

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of Technical Committee held on 18.1.94 at 2.00 P.M. in the VC's conference Room, Vikas Sadan, New Delhi.

The following were present:

DELHI DEVELOPMENT AUTHORITY

1. Sh.S.P.Jakhanwal, Vice Chairman. (In chair)
2. Sh.J.C.Gambhir, Commr(Plg.)
3. Sh.K.J.Alphonos, Commissioner(LM)
4. Sh.Santosh Auluck, Chief Architect.
5. Sh.S.M.Gupta, CLA
6. Sh.S.C.Gupta, Director(DC&P)
7. Sh.R.G.Gupta, Director(TYA)
8. Sh.Chander Ballabh, Jt.Dir.(AP)
9. Sh.A.K.Jain, Jt.Director(ZP)
10. Sh.Prakash Narain, Jt.Director(T)
11. Sh.Vijay Risbud, Jt.Director(Bldg.)
12. Sh.S.P.Bansal, Jt.Director(NCR&UE)
13. Sh.P.C.Jain, Director(AP)

DELHI POLICE

14. Sh.Lala Ram, A.C.P.

TOWN & COUNTRY PLANNING ORGANISATION

15. Sh.K.T.Gurumukhi, Addl.Town & Country Planner.

MCD

16. Sh.A.C.Gupta, SE(Plg.)
17. Sh.Sunil Mehra, Junior Town Planner.

NDMC

18. Sh.S.V.Kaushal, Dy.Architect.

SPECIAL INVITEES:

19. Sh.R.N.Mathur, Mgr.(State Coordinator) for
Item No.4/94
20. Sh.Gurmit Singh, Pollution Control Officer,
Item No.98/93
21. Sh.H.D.Birdi, Jt.Secretary, Land & Bldg.
Item No.109/93
22. Sh.Banerjee, Manager Planning Delhi Tourism
Item No.120/93

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To

1. ✓ OSD to VC the information of the later.
2. ✓ Engineer Member.
3. ✓ Principal Commissioner
4. Commissioner(Plg.) Member Secy.
5. ✓ Commissioner(Lands)
6. Chief Architect
7. Addl. Commr. (DC&P)
8. Addl. Commr. (TYA)
9. Addl. Commr. (AP&B)
10. Chief Town & Country Planner,
Town & Country Planning Office,
Vikas Bhawan, E-Block, New Delhi.
11. Chief Architect
NDMC, Palika Kendra,
New Delhi.
12. ✓ Town Planner,
MCD, Old Hindu College Bldg,
Kashmere Gate, Delhi.
13. ✓ Secretary,
DUAC, NDMC Commercial Complex,
Lok Nayak Bhawan, Khan Market,
New Delhi.
14. ✓ Land & Development Officer,
Land & Development Office,
Nirman Bhawan, New Delhi.
15. ✓ Sr. Architect,
H&T (I), Unit Room N o. 316,
'A' Wing, 3rd floor,
Nirman Bhawan, New Delhi.
16. Deputy Commissioner of Police(T),
MSO Building, IP Estate,
New Delhi.
17. ✓ Chief Engineer(Plg.) DESU,
DESU Bldg,
Jhandewalan, New Delhi.
18. Sh. R.K. Chingon,
Sr. Land Scape Arch.
DDA, Vikas Minar, New Delhi.
19. Commr. (LM)
DDA, Vikas Sadan,
INA, New Delhi.
20. ✓ Secy. to L.G,
Raj Niwas, New Delhi.

QC

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OSD to VC for the information of the later.

- 1. Engineer Member.
- 2. Principal Commissioner
- 3. Commissioner (Prg.) Member Secy.
- 4. Commissioner (Lands)
- 5. Chief Architect
- 6. Addl. Commr. (DCSP)
- 7. Addl. Commr. (TYA)
- 8. Addl. Commr. (APSA)
- 9. Chief Town & Country Planner,
- 10. Town & Country Planning Office,
- 11. Vikas Bhawan, E-Block,
- 12. Chief Architect
- 13. NMC, Palka Kendra,
- 14. New Delhi.
- 15. Town Planner,
- 16. MCD, Old Hindu College Bldg,
- 17. Kashmir Gate, Delhi.
- 18. Secretary,
- 19. DUAC, NMC Commercial Complex,
- 20. Lok Nayak Bhawan, Khan Market,
- 21. New Delhi.
- 22. Land & Development Officer,
- 23. Land and Development Office,
- 24. Nitman Bhawan, New Delhi.
- 25. Sr. Architect,
- 26. H&T P(1), Unit, Room No. 316,
- 27. 1st wing, 3rd floor,
- 28. Nitman Bhawan, New Delhi.
- 29. Deputy Commissioner of Police (T),
- 30. MSO Bldg, 1B Estate,
- 31. New Delhi.
- 32. Chief Engineer (Prg.) DESU,
- 33. DESU Bldg.
- 34. Chandewalan,
- 35. New Delhi.
- 36. Sr. R.K. Jindan
- 37. Sr. Landscape Archt.
- 38. DDA, V. Shree New Delhi
- 39. Commr (LH)
- 40. DDA, V. Shree New Delhi
- 41. DDA, V. Shree New Delhi
- 42. Sr. J. G. ...
- 43. DDA, V. Shree New Delhi
- 44. DDA, V. Shree New Delhi
- 45. DDA, V. Shree New Delhi
- 46. DDA, V. Shree New Delhi
- 47. DDA, V. Shree New Delhi
- 48. DDA, V. Shree New Delhi
- 49. DDA, V. Shree New Delhi
- 50. DDA, V. Shree New Delhi

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The following were present:

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Item No.4/94
20. Sh.Gurmit Singh, Pollution Control Officer,
Item No.98/93
21. Sh.H.D.Birdi, Jt.Secretary, Land & Bldg.
Item No.109/93
22. Sh.Banerjee, Manager Planning Delhi Tourism
Item No.120/93

The following nine items were considered.

1. Item No. 120/93:

Sub: Change of land use of an area measuring 8.30 hect. (20.5 acres) from use zone to Tourist Complex at Sai Ul Jaib village, New Delhi. F20(12)86-MP

The representatives of DTDC, through invited but was not present in the meeting. The proposed tourist complex at Said ul Jain falls in the 'regional park' in (southern ridge) shown in MPD-2001. The Technical Committee noted the recommendations made by Lov Raj Kumar Committee for recommending the management pattern of the ridge not to allow any encroachment or construction. The Technical Committee did not agree for the change of land use to develop a 'tourist complex' However, it observed that ;the area could be developed as a 'picnic spot' having a few purely temporary structures, if necessary with 0 FAR.

2. Item No. 109/93:

Sub: Policy for land utilisation in case of existing Hazardous / noxious heavy large scale industries existing in Delhi.

F20(16)93-MP + F20(12)92-MP Pt.I + F3(7)85-MP

Deferred.

3. Item No. 98/93:

Sub: Action Plan to reduce air pollution in Delhi.

PA/JD(T)93/PPW/174

The recommendations made by the committee of Secretar Secretaries on reducing the air pollution in the metropolita ;towns were discussed. Commr. (Plg.) was authorised to communicate the views of the DDA to the Govt. of National Capital Territory of Delhi.

Further, it was decided that communication may be addressed to the Chief Secretary, GNCTD indicating the identified roads to be padestranised in the next 2 months. Also, it was felt that on roads having right of way of width 45 m. and above, the possibility of providin exclusive cycle track be examined.

4. Item No. 1/94

Sub: Proposal for development of a composite cremation s ground / Burial ground in Block C & D, Shalimar Bagh. PA/DD(PLG)92/174

The Technical committee after detailed discussion approved the proposal for development of a composite cremation ground / burial ground in an area measuring 1 hect. with ;proper green buffer and having seperate

entry. The committee also recommended to process the change of land use of the site from 'recreational use' to 'public and semi public use' of the MPD-2001.

The land of the existing cremation ground as soon as the proposed one is developed and operated by MCD, be transferred to the DDA as the same form part of the proposed facility centre.

5. Item No. 2/94:

Sub: Applicability of development controls/zoning of the Building plans submitted prior to enforcement of MPD-2001 i.e. 1st August, 1990.
PA/DD(Layout & Instl.)93-Bldg.54

The Technical committee observed that the DDA resolution on the subject is quite clear and individual cases be examined in file in the light of DDA resolution.

It was also made clear that only such cases where the layout plan and the building plan fees were received prior to 1.8.90 be processed of the category mentioned in the DDA resolution.

A list of such cases should also be submitted to V.C. in the first instance.

6. Item No. 3/94

Sub: Allotment of land to 8 Harijan families Basti Ragarpura, Karol Bagh. S/3(40)78/Pt.III/OSB

The technical committee observed that there is no technical aspect involved in this case. The decision already taken on the subject is to be followed.

7. Item No. 4/94:

Sub: Resitement of objectionable petrol pump (H) S National Service Station 'H' Block Connaught Place, New Delhi. F7(29)66-MP(Pt.I)

The Technical committee observed that the site earmarked for an outlet in draft zonal development proposal of Zone 'D' (New Delhi areas) in Chanakya Puri belongs to L&DO. This site may be considered for re-location of the National Service Station (H) Block Connaught Place, being an objectionable outlet. NDMC has desired this to be re-located. L&DO may be requested accordingly.

8. Item No. 5/94:

Sub: Permission to replace asbestos sheet roof with RCC roof of DDA built industrial sheds Okhla, Phase I & II. VC'S TBR NO.1150 dt. 1.11.93.

Deferred.

LAID ON TABLE

9. Item No. 6/94

Sub: Additions/Alteration plan Asian Hotels Ltd.

The Technical Committee desired that the factual position in the matter may be examined on the file and necessary orders of the competent Authority in the matter may be obtained on various issues.

This issues with the approval of Vice Chairman, DDA.

(P.V. MAHASHABDEY)
JOINT DIRECTOR (MP)

The following new items were ~~discussed~~ ^{noted}

1. Item No.120/93

Sub: Change of land use of an area measuring 8.30 hect. (20.5 acres) from use zone to Tourist complex at Said-Ul-Jaib Village, New Delhi.

F20(12)86-MP

The proposed tourist complex at Said-Ul-Jaib falls in the 'regional park' in (southern ridge) shown in MPD-2001. The Technical Committee ~~observed~~ ^{noted} that in view of the recommendations made by ^{recommending the management pattern} Loy Raj Committee for ~~preservation~~ of the ridge and not to allow any encroachment or construction. ^{Rumar} The Technical Committee did not agree for the change of land use to develop a 'tourist complex'. However, it observed that the area could be developed as a 'picnic spot' having a few purely temporary structures, if necessary with 0 FAR. [The representative of DTDC, though, invited but was not present in the meeting.]

