times the number of trees required to be cut after obtaining approval of Competent Authority.
 - iii) Rehabilitation of eligible affected properties/structures shall be taken up by PWD in consultation with land owning agency.
 - iv) PWD, Delhi Administration shall protect the R/W as per the approved alignment plan.

ILem No 57/92

Sub: Identification of sites for Burial Ground
Cemetery Ground, Cremation Ground etc.

The matter pertaining to identification of sites for cremation ground, burial ground, cemetery ground etc; were discussed in the review meeting held in the room of Commissioner(Plg.) on 11th Feb, 92. Commissioner (plg.) has desired that the sites for the above utilities be identified in the Dwarka Project to meet the local need of the existing built up area and carving out of additional sites for the facilities at Master Plan Level near the Najafgarh Drain.

An exercise has been conducted and the location of the above utilities have been identified on the copy of the Plan (laid on the table):

- a). For the existing built up area and its population.
- b). For meeting the demands of the Projected population on Master Plan level.

SITES WITHIN BUILT UP AREA.

Kindly pursue the structure plan placed opposite wherein the various existing sites of cremation ground/ burial grounds have been indicated in the different colours. From the planning point of view, it is observed that the sites are well distributed and are adequate enough to meet the requirement of existing built up area/population.

MASTER PLAN LEVEL REQUIREMENT.

To meet the requirement of the projected population for the Dwarka Project, the site for electrical cremation/ Cremation ground, burial ground and cemetery has been identified in Ph-III of the Dwarka. The said sites are clustered along a 20 metre R/w road falling in Sector-24.

In the absence of stipulation of norms in MPD-2001, an area measuring one hact. each has been ear-marked for the above utilities.

The matter is placed before the Technical Committee for consideration of the following:

- 1) Approval of the location of sites for Burial, cremation and cemetery grounds etc.
- 2) Change of land use of 4.00 Ha. from Regional Park to public/semi-public (Burial Ground, Cremation Ground and cemetery etc.)

Item No. 58/42

Sub: Approval of building plans for the plots
in D.I.Khan, CHBS, G.T. Karnal Road

F189 (2) 191-Bldg.

The layout plan of D.I.Khan CHBS was approved vide resolution No. 71 on 21.4.71. In this layout plan 624 plots were carved out. The layout plan was released to the society on 19.10.71. Thereafter, revised set back-cum-demarcation plan including the strip of 1.7 acre was put up for approval. This revised set back-cum-demarcation plan was for 639 plots. The details of 624 plots for which layout was approved on 21.4.71 as given in the layout file is as under:-

Plots under lease	Plots partly fall under lease-hold and partly under free-hold	Plots under free-hold
A Block - 76 plots	A Block - 8 plots	A Block - 254 plots
B Block - 55 plots	B Block - 21 plots	B Block - 210 plots

The setback-cum-demarcation plan was released on 23.5.78 by Town Planner (Bldg). The building activities for the Society were released on 25.10.78. In the release letter conveyed to the society, the conditions enumerated in the office letter of even number dated 24.10.78 and 23.5.78, were conveyed as a binding to the Society. In this building activity release letter, it was mentioned that the individual plot holder can submit the building plans for sanction. As per the note of A.E.(B) in the file, it has been noted that in DI Khan CHBS, one plot stands in the name of 2 persons but they are not sub-divided. On these plots duplex units either vertical or horizontal i.e. 2 kitchens on full plot are being sanctioned. Also at the time of sanction undertaking is obtained that this plot will not be sub-divided.

In Building Section, the building plans are being sanctioned on the plot after obtaining the undertaking and all the documents are signed by both the plot owners.

In case of plot No. A-240, on half of the plot, building has already been constructed. The plans of this building were revoked earlier on 3.7.86. The then VC, DDA in his note had instructed to take up action for demolition of the building and demolition orders were passed. Since then the case could not be decided as the matter is with the Court.

On the another part of the plot i.e. A-240, one Shri Jasbir Singh has submitted the proposal for sanction of building plans.

.....contd/-

In this Society, one plot is allotted to the 2 members, therefore, both the owners are required to sign on all the documents and the plans for getting the plan sanctioned.

ii. It has been observed in some of the cases dispute arises between 2 owners and either of the 2 owners are not willing to sign all the documents. In such cases building plans cannot be approved.

iii. It is suggested that wherever 2 owners are willing to make sub-division of the plot, they may be allowed to do so subject to the condition that only one dwelling unit would be constructed in the sub-divided plots. The FAR and coverage on this sub-divided plot would be as per the provision of MPD-2001 except the number of dwelling units which will be restricted to one.

The case is submitted for consideration in Technical Committee.