2. Item No.109/93

Sub: Policy for land utilisation in case of existing hazardous/noxious heavy large scale industries existing in Delhi.

F.20(16)93-MP + F20(12)92-MP Pt.I + F3(7)85-MP

Deferred.

3. Item No.98/93

Sub: Action plan to reduce air pollution in Delhi.

PA/JD(T)93/PPW/174

The recommendations made by the Committee of Secretaries on reducing the air pollution in the metropolitan towns were discussed in detail. [It was ~~decided that the same may be gone through in detail by the~~ ^{was authorized to communicate} Commr.(Plg.) and wherever felt necessary with suitable changes, ^{the views of the DDA} the ~~recommendations be~~ ^{recommendations be} communicated to the Govt. of National Capital Territory of Delhi.

Further, it was decided that communication may be addressed to the Chief Secretary, GNCTD indicating the identified roads to be pedestrianised in the next 2 months. Also, it was felt that on roads having right-of-way of width 45 m. and above, the possibility of providing exclusively for cycle track ^{and} on roads of 30m. cyclist cum pedestrian walk way, be also examined.

4. Item No.1/94

Sub : Proposal for development of a composite cremation ground/Burial ground in Block C & D, Shalimar Bagh.

PA/DD(PLG.)92/374

The Technical Committee after detailed discussion approved the proposal for development of a composite cremation ground/burial ground in an area measuring 1 Hect., with proper green buffer and having separate entry. The committee also recommended to process the change of land use of the site from 'recreational use' to 'public and semi-public use' of the MPD-2001.

The land of the existing cremation ground, as soon as the proposed one is developed and ~~start~~ ^{operated} ~~operating~~ by MCD, be transferred to the DDA as the same form part of the proposed facility centre.

5. Item No.2/94

Sub : Applicability of development controls/zoning of the building plans submitted prior to enforcement of MPD-2001 i.e. 1st August, 1990.

PA/DD(Layout & Instl.)/93-Bldg.54

The Technical Committee observed that the DDA resolution on the subject is quite clear and individual cases be examined ~~giving full details as mentioned in DDA resolution, on the file and be put up for the approval.~~ ^{on file in the light of}

It was also made clear that only such cases where the layout plan and the building plan fees were received prior to 1.8.90 be processed of the category mentioned in the DDA resolution.

A list of such cases should also be submitted to V.C. in the first instance.
6. Item No.3/94

Sub : Allotment of land to 8 Harijan families Basti Ragarpura, Karol Bagh.

S/3(40)78/Pt.III/OSB

The technical committee observed that there is no technical aspect involved in this case. The decision already taken on the subject is to be followed.

7. Item No.4/94

Sub : Resitement of objectionable Petrol Pump (H) S National Service station 'H' Block Connaught Place, New Delhi.

F7(29)66-MP(Pt.I)

The Technical Committee observed that the site earmarked for an outlet in draft zonal development proposals of Zone 'D' (New Delhi area) in Chanakaya Puri belongs to L & DO, ^{→ this site} may be considered for re-location of these National Services Station, (H) Block Connaught Place being an objectionable outlet, ^{NDMC} and has desired ^{this} to be re-located by the NDMC. L & DO may be requested accordingly.

8. Item No.5/94

Sub : Permission to replace asbestos sheet roof with RCC roof of DDA built industrial sheds Okhla, Phase I & II.

VC's TBR No.1150 dt.1.11.93

Deferred.

Laid on Table

9. Item No.6/94

Sub ; Additions/Alteration plan Asian Hotels Ltd.

The Technical Committee ^{desired} observed that the factual position in the matter may be examined on the file and necessary orders ^{of the competent Authority} in the matter may be obtained on various issues. ^{With complete examination, after getting clearance}

from the Lands Deptt, this case be referred to L.G. as the survey for this area is land handed over to M.C.D

vc

21.1.94

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

No.F.1(22)93-MP

Dated 12.1.94

MEETING NOTICE

The 22nd Technical Committee meeting of DDA which was to be held on 11.1.94 at 3.00 P.M. was postponed and the same will now be held on 18.1.94 at 3.00 P.M. in the Conference Hall, 'B' Block, Vikas Sadan, INA, New Delhi.

Agenda for the meeting has already been sent along with the meeting notice of Technical Committee dt. 11.1.94, which may please be brought.

You are requested to kindly make it convenient to attend the meeting.

(ANIL BARAI)
DY.DIR.(MP)

I N D E X

S.NO.	Item No.	Particulars	Page No.
1.	120/93	Change of land use of an area measuring 8.30 hect (20.5 acres) from use zone to Tourist complex at Said Ul Jaib village New Delhi. F20(12)86-MP	1
2.	109/93	Policy for land utilisation in case of existing hazardous / noxious heavy large scale industries existing in Delhi. F.20(16)93-MP + F20(12)92-MP-Pt.I+F3(7)85-MP.	4
3.	98/93	Action plan to reduce air pollution in Delhi. PA/JD(T)93/PPW/174	13
4.	1/94	Proposal for development of a composite cremation ground / Burial ground in Block C & D, Shalimar Bagh. PA/DD(PLG.)92/374	30
5.	2/94	Applicability of development controls /zoning of the building plans submitted Prior to enforcement of MPD-2001 i.e. 1st August, 1990. PA/DD(layout & Instl.)93/Bldg.54	32
6.	3/94	Allotment of land to 82 Harijan families Basti Ragarpura, Karol Bagh. S/3(40)78/Pt.III/OSB	48
7.	4/94	Resitement of objectionable Petrol Pump (H) S National service station 'H' Block Connaught Place, New Delhi. F7(29)66-MP(PT.I)	54
8.	5/94	Permission to replace asbestos sheet roof with RCC roof of DDA built industrial Sheds Okhla, Phase I & IqI. File No. VC'STBR No. 1150 dt. 1.11.93 Laid on Table Additions/Alteration Plan Asian Hotels Limited.	55

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Sub: Change of land use of an area measuring 8.30 hect. (20.5 acres) from rural use zone to Tourist Complex at Said-Ul-Jaib village, New Delhi.
F. 20(12)86.MP

A request for development of Tourist Complex at Said-Ul-Jaib, South of Saket was received from the Deptt. of Tourism, Delhi Administration on land measuring 20.5 acres.

2. After series of Technical Committee meetings held on 22.11.88, 24.7.89, 27.11.89, the Technical Committee finally took decision that case be proposed for change of land use from 'Agricultural Green Belt' to 'Tourist Complex with minimum 10% ground coverage and 15 FAR. Maximum two storied construction as a mix of single and double storied buildings should only be allowed in the area.

3. Subsequently, the matter was placed before the Authority on 27.2.90 for its consideration regarding change of land use from 'Agricultural green belt' to 'Tourist Complex'. Accordingly, as per the Authority's Resolution a Public notice has been issued by DDA in the Gazette of India Part II, Section 3 sub section (ii) on 19.1.91, inviting objections/suggestions, on the modifications for change of land use of an area measuring 8.30 hect. (20.5 acres) South West of village Said Ul Jaib, from 'Rural use' to 'Tourist Complex' with maximum 10% ground coverage and 15 FAR. Based on Authority's decision the notification for change of land use was issued on 19.1.91 and the objections and suggestions were received from the following:

1. Delhi Urban Arts Commission

ii. Joint Director (ZP) DDA

4. i. Urban Arts Commission's comments are as below:
The area under reference was originally a green belt which is now Rural area and this vast area is dominated by Historical Monuments.

DUAC felt that proposed use is undesirable and desired that DDA should clarify the 'use' of rest of the area as well as specific kind of requirements of this proposal.

- (ii) Joint Director (ZP), DDA specific points raised are
- (a) No overall layout plan/development plan of the entire zone has been prepared. Indira Gandhi Open University is also located nearby. Piece meal changes may create problems of linkages, infrastructure and spill over effect on surroundings.
 - (b) That the use mentioned in the notification was 'Rural Use', whereas the same was 'agricultural green belt' in the map appended with notification which needs to be clarified.
 - (c) That the MPD-2001 does not specify any use called 'Tourist complex'.

5. Technical Committee Meeting's observations dt. 22.11.88:

- i. 20.5 acres of land to be utilised as Tourist Complex was suggested by Tourist Deptt. Part of this land was already acquired by Delhi Admn. from Gram Panchayat.
- ii. The proposed Tourist Complex is envisaged as a part of the environmental beautification of Qutab Minar. The complex would have following features as per Director of Tourism:
 - A few havelis having not more than one storey.
 - Amphi Theatre
 - Small eating housing around complex open area.
 - Sports complex for India Sports, Swimming, meditation and Yoga.
 - Open ground for marriage, processions for various festivals etc.
 - Open space for riding - horse, elephant, camel etc.
 - Area of landscape.

6. (i) MPD-2001 stands approved by Govt. of India and came into effect from 1.8.90. The land is part of the 'Regional Park (Ridge)'.

(ii) Following points are placed for considerations for Technical Committee.

- (a) No request involving the slightest encroachments on the Ridge should be entertained in future. P.M. Office informed Ministry of Urban Development on 18th Dec., 1981, vide file no. J-13028/2/77-LI/D01.

BK Jangra

(b) If any development in Ridge area is warranted it can be considered only after getting the clearance from the Ministry of Environment by following the procedure envisaged in the Forest Conservation Act 1980 (Minutes of meeting dt. 21.8.91, Ministry of Urban Development).

(c) A Management Pattern Committee for Ridge has been notified for making suggestions in terms of its protection, preservation, afforestation and management of Ridge by Hon'ble Lt. Governor, Delhi.

7. (a) It was noted that no further allotment in the Ridge area will be made. So far as the question of regularisation on unauthorised occupation in the Ridge area as reported by Survey Committee each and every case will have to be dealt with on its merit by the Appropriate Authority.

(b) In the respect of Southern Ridge presentation was made by the DDA. After detailed deliberations it was observed by Development Commissioner, Delhi Admn. that some changes have taken place on the ground and unauthorised encroachments exist which has reduced the available area proposed to be developed as Golf Course etc. and maintained as green/protected forest etc. It was decided that the area will be surveyed and proposal formulated by DDA with reference to ground position suggesting inter-alia further utilisation of the land including that belonging to Central Govt. in ghitorni and adjacent land. No Ridge area duly to be taken in the urban extension area (Minutes of the meeting in the Ministry of Urban Development at 2.9.92.

7. The case is placed before the Technical Committee to take a decision on change of land use in the light of the above issues given in para 5 and 6 above.

AKJungar

Sub: Policy regarding land utilisation in case of existing Hazardous/Noxious/Heavy/Large Scale Industries of their closure/shifting in Delhi.

File No. F20(16)93-HP

While considering the draft zonal plan for zone 'C' it was observed that the proposal of utilisation of lands vacated by closing/shifting of hazardous/noxious/heavy/large scale industries be further elaborated giving details on the basis of which such lands could be utilised.

2. Policy laid down in MPD-2001 is given in Annexure I. According to this policy, no specific quantum of the land is given to meet the deficiencies in community facilities/services and the area could be used in accordance to prescribed land uses for such zones.

3. Development control rules as applicable for Greater Bombay pertaining to development or re-development of lands of Cotton Textile Mills is given in rule no.58 Annexure II...

4. In an internal meeting of the Planning Deptt. development control rules of Greater Bombay were discussed in the context of such units and are to be identified by the Delhi Admn. for closure/shifting. In the context of Delhi Master Plan, such units are predominantly located either in the residential or in industrial land use. Therefore, a similar approach as in case of Greater Bombay on the following lines may be adopted.

(i) Location predominantly residential/isolated pockets.

S.No.	Extent	Percentage to be earmarked for deficient Public & Semi public facilities as specified by DDA/Govt.	percentage to be earmarked and to be developed for residential or commercial to be developed by owner.
1.	Upto and inclusive of 5 ha.	60	40
2.	Between 5 ha. and upto 10 ha.	67	33
3.	Over 10 ha.	70	30

(ii) Location predominantly Industrial/Industrial Areas.

S.No.	Extent	Percentage to be earmarked for deficient Public & Semi public facilities as specified by DDA.	Percentage to be earmarked and to be developed for commercial use to be developed by owners.
1.	Upto and inclusive of 5 ha.	60	40
2.	Between 5 Ha. and upto 10 ha.	67	33
3.	Over 10 Ha.	70	30

5. Asstt. Director (Plg.), Govt. of National Capital Territory of Delhi, Land & Bldg. deptt. has sent the comments on the draft sub-regional plan on Delhi containing observations made by the Commissioner, Industries; Chief Secy. and the Hon'ble L.G., Delhi with regard to development of land vacated by industries etc. Annexure. JB...

In brief for development of land vacated by industries, Delhi Admn. is of the opinion that part of the land is to be made available for local community facilities and 3rd may be developed by the owners etc. for residential/commercial purposes. There is no need for providing any land for the DDA or public sector undertakings for promotion of public housing.

6. This case was discussed in Technical Committee meeting held on 22.10.93/26.10.93 and the policy regarding utilisation of land available after closure/shifting of hazardous/noxious/heavy/large scale industries were discussed in detail keeping in view the various proposals including that being followed as part of the development control rules of Greater Bombay. The following views were expressed:

i) That there should be a common model for utilisation of land for meeting the deficiencies of community facilities in all cases whether it is a freehold or a lease hold land.

ii) In case of lease hold land which is to be left to the present lessee, the terms and conditions for its utilisation be left to the lessor to decide.

2. The Technical Committee observed that before arriving to any specific per-centage of land to be made available for meeting the deficiencies of the

community facilities for the neighbourhood as recommended in MPD-2001 on the closure of such units, the matter should be brought up again before the Technical Committee wherein the Secretary, land & Bldg.; Secretary(Industries) and CLA,DDA should be invited.

7. The details ^{mentioned in} ~~mentioned~~ above are placed before the Technical Committee for its consideration.

A handwritten signature in dark ink, appearing to be 'J. D. Chatterjee', is written in a cursive style.

Extracts from MFD-2001 Part-II Section 3(ii) on Delhi Centre Industry Page 123 & 124 of the Gazette

Hazardous and Nuisome Industries

Refer Annexure III II (a)

- (a) The hazardous and nuisome industrial units are not permitted in Delhi.
- (b) The existing industrial units of this type shall be shifted on priority within a maximum time period of three years. Project report for effecting shifting shall be prepared by the concerned units and submitted to the Authority within a maximum period of one year.
- (c) The land which would become available in account of shifting be administered in (B) zone, and be used for making up the deficiency, for the needs of the community; based on master plan in the Master Plan; if any other part of land is available, it will be used for the deficiency of the community services, it will be used for residential and use; however, the land shall not be used for service industries, even if the land was according to the Master Plan/Zonal Development Plan in extensive industry.
- (d) Action shall be taken by Delhi Municipal Corporation to prepare a list of individual industries and factories industrial units to be shifted on priority on the pollution/hazard, administered by State these industrial units to shift within a maximum time period of three years.

Heavy and Large Industries:

Refer Annexure III II(b)

- (a) No new heavy and large industrial units shall be permitted in Delhi;
- (b) The existing heavy and large scale industrial units shall shift to Delhi Metropolitan Area or to the National Capital Region beyond the limits of the National Capital Region and not within industrial

Policy of the Government of India.

- (c) The land which would become available on account of shifting as administered in (b) above, shall be used for making up the deficiency, as per the needs of the community, based on norms given in the Development Plan; if any land or part of land is vacant, it will be used as per prescribed land use; however, the land shall be used for light and service industries, even if the land use according to the Development Plan is extensive industry.
- (d) Modernisation of heavy and large scale industries shall be permitted subject to the following conditions:
 - (i) It will reduce pollution and fire risk.
 - (ii) Whenever the unit is asked to shift, the policies of the plan, no compensation shall be paid for assets attained before the date of shift.

58. Development or redevelopment of lands of cotton textile mills—(1) Lands of sick and/or closed cotton textile mills.—with the previous approval of the Commissioner to a layout prepared for development or redevelopment of the entire open land and built-up area of the premises of a sick and/or closed cotton textile mill, and on such conditions deemed appropriate and specified by him, and as a part of a package of measures recommended by the Board of Industrial and Financial Reconstruction (BIFR), Financial Institutions and Commissionerate of Industries for the revival/rehabilitation of a potentially viable sick mill, the Commissioner may allow:

- (a) The existing or newly built-up areas to be utilised —
 - (i) for the same cotton textile or related user subject to permissible FSI and observance of all other Regulations;
 - (ii) for diversified industrial users in accordance with the industrial location policy, with office space only ancillary to and required for such users, subject to FSI of 1.00 and observance of all other Regulations;
 - (iii) for commercial purposes, as permitted under these Regulations;

Provided that in the Island City, the area used for office purposes shall not exceed that used earlier for the same purpose.

(b) Open lands and lands after demolition of existing structures in case of a redevelopment scheme to be used as in the Table below :—

Serial No.	Extent	Percentage to be earmarked for Recreation Ground/ Garden/ Playground or any other open user as specified by the Commissioner	Percentage to be earmarked and handed over for development by MHADA/ public sector undertakings	Percentage to be earmarked and to be developed for residential or commercial user to be developed by the owner
(1)	(2)	(3)	(4)	(5)
1	Upto and inclusive of 5 Ha.	33	27 (to be developed by MHADA for Public Housing).	40
2	Between 5 Ha. and upto 10 Ha.	33	34 (out of which 50 per cent to be developed by MHADA for Public Housing and remaining 50 per cent to be developed by public sector undertakings for their housing to be developed according to normal Regulations).	33

(1)	(2)	(3)	(4)	(5)
5	Over 10 Ha.	33	37 (out of which 50 per cent to be developed by MHADA for Public Housing and remaining 50 per cent to be developed by public sector undertakings for their housing to be developed according to normal Regulations.)	30

Note. - (i) In addition to the land to be earmarked for recreation ground/garden/playground or any other open user as in column (3) of the above Table, open spaces, public amenities and utilities for the lands shown in columns (4) and (5) of the above Table as otherwise required under these Regulations shall also be provided.

(ii) Segregating distance as required under these Regulations shall be provided within the lands intended to be used for residential/commercial purposes.

(iv) The owner of the land will be entitled to Development Rights in accordance with the Regulations for Grant of Transferable Development Rights as in Appendix VII only in respect of the lands earmarked for open spaces in column (3) of the above Table and for the lands earmarked and handed over to MHADA for Public Housing as in column (4) of the above Table.

(2) *Lands of cotton textile mills for purpose of modernisation.*—With the previous approval of the Commissioner to a layout prepared for development or redevelopment of the entire open land and/or built-up area of the premises of a cotton textile mill which is not sick or closed, but requiring modernisation on the same land as approved by the competent authorities, such development or redevelopment shall be permitted by the Commissioner, subject to the condition that it shall also be in accordance with scheme approved by Government provided that the Government shall ensure that when the open land allowed to be utilised or developed exceeds 15 per cent of the total open land and space, then it is developed or utilised in accordance with clauses (a) and (b) of Sub-regulation (1) of this Regulation.

(3) *Lands of cotton textile mills after shifting.*—If a cotton textile mill is to be shifted out side Greater Bombay but within the State, with due permission of the competent authorities, and in accordance with a scheme approved by Government, the provisions of sub-clauses (a) and (b) of sub-regulation (1) of this Regulation shall also apply in regard to the development or redevelopment of its land after shifting.

(4) The condition of recommendation by the Board of Industrial and Financial Reconstruction, (BIFR) shall not be mandatory in the case of the type referred to in sub-regulations (2) and (3) above.

10 Commissioner(Planning), DDA has sent to us the draft of the Sub-Regional Plan for National Capital Territory of Delhi within the frame of NCR Planning Board Act 1985, prepared by them for our comments. The salient features of the draft Sub-Regional Plan have been given in paras 5, 6 and 7 of the preceding note (pages 3-5/N). Para 5(ii)(b) provides that land which will become available after shifting of hazardous and noxious units is to be used on the lines of Bombay Control Act. Accordingly, mention has been made of the percentage of land so vacated which will be taken over by DDA for community facilities and for various other purposes depending upon the size of plot available. In this connection it may be pointed out that the Administration has all along been taking the stand that land vacated after shifting of hazardous and noxious units should be allowed to be used for the purpose it has been earmarked in the Master Plan. If the land owner has to surrender a percentage of the land to DDA for the purpose mentioned in the proposal, it would be a great disincentive for the owners of these units to shift out of Delhi and resultantly there may be practical problems in shifting of the units from Delhi. As such we may not agree to this provision of the draft Sub-Regional Plan.

11 Para 5(c) at page 4/N states that a detailed shifting programme relating to obnoxious and hazardous units, with laid down priorities, will be worked out by the Industries Department. Here again, decision has already been taken in the Steering Committee of NCR Planning Board that the ultimate responsibility of implementing the provisions of Master Plan lies with the DDA and the Industries Department will provide all necessary assistance in terms of providing them with the details of obnoxious and hazardous units and in any other allied matter so that the shifting is facilitated. Accordingly, a list of such units has already been provided to DDA and they are taking action in this regard. We will ^{and DDA is} modify this provision to the extent mentioned on these lines.

12. Provision has also been made for development of service centres/growth centres as mentioned in para 8 of the preceding note. While planning for the Centres, provision has also been made for establishment of a rural industrial area. We may not support this as it is against our policy of having no more industrial ^{units} in Delhi and our experience shows that industrial development in rural areas have had a haphazard growth and most of these places have become industrial slums. CS is aware that there is gross misuse of industrial load sanctioned in a rural area utilising it for running units which are absolutely hazardous and polluting.

13 We may send four comments to DDA with the above observations.

Ashok
(ASHOK KUMAR)
COMMISSIONER (INDUSTRIES)
29.7.93

C/S.

Secy. (L & B) is to coordinate
7000 comments on the various
issues raised above are as
under:

(i) Development of land
vacated by industries

1/3 rd to be made available
for local community facilities.

2/3 rd to be developed
by the owners etc. for residential
and commercial purposes. No
need for providing any
land for the DDA. Also, on
the PSM's for provision
of public transport.

(ii) Industrial reservations/
areas in village

- not to be allowed.

(iii) Role of Industries, Deptt. & DDA
in the identification, siting &
& relocation of industry

- as given in the
draft Plan.

C.S.
Secy. (L & B)

2/8/93
2/8/93

CHIEF SECRETARY TELANGANA
GOVT. BLDG. 501, HYDRABAD
29/7/93

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Ashok
1/8/93

Sub- Action Plan to reduce air pollution in Delhi.
file no PP/1062/93/PPA/174.

BACKGROUND

The decision taken on 8.4.1993 in the meeting of the Committee of Secretaries to reduce Air Pollution in the Metropolitan Towns was conveyed to Delhi Admn. by Jt. Secy.(UT), Min. of Home Affairs, Govt. of India, vide letter dated 8.4.1993 and desired that action on following issues be initiated :-

- (i) To identify place to be notified as 'no traffic areas'. The consequential requirements of development of parking areas outside such Areas have also to be identified and provided for.
- (ii) Formulation of specific proposals for imposition of prohibitive parking charges for discharging heavy traffic in highly congested areas. Such areas will have to be identified; the 'prohibitive parking charges' will have to be determined; and, adequate publicity will have to be given.
- (iii) Organisation of a time-bound campaign to check all DTC buses and improve them to conform to the prescribed 'emission standards'. The campaign will have to provide for weeding out of inefficient vehicles after a minimum notice period for repairs.

-: :-

A similar campaign will have to be organised separately for the green/red/white line buses.

Realising the fact that, because of resources constraints, the manoeuvrability on the part of DTC to modernise its fleet in a rapid way is limited. We will have to prepare a plan for progressive privatisation of the bus routes.

- (iv) The Government is likely to go in for a massive campaign to promote bicycle traffic. That being so, the Delhi Administration will have to quickly examine the practicability of starting a bicycle lane in the roads.

ACTION PLAN

Development Commissioner has forwarded an Action Plan to Joint Secy., Min. of Home Affairs, Govt. of India. The copy of the same was also forwarded to V.C., DDA vide letter dated 16.6.93 with a request to chalk out the modalities for implementing the action plan since the matter has to be reported to the Committee of Secretaries. The copy of the action plan prepared by Development Commissioner, Delhi Admn. is placed at 'Ann.-I'.

a/c to 17/c

OBSERVATIONS

The action plan has been examined & the pointwise observation are placed at Ann.II. The brief of observation are :-

23/c to 26/c

1. Regarding identification of places to be notified as 'No traffic Areas' - MED-2001 has recommended vehicle free pedestrian precincts for major commercial areas. The planning of such precincts may be initiated by respective local bodies. There can

-: :-

These can be implemented by Traffic police.

2. Time bound campaign to check pollution omission of DTC/Red Line/White Line/Green Line Buses, has to be initiated by Commr.(T), D.A.
3. Imposition of prohibition parking charges. This can only be implemented when alternative mode of transport i.e. Public Transport facilities are available and also the parking spaces at alternative locations are provided.

Recently NDMC organised a seminar on Parking Policy for Delhi. The recommendation of this Seminar are under consideration, with Min. of Urban Dev. and NDMC.

The issue of determining the parking charges may also form part of this policy/study.

4. Promote bicycle traffic MFD-2001 has envisaged cycle tracks on five major routes in the existing urban extensions. The attempts may be made to implement these cycle tracks.

However, till now in case of all flyovers/grade separators and also in road alignments no concrete attempt has been made to provide proper facilities. It has been made to provide proper convenient & attractive cycle tracks.

In case of grade separators the consultants/road owning agencies have submitted that the existing and projected cycle volumes do not justify separate

-: :-

cycle tracks/grade separated facilities at the intersections.

In view of the contradictions in the existing practice and the recommendations of the Action Plan submitted to Min. of Home Affairs. It is felt that Delhi Administration may be requested to issue policy guidelines for locating cycle tracks to all the road owning agencies, DTDC, which may be strictly adhered too.

With the above observations, ⁸ the item is placed before the Tech. Committee for its consideration.

ACTION PLAN TO REDUCE AIR POLLUTION IN METROPOLITAN CITY OF DELHI.

In connection with formulation of an action Plan to reduce air pollution in metropolitan town of Delhi, the various concerning agencies of Delhi, Administration were requested to prepare specific proposals. Based upon the proposals received from the various agencies, the following action plan is submitted.

A. IDENTIFICATION OF NO PARKING AREAS:

A Committee was set up by NDMC in 1992, to suggest a strategy and appropriate action plan for development of Connaught Place as a vibrant business district civil centre. On persuasion of the Committee M/s Rites prepared a report in June, 1992 relating to the Master Plan for pedestrian facilities in Connaught Place. The salient features of this report are outlined as follows:-

1. Parking provision on radials.
2. Controlled entry into middle circle as well as parking for scooters and motor cyclists.
3. Inner circle partly for pedestrians and partly for parking with access to Central Park for pedestrians in an uninterrupted manner.
4. No traffic flow in Inner circle.
5. Pedestrian subways at all intersections in the Outer circle.

The Delhi Traffic Police has also identified three 'No Traffic Zones' in Delhi. But following constraints have been experienced in the implementation of 'No Traffic Zones'.

i) Inner Circle Connaught Place:- Inner Circle Connaught Place was proposed to be pedestrianised by NDMC, but New Delhi Traders Association oppose the same strongly. Secondly, in case of pedestrianisation of inner Circle of Connaught Place the volume of traffic will increase in outer circle which is already congested. Moreover, scope of widening of outer circle is very less. Whole geometry of inner circle and circle including middle circle will have to be changed.

ii) Chandni Chowk (From Red Fort Chowk to Fatchpuri)

The traders may not like it, but it can be implemented. There are 3 parking places (i) Red Fort Grounds (ii) H.C. Sen Marg & (iii) Church Mission Road. We may allow vehicles to enter from Rly. Station upto

*Pedestrianisation
Page 14/17*

-10-

Town Hall and come out after taking 'U' turn in Chandni Chowk.

- (iii) Ajmalkhan Road :- Ajmalkhan Road in the area of P.S. Karol Bagh has been identified as 'No Traffic area'. But the shopkeepers are sure to put up resistance in the event of declaration of this area as 'No Traffic area' as their business is likely to suffer and the shopkeepers as also the visiting customers will have to park their vehicles at some distance from where they will have to walk down to the Ajmal Khan Road Market.

B. IMPOSITION OF PROHIBITIVE PARKING CHARGES

As far as the implementation of 'No Traffic Zones' is concerned strong constraints have been experienced in the implementation of this programme. Therefore, it is suggested that various 'No traffic Areas' may also allow the entry of vehicles upto the central parking place but heavy parking charges may be imposed on them. Since, all the three ~~zones~~ traffic zones, identified earlier, i.e. Connaught Place, Chandni Chowk, Ajmal Khan Road have registered parking centres in the centre of their commercial activities, It would be advisable to impose Rs.100/- parking charges for the vehicles, using the Central parking places. This 'In-turn' would discourage the people for bringing their vehicles into the commercial centres. But, maximum ~~em~~ emphasise is to be given on developing parking places outside these commercial centres. Also, proper public transport facilities have to be provided for the free and quick movement of passengers upto city centres from outside parking places in the form of electric buses which are air pollution free.

C. TIME BOUND CAMPAIGN TO CHECK BUSES:

DTC is taking the following steps to control pollution in DTC vehicles:-

- (1) With a view to take action to check all its buses for smoke emission, it is stated that a time bound campaign has already been started jointly by DTC and STA, Delhi, w.e.f. 23rd April, 1993. Two checking groups have been formed consisting of officers from DTC & STA, Delhi. These groups carry out smoke checking of DTC vehicles by visiting two DTC Depots daily. The smoke checking is being carried out with the help of HERTRIDGE Smoke Meter.

Review of
Parking Policy
Survey (1993-94)

Refers to
Comm(T)

- (ii) As on 20.5.1993, a total number of 2589 DTC buses have been checked in 29 depots, out of which, 639 buses were declared failed by these teams. The rectification work on all these vehicles was carried out on top priority and 440 vehicles have been got re-certified from STA. The remaining buses would be re-certified in due course. The checking programme which will be completed on 26.5.93, shall cover all the vehicles of 35 DTC depots and the vehicles found emitting excessive smoke, shall be rectified and produced before STA, Delhi. Out of 2589 buses checked, 2390 vehicles have been declared passed by STA upto 20.5.93, which is 92.3% of the total vehicles checked so far.
- (iii) Public participation has also been sought by giving advertisement in the local newspapers and telecasting the public notice through Delhi Doordarshan. The complaints regarding DTC/under DTC operation vehicles, are being regularly received by the Pollution Control Cell, at CWS-II, Okhala. Each and every vehicle whose public complaint is received, is detained, rectified and re-certified by STA before sending it for line duty. For the convenience of the General Public Telephone Numbers of the Pollution Control Cell have been printed in all buses.
- (iv) In addition to all above measures, all DTC vehicles are got checked from STA every six months and Pollution Under Control Certificate obtained for each and every vehicle.

2. DTC has also started conducting trials on 6 vehicles using CNG-Diesel dual fuel mode, from its Okhala Depot-I. This is being done under Memorandum of Understanding with Gas Authority of India Ltd.

3. CONSTRAINTS:

- (i) While DTC is making all efforts to ensure operation of pollution free vehicles, DTC is finding scarcity of funds as a major constraint for replacing of its over-aged fleet as also for procurement of latest models of smoke meters in adequate quantity. Notwithstanding the above, IIP, Dehradun, designed 'NOVA' type smoke meters have been provided to each of the Depots. These smoke meters are not comparable with the

latest designs and, therefore, are able to indicate only qualitative smoke levels.

ii) Fuel Injection Equipments of a Diesel vehicle play a very important role in controlling the smoke emission levels. These equipments need proper rectification/reconditioning for which adequate and uninterrupted supply of quality spare parts is essential. Of late, however, it is observed that because of these being a sole manufacturer of Fuel Injection Equipments & their spares adequate supply of spare parts in kit form is not easily available. Setting up of additional units for manufacture of quality spare parts for Fuel Injection Equipments would go a long way in eliminating the said problems and thereby in eliminating the said problems and thereby further helping pollution control efforts. .

4. Checking the emission of Red line/White line buses.

Due to the poor performance of DTC problem like presence of old fleet, failure to replace old buses, excessive expenditure and consequent losses, it was decided to grant permits to private operators on various DTC routes. These permits are granted by the Transport Department and the buses are run under the overall supervision of Transport Department. A condition was imposed that no more than two years' old buses would be introduced under the Scheme. So far 2207 permits have been issued to the Red-Line operators. Most of these buses have been purchased new by the operators. The chances of pollution by these buses are hence minimum.

In addition, the Transport Department introduced White Line bus service to provide the commuters with a luxurious and comfortable journey on the roads. The basic idea behind the introduction of white line buses is to divert the commuters using their own vehicles to these buses in order to reduce traffic on roads. It was decided to grant 100 permits for these buses. So far 88 permits have been granted to private operators. The Department has recently introduced Blue Line bus service i.e. air conditioned buses. Total twenty permits are to be granted initially. One permit has as yet been granted. It is expected that commuters using their own vehicles would be attracted to use these buses instead of their own vehicles.

D. Campaign to Promote Bicycle Traffic

Although 23 well defined bicycle zones exist in the town but more bicycle zones have to be developed. A survey was conducted by the Traffic Department to identify the roads where separate cycle zone is required. Forty six roads have been declared vibrant for constructing separate cycle zone as per Annexure-I.

Also DDA in its Master Plan 2001 has realised the cycle as an important mode of transport. DDA has proposed ^{two} types of cycle tracks:-

1. Exclusive Cycle Tracks
2. Express Cycle Tracks

1. Exclusive cycle tracks: These are proposed on roads of 60mt. and plus r/ws with a cross-section ~~ninety~~ ^{sixty} ~~metres~~ ^{metres}. A road of 60 mt r/w will have two carriageways each of 3-lanes in 11 mt. width on either side of a central verge of 2 mt. width with provisions of service road each of 7.5 mt. width towards property line after leaving 1.5 mt. for side-walk/drain. In between main carriageways and service road, cycle track 5 mt. in width has been proposed by giving a green buffer of 3 mt. between main carriageway and cycle track and another verge of 1 mt. in width between the cycle track and service road. Proposed cycle track will be able to take 8000 cycles per hour in each direction.

Page 132

These exclusive cycle tracks have been proposed on the following routes from the junction with ring roads in outward directions. Total length of these tracks is 69.2 km. and construction will be of the order of Rs.69.2 million.

Ring Road (the entire loop), Rohtak	35.0 km.
Rohtak Rd from Ring Road to Nangloi	4.5 km.
Najafgarh Road from Ring Road to Hastal	6.0 km.
Aurebindo Marg from Ring Road to IIT	2.8 km.
NH-2 from Ring Road to Haryana Border	7.5
G.T. Road from Ring Road to Road No.50	2.7 km.
Wazirabad Road from left marginal bund to U.P. Border	7.0 km.
NH-24 from left marginal bund to UP border	3.7 km.

These routes if completed will be stable and safe for cyclists, though they will not reduce travel time since they will be along the existing routes. It is also clarified that at the busy intersections i.e. Rohtak Road with Ring Road, Najafgarh Road, NH-2 with Ring Road, G.T. Road with Ring Road, will have sub-ways and along with at other important locations also. Cost of construction of sub-ways has also been added in the total cost of the project which will be Rs.195 million at 1986 price level.

3. Express Cycle Tracks: These have been proposed on the following 5 routes in a total length of 55 km.:-

- i) From Mehruli-Badarpur Road to Income Tax Office along Chirag Delhi drain & Mathura Road.
- ii) G.T. Shahdara Chowk to Vikas Marg
- iii) Vivek Vihar to Connaught Place via Vikas Marg.
- iv) Vikas Puri to Connaught Place via Najafgarh drain and on a road paralalled and south of Patel Marg.
- v) Shahdara Chowk on Chandni Chowk along G.T. Shahdara Road and old road-cum-railway bridge.

Express Cycle Tracks have been proposed in 13 mtr. width with a break up of 8 mtr. for cyclists and the balance area for side walk and informal market. In the informal market there is provision of shops of eatables and service shops. Cost of express cycle track will be Rs.1 million per km. and on this basis, total cost of express cycle tracks in 55 km. will be Rs.55 million. These tracks will be safe, stable and will reduce travel time also, as these will follow short routes through green spaces and a part of the population will work in informal sector to be provided along these routes.

Total cost of exclusive cycle tracks and express cycle tracks in a total length of 154.2 km. will be Rs 195.00 million. This provision will make 3.25 million cycle trips, stable and will reduce travel time.

APPENDIX - 'I'

IDENTIFIED ROADS WHERE CYCLE TRACKS ARE REQUIRED AND FEASIBLE.

1. Min. Road From Bhairon Road to Mool Chand Fly-over.
2. Mathura Road
3. All along 'C' Hexagon'
4. Tilak Marg
5. Sikandra Road
6. Ferozshah Road
7. Baba Kherak Singh Marg
8. Ring Road. Shantivan to Saleem Garh Chowk
9. Ring Road From Saleem Garh/Azadpur
10. Outer Ring Road From Chandgi Ram Akhara to Madhuvan Chowk
11. GT Karnal Road From R.P.Dagh to Sanghu Borders.
12. Subhash Marg
13. Old Rohtak Road
14. Ring Road From Naraina to Prem Badi Pul
15. Outer Ring Road From Janakpuri Distt. Centre X-ing to Madhuvan Chowk.
16. Benkha Road From the Junction of Najafgarh Road to Road leading to Lajwanti Chowk
17. Mayapuri, Ram Singh Marg upto Zakhira
18. Najafgarh Road and Rohtak Road
19. Ring Road From Rajghat to Bhairon Road on eastern side and development of cycle track/service road on western side from ITO bridge to Bhairon Road.
20. Tushta Road From Old Yamuna Bridge to ITO Bridge on Western side.
21. Tushta Road On Eastern side from GT Road to Wazirabad Road Khajuri Khas
22. Tushta Road From Wazirabad Road to vill Sabhapur
23. GT Road From Old Yamuna Bridge to Sham Lal College Chowk.
24. Road No. 69 Seemapuri to Gagan Cinema
25. Wazirabad Road From Wazirabad Barrage to Bhopra Border both sides.
26. Nizamuddin Bridge both side
27. Tushta Road (From Old Yamuna Bridge to ITO Bridge Eastern side.
28. Tushta Road From ITO Bridge to Nizamuddin Bridge Eastern side.
29. Link Road From Nizamuddin Bridge to UP Border

... 2/-

LIST OF ROADS WITH CYCLE TRACKS IN NDMC AREA.

1. Peshwa Road.
2. Mandir Marg.
3. Pt. Pant Marg.
4. R.K.A.Marg.
5. Shanti Path from Ring Road to Kautilya Marg except a small portion near Railway Bridge.
6. On one side of Sardar patel Marg towards Chanakya Puri side.
7. Bhagwan Das Road.
8. Barakhamba Road.
9. Sikandra Road.
10. Tilak Marg.
11. Dr.Zakir Husain Marg.
12. Purana Quila Road.
13. Shahjahan Road.
14. Aurangzeb Road(Claridges Hotel and O-Point).
15. Kasturba Gandhi Marg.
 - a) Between Tolstey Marg to Ferozshah Road.
 - b) Between Ferozshah Road to Jaswant Singh Road Crossing.
 - c) Between Jaswant Singh Road Crossing to Bareda House.
16. Safdar Hashmi Marg.
17. Tansen Marg.
18. Chelmsford Road.
19. Peshwa Road upto Basant Lane(NDMC portion on one side only)
20. Kushak Marg.
21. Rajaji Marg.
22. Aurebinde Marg.
23. K.Kam Raj Marg.

30. N.H.-24 Both sides upto UP Border Gazipur
31. Vikas Marg From ITO Bridge to Karkar Dooma T-Point both sides
32. Road No.57 both sides
33. Road No.56 both sides
34. Ring Road towards Naraina
35. Gurgaon Road to 'T' point NH-8
36. Africa Avenue Road From Brg.Hoshier Singh Marg to Outer Ring Road
37. Outer Ring Road From Africa Avenue to Olaf Palme Marg
38. Dr.Ambedkar Marg From Chirag Delhi Chowk to Mehrauli Badarpur 'T' Point.
39. Aurobindo Marg From INA to Mehrauli Road
40. Mahipalpur Road From NH-8 to Andheriya Mor
41. Ring Road From Mool Chand to Safdarjang
42. Titoo Marg upto Chirag Delhi
43. M.B.Road From Badarpur to Mazidia Hospital
44. Outer Ring Road- Sarita Vihar to Max Anand Mai Marg
45. Max Anand Mai Marg to M.B.Road to Kalkaji Mandir.
46. Ravi Dass Marg From Ma Anand Mai Marg to M.B.Road.

OBSERVATIONS ON MOTOR VEHICLES IN THE POLICE STATION AREA
CITY OF DELHI
MAY 1993

RECOMMENDATIONS

I. Identifying no traffic zones

- a. Inner circle Connaught Place
- b. Chandani Chowk (from Red Fort to Fatch Pyri)
- c. Ajmal Khan Road.

These 3 areas have been identified by Traffic Police/DMO for pedestrianisation. However, resistance from the shopkeepers is the main constraints which has been experienced in implementation of these no traffic zones.

II. Imposition of Prohibitive parking charges.

- (i) The Development Commissioner has suggested that it would be advisable to impose Rs.100/- as parking charges for vehicles using the central parking places.
- (ii) Maximum emphasis is also to be given on developing parking places outside these commercial areas.

Master Plan of Delhi-2021 has provided for the case of major commercial centre like Inner Circle, Chandani Chowk and Connaught Place, vehicle free pedestrian precincts should be declared and developed. The district centres and the central business district should be provided with pedestrian friendly no parking areas/no traffic zones to be implemented by DMDC/DCD/Traffic Police.

DMDC organised a seminar on 'Parking Policy for Delhi' on 17.2.1993. In this seminar, 17 recommendations were finalised. These recommendations were examined in DDA and observations on each recommendations was submitted to Jt. Secy., Min. of Urban Development vide letter No. PA/JD(T)/93/134/104 dt. 18.5.93. The copy of the same is placed at serial No. /C. In this seminar, the issue of providing parking places outside the commercial areas, the feeder

(iii) Public Transport services have to be provided for the free and quick movement of passengers upto the centre from these parking places in form of electric bus which are air pollution free.

bus services was also discussed.

However, in the revision, it was felt that a comprehensive study be carried out in order to evolve working principles relevant to the needs of the city of Delhi. The recommendations are under consideration with the Min. of Urban Development. In general, it may not be advisable to implement the concept of providing parking areas for the residential and connecting the commercial areas by electric buses without studying its implications, as such proposal may increase the penetration of other vehicles in city centres.

III. To undertake time bound campaign to check pollution emission of DTC buses.

This relates to Commr.(Tpt.).

IV. Checking the emission of Red Line/white line buses.

This relates to Commr.(Tpt.)

V. To promote bicycle traffic.

Note circulate by Development Commissioner has mixed the recommendations of MPD-2001 with the recommendations of Traffic Deptt. and also some other report on the subject.

(a) A survey was conducted by Traffic Deptt. to identify the roads whether separate cycle road is required. 46 roads have been declared vibrant for constructing

- (ii) separate cycle zone (refer P-9 & 10/C.)
MFD-2001 has realised the cycle as an important mode of transport. The related extract from the MFD-2001 is placed at page 5/C.

It may also be worthwhile to mention here that the guidelines for Pfg. & designing for grade separators as approved by Authority vide Resolution No. 50 dated 13.8.90 and also observations received from DUAC on no. of flyovers have insisted to provide proper cycle tracks and facilities for cyclists along with the flyovers. However, in all the cases the road Owing Agencies and consultant had taken a view that no. of cyclists existing and projected for 2001 A.D does not warrant cycle track and grade separated facility for cyclists at intersection. The available are :-

- a. Grade separator at Loni Road-Devised Intersection (DITDC)
- b. Grade separator at Luni Road-Cross and Outer Ring Road Intersection (DITDC)
- c. Outer Ring Road and Marshal Tito Park (DITDC).

The status of other flyovers being processed for the approval of Authority are as under :-

1. Inner Road and Aurangzeb Cross Intersection (PNO)
2. Ring Road and Jyoti Patel Park Intersection (PNO) both are pending for approval of D.U.C.
3. Central Park road approved by D.U.C and Authority.
4. Badli Garden under consideration of T/C.

All these grade separators have no provisions for grade separated facility of cyclists.

In view of the contradiction in the decision taken by Development Commissioner and at the actual planning stage, it is suggested that the firm policy guidelines for providing cycle tracks along the identified road grade separated facilities at intersection may be formulated by Delhi Adm. and circulated to all Road Owners/Agencies and to DDA.

SUB : Proposal for development of a composite Cremation Ground/Burial Ground in Block C & D Shalimar Bagh. File No. PA/DD(PLG.)/92/374

1. During the L.G.'s visits in Shalimar Bagh area, it was decided by LG to make provision for a Burial Ground in Village Haider Pur, Ambedkar Nagar. There are few JJ clusters in the close vicinity, some unauthorised colonies, village extensions as a part of Shalimar Bagh Block C & D.
2. The matter has been examined and the area has been inspected. There are about 1000 Muslims families living around this area for whom the Burial Ground site has been proposed. There is also one existing cremation ground to the north of the village Haider Pur, the site forming a part of MPD-2001, Facility Centre no. 50. This existing cremation ground, due to its location needs to be shifted as it will adversely effect the planning of facility centre-50 and the district centre and is not recommended for its regularisation for the present site.
3. In view of the facts stated above and also requirement of the Burial Ground, it is observed that a composite site of the Burial ground and cremation ground can be located at a suitable location. By providing suitable green buffer in between and also separate entries. The site which is un developed at the crossing of Western Yamuna Canal and 30 M R/W road seems to be suitable, in total area of about 1 Hec.. (1 Acs each for cremation ground and Burial ground and 1/2 Acs. for green buffer).
4. PROPOSAL :
The proposed site is located at the corner of 30 R/W road and Western Yamuna Canal, falling in District Park/ Master Plan green. This proposed site is accessible by a pucca motorable road. In the light of the MPD-2001, land use, the case will have to be processed for change of land use. Both these site have been proposed to an area of 0.5 Hec. each with adequate parking facilities and green buffer around. The mandatory green strip of 20 M has been provided in between these two plots by taking ~~xxx~~ out 10 M from each plot. Both these site will have their independent entry from 30 M road. Suitable setbacks and parking area has been indicated.

5.

Contd./-

5. The matter is submitted for the consideration of the Technical Committee for the following :

- (i) To approve the proposal of a composite cremation ground/burial ground in an area of 1 Hec..
- (ii) The case will be processed for change of land use accordingly-
- (iii) MCD will be requested to shift the existing cremation ground site (forming a part of Facility Centre-50 to the new location) and the composite site also be developed by MCD.

OB
21/01/57

No:

Dt:

Sub: Applicability of development controls/zoning of the building plans submitted prior to enforcement of MPD-2001 i.e. 1st August, 1990.

PA/DD (Layout - Incls) 93/Bldg/SL

The issue related to applicability of development controls to the Group Housing Societies was discussed on 10th August, 1993 in the room of Commissioner (Planning) and it transpired that the composite note for all such Societies may be put up for the consideration. As desired following is the brief summary.

1. The above said issue was discussed in the Authority meeting held on 19.9.91 vide item no. 92 and it was decided that as a one time measure of administrative convenience, all pending building plans for construction on Residential plots, Institutional plots and plots allotted to Group Housing Societies which were submitted to DDA before 1.8.90 be finalised and approved as per Master plan provisions in force at the time of submission, as a special case, subject to the following conditions:-

- a. That such plots form part of a regular layout plan already sanctioned by the Government Authority.
- b. That the question of any change in prescribed land use is not involved.
- c. That the prescribed building plan for the same was submitted prior to 1.8.90.
- d. That conversion of lease charges under the terms of lease (as for the plots located in the NDMC Area) is not involved. A list of such pending cases should be prepared and furnished to WC, DDA, within one month.

The copy of Authority Resolution is placed at Annexure

2.4.93

2. Consequent to the above decision, a list of such pending cases was prepared in the Building Section and following is the position of the Group Housing proposals which were not cleared because of change in the development norms.

S.No.	File No.	Name of the society.	Dt. of submission.
1.	F.23 (1)/90	Punjabi Saudagar CGHS at Mayur Vihar.	5.2.90
2.	F.23 (2)/89	Mahesh CGHS at Chilla	23.5.90
3.	F.23 (4)/90	Habitant CGHS at Chilla	11.7.90

A6 These above societies fulfill conditions stated in the Authority Resolution mentioned above. Out of these three, Punjabi Saudagar and Mahesh CGHS are awaiting the approval of Competent Authority for sanction. Habitant CGHS is still pending with DUAC.

A6 At a later date, following two societies requested for the benefit of 175 FAR on the plea that fees were initially paid prior to 1.8.90

- | | | |
|----|------------------------|--------------------------|
| 4. | (a) F.23 (77)/86/Bldg. | Pavitra CGHS at Chilla |
| 5. | (b) F.23 (4)/89/Bldg. | Starlite CGHS at Rohini. |

a) The layout plan with 175 FAR was approved by VC, DDA on 30.11.87. However the building plans of Pavitra CGHS were rejected on date 26.5.89 due to non submission of Building plan fees and other documents.

A5 As per the representation given by the society, due to internal problems and fraude within the society, the building plan fees and other documents could not be submitted in time. Now the society is requesting to accord the approval of building plans as per the norms prior to enforcement of MPD-2001 i.e. 175 FAR and 35% ground coverage.

b) The starlite CGHS has withdrawn their earlier proposal submitted with 175 FAR and 35 Ground coverage of 14.9.93 and had re-submitted the proposal with MPD-2001 norms i.e. with 133 FAR and 33 Ground coverage. This new proposal has been scrutinsed and sent to DUAC for approval.

A4 21x29.7 CMS

21.5x34.5 CMS

FOOLSCAP

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Following is the position with respect to Institutional cases.

1. Neo Guru Sikh Educational Society, Meera Bhatt.

This proposal was received on 12.8.88, proposal after scrutiny was forwarded to DUAC on 30.6.93 with permissible norms of 100 P.R and 33.33. ground cov. age.

2. Primary School for M/s Lala Amarnath Educational & House Welfare.

This proposal was received on 14.1.89, the proposal was submitted to competent Authority for approval with permissible norms of 100 P.R and 33.33 ground coverage.

3. MP. Dr. J. W. Raghunath, G. D. S. School, Dina Nagar.

This proposal was received on 11.7.83, the proposal has been approved by the DUAC with 100 P.R and 33.33 ground coverage. The file is out for approval.

The Government of India has issued orders with reference to the enforcement of RD-2001 and other provisions in force at that time. These Institutional cases fulfill the conditions of the Government of India on 92.1.1.1991.

As discussed above, the following Government House cases are put up for the committee for consideration.

C.G.H.S. CASES

1. Panjabi Sarvagyan and P.resh GHS fulfill the conditions as enumerated in the Authority Resolution. Hence concurrence may be given for adoption of norms as applicable before 1.3.90 and layout/building plans for approval are released.

2. The proposal of Habitat GHS with 175 P.R is submitted to DUAC for its consideration. As and when DUAC approves the proposal, it will be processed for the approval of competent Authority. However the proposal Habitat GHS be released with MPD-62 norms after the DUAC approval.

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3. The proposal of the Pavitra CGHS which was submitted prior to 1.3.90, but it was rejected. Decision is required whether this society also covered under the Authority Resolution No. 21 of 19.9.91.

Please refer Appendix 'B'.

INSTITUTIONAL CASES

The above cited three Institutional cases are put up before the committee for giving its concurrence for the adoption of norms as applicable prior to enforcement of RD-2001 and release of staffing plans.

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ITEM SUB : Development Controls/Zoning Regulations of Master
 NO. Plan notified on 1.8.90 and applicability on the
 92 building plans submitted prior to date of notification.
 19.9.91 (File No. F.20(20)/89/M.P.)

P R E C I S

After the coming into force of MPD-2001 from 1.8.90, the matter pertaining to approval of cooperative group housing society layout plans/building plans was discussed in the meeting of the Technical Committee held on 21.8.90, wherein the following decisions were taken:-

- i) The layout plans to be sanctioned and released after 1st August, 1990 should be in accordance with the development code prescribed in Delhi Master Plan.
- ii) In the case of an already approved/sanctioned layout plan, the regulations pertaining to ground coverage, FAR, height, parking norms, basement area etc. will be the same as in the sanctioned layout plan/building plan.
- iii) These cases where no sanctioned had been conveyed so far the same should be examined in accordance with the development code prescribed in the Master Plan for Delhi.
- iv) The maximum height in the case of the group housing schemes should be confine to 26 mtr. (8 floor) as prescribed.
- v) A basement should be provided for parking and/or servicing, equivalent to the ground floor coverage, in case of a comprehensive scheme like group housing the basement could be placed in such a manner that there is a proper and attractive use for parking and servicing purposes. In other words the basement needs not be directly under the buildings and could be extended beyond the curtilage of the building without infringing on the prescribed, set back line.

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2. i) Subsequently the issue pertaining to sanction of layout/building plans which had been submitted prior to 1.8.90 but which could not be sanctioned before the promulgation of Master Plan-2001 were discussed in the Ministry of Urban Development on 26.9.90 and 9.11.90 at (Appendix 'W' _____ Page 102-104 _____). It was generally agreed that the building plan sanctioning authority, may also take up cases of building plans submitted to it prior to 1.8.90 which related to individual plots and those of co-operative group housing societies respectively, and which had been returned with minor objections/corrections, for sanction under the earlier regulations/bye-laws, subject to the following conditions:

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- a) That the plot for which the building plan is to be considered for sanction, forms part of the regular layout plan sanctioned by the Competent Authority.
- b) that the issue of land use clearance is not involved.
- c) that the building plan fee has already been paid for sanctioning of plans prior to 1.8.90 as required under building regulations.
- d) that the cases where the issue of conversion of lease charges under the terms of the lease (like the plots located in the HDIC area), is involved, are not considered.

ii) It was further agreed that local bodies may keep the above in view and adopt the same after appropriate examination.

iii) It was also noted that many cases stood referred to the Delhi Urban Art Commission by the local bodies which had scrutinised them as per the pre-1.8.90 regulations, and that these were being processed by the Commission also in accordance with the same (pre-1.8.90) regulations. It was, therefore, agreed that since these cases had been submitted to the local

authorities concerned prior to 1.8.90 in accordance with pre-Aug.90 regulations, these may continue to be planned on the basis of these very regulations/bye-laws (Pre-Aug.90) after receiving the comments from the Delhi Urban Art Commission.

3. Building bye-law No.2.03 reads as under:-

"All mandatory Master Plan/Zonal plan regulations regarding use, coverage, FAR, set backs, open spaces, height, number of storeys number of D.U.'s parking standards etc. for various categories of building including modifications therein made from time to time shall be applicable mutatis-mutandis in the building regulations under this clause. All amendments/modifications made in these regulations will automatically be included as part of these bye-laws".

In view of the above provision, the building bye-laws of the local bodies have to be in line with the bye-laws regulations of the Master Plan/Zonal plan regulations which would prevail.

4. The matter was further examined and the local authority was sought, and it was opined that:-

"Clause 3(4) of Development Code of DM-2001 reads as under:-

"The layout plans already approved by the Authority or any other local authority concerned in accordance with law shall be deemed to have been approved under code".

It is thus clear that only those layout plans which have already been approved in accordance with law shall be deemed to have been approved under this code. There seems to be no other express provision in DM-2001, providing for approval of the plans received prior to Gazette Notification of DM-2001, in accordance with the Master Plan, as it stood prior to 1.8.90.

The language used in clause 3(4) of development code leaves no scope for the interpretation that these layout plans which have been received prior to 1.8.90 are to be examined, approved in accordance with the provisions of Master Plan, as they stood prior to the notification gazetted on 1.8.90".

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5. The legal opinion was also seen by Dir. (D CSP), Dir. (Hdg.) and Commr. (Plg.) and they have observed that only cases of individual residential plots, institutional plots and plots allotted to Cooperative Group Housing Societies by the MH were proposed to be considered subject to the individual plots form part of a layout plan sanctioned by the Competent Authority of the issue of the building bye-law is not involved. Also the layout/building plan has already been paid prior to 1.8.90 as required under the building bye-law.
6. The matter was submitted to VC/DP who opined that in the case of the unified building bye-laws introduced in 1983 special administrative policy decision was taken in 1984 and communicated to the parliament to the effect that 5% excess coverage would be condoned notwithstanding the absence of any corresponding legal provisions in the Master Plan/bye-laws. This was done purely in order to ensure that the strict enforcement of the MPD/bye-laws did not result in any hardship in bonafide cases of deviations from sanctioned building plans. So far the application of these administrative instructions has not been challenged as being violative of MPD/bye-laws. VC, DP. presumed that it was on the same analogy that the guidelines were framed the instance case as from the practical and humanitarian point of view some latitude has to be provided for, within certain rational and specific limits, in the application of the relevant provisions of MPD-2001, so long as the basic spirit and character thereof

was not violated thereby. VC, DDA further requested that CIA to advise on the adoption of these guidelines from the above angle.

7. The matter was again referred to the CIA who opined that there is no specific provision in MPD-2001 providing for applying Master Plan of Delhi, as it stood prior to amendment w.e.f. 1.8.90 to the layout plan/building plans submitted before 1.8.90.

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8. It is ascertained that in pursuance of the aforesaid meetings, held in the Ministry of Urban Development, DDA discussed the matter in their Building Plan Committee meeting held on 4.12.90 and decided that (i) all building plans covered in the minutes of the said meetings should be sanctioned as per the norms enforce prior to enforcement of Master Plan 2001 (ii) a 3½ storey building shall be allowed on plots with an area more than 300 sq.yds. facing 80' wide road in accordance with the provisions of layout plan of the co-operative societies on the basis of clear noting in the layout plan or as given in the density calculations for 3½ storey buildings. In the case of plots of coops, where such noting is not given in the layout plan but the DDA has already sanctioned the building plans for 3½ storey building in the concerned colonies, building plans with 3½ storeys should continue to be sanctioned in spite of the fact that the same had not been mentioned in the approved layout plan, as was being done by the DDA on such plots having area more than 300 sq.yds. and abutting 80' wide roads or more.

As regards, recovery of betterment charges in respect of top floor, HCP decided that since after enforcement of

- 41 -

Master Plan-2001 the coverage on various floors had been allowed on FAR basis, betterment charges should be recovered on the basis of entire proposed area on top floor including the garage block at (Appendix _____ 'X' _____)

Page _____ 105 _____)

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9. The matter was again discussed in the Technical Committee in its meeting held on 9.7.91 and after detailed discussion the Technical Committee decided to recommend for the approval of the Authority that those building plans which were already submitted to the DDA for sanction, but could not be cleared by 1.8.90, may be processed for sanction on the basis of the regulations in force prior to 1.8.90 as a special case, subject to the proviso that this procedure would be adopted only in respect of plans for construction in individual residential plots, institutional plots and the plots allotted to cooperative group housing societies by the DDA & where the following conditions were fulfilled:

- a) that such plots form part of a regular layout plan already sanctioned by the Competent Authority.
- b) that the issue of land use clearance was not involved.
- c) that the prescribed building plan fee had been paid prior to 1.8.90.
- d) that the issue of conversion of lease charges under the terms of lease (like the plots located in the NDMC area) was not involved.

10. The matter is placed before the Authority for its consideration.

R E S O L U T I O N

Resolved that as a one-time measure of administrative

cont.....

Continue from page:

convenience and by way of liberal interpretation of the Master Plan, all pending building plans for construction on individual residential plots, institutional plots and plots allotted to group housing societies, which were submitted to DDA prior to 1-8-90, be finalised and approved as per relevant Master Plan provisions in force at the time of submission, as a special case, subject to the following conditions:

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- a) that such plots form part of a regular layout plan already sanctioned by the competent authority.
- b) that the question of any change in prescribed land use is not involved.
- c) that the prescribed building plan fee has been paid prior to 1-8-90.
- d) that conversion of lease charges under the terms of lease (as for the plots located in the same area) is not involved. A list of such pending cases should be prepared and furnished to V.C., DDA, within one month.

Confidential

Attested

H. K. BARKAR
 H. K. BARKAR
 Assistant Secretary
 Delhi Development Authority

APPENDIX ~~11~~ TO ITEM NO. 92
MINUTES OF THE MEETING HELD IN THE CHAMBER OF
SHRI P.P. SHRIVASTAV, ADDL. SECRETARY, MINISTRY
OF URBAN DEVELOPMENT ON 26.9.90 AND 9.11.90 TO
DISCUSS THE QUESTION OF SANCTION OF LAYOUT AND
BUILDING PLANS CONSEQUENT UPON THE ISSUE OF
EXTENSIVE MODIFICATIONS TO THE MASTER PLAN OF
DELHI PERSPECTIVE 2001 A.D.

.....
The following were present.

- 1. Shri P.P. Shrivastav, Addl. Secretary, Min. of Urban Development In Chair
- 2. Shri S.P. Singal, Director (DD), Min. of Urban Development
- 3. Shri Cecil Noronha, Vice Chairman, DDA,
- 4. Shri J.C. Gambhir, Commissioner (Plg.) DDA,
- 5. Shri S.C. Gupta, Director (DC&P), DDA,
- 6. Shri P.C. Jain, Director (AP&B), DDA,
- 7. Shri A.K. Pathak, Chief Architect, NDMC,
- 8. Shri M.B. Saxena, Secretary, DUAC,

For office use only

2.1. Consequent upon the issue of extensive modifications to the Master Plan of Delhi with perspective 2001 A.D. w.e.f. 1.8.90, the issues pertaining to sanction of layout plan and building plan, planning norms and zonal regulations to be applied were discussed. A doubt was raised whether with the promulgation of MPD-2001 from 1.8.90, the building bye-laws enforced by various local authorities which automatically stand modified, are to be processed by the various local bodies separately. In this regard, attention was drawn to the provisions of the building bye-laws No. 2.03 which reads as under :-

"All mandatory Master Plan/Zonal Plan regulations regarding use, coverage, FAR, setbacks, open spaces, height, number of storeys, number of D.U's parking standards etc. for various categories of buildings including modification therein made from time to time shall be applicable mutatis-mutandis in the building regulations under this clause. All amendments/modifications made in these regulations will automatically be included as part of these bye-laws".

2.2 In view of the above provision, the building bye-laws of the local bodies have to fall in line with the zoning regulations of the Master plan. Till the Bye-laws are formally amended, it is the Master Plan/Zonal Plan Regulations which would prevail.

2.3. The representatives of the Delhi Development Authority informed that the Technical Committee of the Authority had already examined the general issue relating to the pending cases received in the Authority for sanction prior to 1.8.90, and had taken the following decisions:-

(a) Cases where the decision of the Competent Authority (Layout/Building plans sanctioning Authority) had been communicated to the party, should remain to be dealt with in accordance with the Zonal regulations or building bye-laws applicable prior to 1.8.90, as permitted under the pre-modified Master plan.

(b) Cases where the approval had been given by the competent authority on file, but the same had not been communicated to the party, should also be cleared on the basis of sanction/approval already available on records.

(c) Cases of any modifications or revised plans should be considered on the basis of the sanction already given, or on the basis of new norms/regulations, if the party concerned so requests.

(d) Cases already submitted to the DDA for sanction which could not be finalised before 1.8.90 should be dealt with in accordance with the norms and rules contained as provided in MPD-2001.

3. The question of dealing with the cases falling under category (d) above was further discussed in the meeting and the consensus was that these may be processed on the basis of the regulations in force prior to 1.8.90. It was also decided that the decision in this respect will apply only to cases of individual residential plots, institutional plots and the plots allotted to group Housing Cooperative Societies by the DDA.

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4. The question whether the projects submitted to the Authority subsequent to 1.8.90 may also be considered for sanction on the basis of the earlier norms as the new norms were not known to general public and the Architects in particular, and if so, what should be the cut-off date, was also discussed. It was felt that this may attract a lot of legal complications as the cut-off date would be only an arbitrary one. It was therefore, decided not to consider any such cases on the basis of earlier regulations in force prior to 1.8.90.

5. It was further felt that cases which had been submitted to local bodies prior to 1.8.90 and had been returned with minor objections/corrections/be considered under the earlier regulations/bye-laws subject to the following conditions:-

- (a) That the plot for which the building plan is to be considered for sanction, forms part of the regular layout plan sanctioned by the competent authority.
- (b) that the issue of land use clearance is not involved.
- (c) that the building plan fee has already been paid for sanctioning of plans prior to 1.8.90 as required under building regulations.
- (d) that the case where the issue of conversion of lease charges under the terms of the lease (if any) plots located in the MDC area, is involved, are not considered.
- (e) only the cases referred to in para 3 above will be covered.

6. It was further agreed that individual cases may keep the above in view and adopt the same after appropriate examination.

MUNICIPAL CORPORATION OF DELHI
BUILDING DEPARTMENT (HQ)
TOWN HALL : DELHI

No. 13EE(B)HQ/90

Date: 21.12.90

OFFICE ORDER

The following decisions were taken in the meeting of building plan committee (BPC) held on 4.12.90 :

1. The matter regarding disposal of building plans submitted prior to 1.8.90 i.e. prior to enforcement of Master Plan -2001 was discussed and it was decided on the basis of minutes of the Ministry of Urban Development that these plans should be sanctioned on the norms prevailing prior to enforcement of Master Plan-2001.
2. As regards allowing of 3½ storey building on plots facing 80' or more wide roads in the Cooperative Societies, it was decided that 3½ storey building shall be allowed on plots with area more than 200 sq.yds. facing 80' wide road in accordance with the provisions of layout plan of the Cooperative Societies on the basis of clear noting in the layout plan or as given in the density calculations for 3½ storey building. In case of plots of Societies where such noting is not given in the layout plan but the DWA has already sanctioned the building plans for 3½ storey building in these colonies, sanction of building plans with 3½ storey should be continued inspite of the fact that the same has not been mentioned in the approved layout plan, as was being done by the D.D.A. on such plots having area more than 300 sq.yds. and abutting 80' wide roads or more.
3. As regards recovery of betterment charges in respect of top floor, it was decided that since after enforcement of Master Plan-2001, the coverage on various floors has been allowed on FAR basis, as such, henceforth, betterment charges should be recovered on the basis of entire proposed area on top floor including the garage block.

The above decisions of B.P.C. are circulated to all concerned for strict compliance in future.

Executive Engineer (Bldg.) HQ

1. All Zonal Engineer (Bldg.) - with 5 spare copies.
2. All ADCs/ZACs.
3. All Assistant Engineers (B) HQ.
4. All Junior Engineers (E) HQ.

Copy for information to:

1. Addl. Commissioner (E).
2. Engineer-in-Chief.
3. Chief Engineer-IV.
4. Town Planner.
5. Chief Architect.
6. Supdtg. Engineer-X.
7. Executive Engineer (Coord.) - with 5 spare copies.

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7. It was also noted that many cases stood referred to the Delhi Urban Art Commission by the local bodies which had scrutinised them as per the pre-1.8.90 regulations, and that these were being processed by the Commission also in accordance with the same (pre-1.8.90) regulations. It was therefore, agreed that since these cases had been submitted to the local authorities concerned prior to 1.8.90 in accordance with pre Aug.90 regulations, these may continue to be processed on the basis of these very regulations/ Bye-laws (pre Aug.90) after receiving the comments from the Delhi Urban Art Commission.

For office use only

No.K-13011/23/90-DDIB
Ministry of Urban Development
(Delhi Division).

New Delhi dated the 20th Nov., 90.

Copy to:-

1. All those present.
2. The Commissioner, MCD, Town Hall, Delhi.

(ARJAN DEV)
UNDER SECRETARY.

Copy to:-

1. P.S. to Addl. Secretary (D),
2. P.A. to Director (DD).

(ARJAN DEV)
UNDER SECRETARY.

GROUP HOUSING SCHEMES SUBMITTED PRIOR TO 1.8.90

Conditions as per Authority
Resolution 92 dt. 19.5.91

Punjabl Saadagar
CGHS Ltd., Mayur
Vihar

Nahesh CGHS Ltd.
at Chilla

Habitant
CGHS Ltd.
at Chilla

Pavitra
CGHS

Remarks

That such plots part of a regular
layout plan already sanctioned by
the Competent Authority?

That the question of any change in
prescribed land use is not involved.

That the prescribed building plan
fee has been paid prior to 1.8.90.

That conversion of lease under the
terms of lease (as for the plots located
in the NMC area) is not involved. ~~First~~
~~of such pending leases should not be~~
~~prepared and furnished to VC, DM, within~~
~~one month.~~

Yes

Yes

Yes

Yes

Yes

Yes

Yes

Yes

Yes

Yes

Yes

*Yes *But rejected on
26.5.89 due to non
submission of Bldg
Plan fees & other
documents.

Yes

Yes

Yes

Yes

SUBJECT:- Allotment of land to 8 Harijan Families
Basti Ragarpura, Karol Bagh.
File No. S/3(40)/7/Part-III/OSB

- 1.0 BACKGROUND
- 1.1 Ministry of Urban Development Govt. of India vide office memorandum No. J-13037/141/84/DDIR/IA (Vol. II) dt. 18.12.87 (Annexure-I) decided to allot plot of 25 sq.yds. in each case to be carved out of plot measuring about 300 sq.yds between street No.34 & 35 Raigarpura, Karol Bagh, New Delhi.
- 1.2. The allotment-cum-demand letters were issued to all the 8 Harijan Families in their individual file. They have also reported to have deposited the full premium being cost of the plots.
- 1.3. Since then the allottees have been representing for change of site from Street No.34 & 35 to street No. 30-31 on the ground that the environment in street No.34-35 where the plots are allotted is not proper and good.
- 1.4. At site both the sites i.e. street No.30 & 31 and street No. 34 & 35 are develop into local parks while the area between road No 34 & 35 is continuance and the area between the street No. 30&31 is in 2 pockets of about 84.18 sq.mts. & 227.88 sq.m. each. Since the inception of the case, a view has been expressed that the allotment letters have been issued for the area located between the street No. 34 & 35 and the commitment already maintained should be honoured.
- 1.5 The residents of the area filed a suit No.280 of 1989 in the court of District Judge at Delhi the application under order 39 dt. 21.6.89 restraining the DDA for allotting and handing over the possession of the parks popularly known as Indira Park in land No. 30 -31 and 34-35 Ragarpura, Karol Bagh. The stay so granted by the the District Judge has been executed and the suit had since been dismissed.

[Handwritten signature]

2.0 COMMENTS/OBSERVATIONS

- 2.1 Both the sites redeveloped into park.
- 2.2. As per implementation plan of the area approved by the Authority vide Resolution No.141 dt.17.7.71. the pocket in between the No.34 & 35 is shown as tot-lot (park) while in between street No.30/31 be shown for residential plots (Plan laid on the table)
- 2.3. In the earlier draft ZDP of zone B-2 submitted to Govt. of India for approval the land use of this site was shown for park.
- 2.4. As per draft Zonal Plan of the Zone B prepared within the provisions of MPD-2001 and approved by the Authority for inviting objections /suggestions both the sites are shown for residential use.
- 2.5. Carving out of plots in either of the pocket is likely to be objected by the local residents and at 1 stage survey was carried out for pocket No.34&35 with the help of local police.
- 2.6. Keeping in view the position explained above the matter was referred to Lands Section to examine if carving out of plots on street No.34 & 35 against the allotment of plots in street No.34&35 is an impediment or not.
- 2.7 Commissioner (LD) has observed as under:-
"Shri Basudev Acharya met VC in public hearing. Position was explained by Hon'ble M.P. to V.C. and he requested to consider allotment of plot in Gali No.30-31 to 8 Harijan families instead of Gali No.34-35. Probably the case has to be put up in the Technical Committee as per agenda over the file. Commr. (Plc.) may kindly look at it and get the matter placed before the Technical Committee early so that the long outstanding issue is settled."

3.0 PROPOSAL 2 alternate proposals are worked out as details given below:-

Shri Basudev Acharya

Alternate-1:- Site in between street No.34&35 (Plan laid on the table) a total number of 9 trees (fully grown up) would be required to be cut in order to take the construction by the allottees on this plots) and park of about 90 sq.mts. (106 sq.yds. would be left in between).

ALTERNATE-2:- The site in between street No. 308/1 (Plan laid on the table). In this proposal a total number of 3 to 4 trees (fully grown up) will be required to be cut for the construction of the houses by the allottees and the vacant land of about 40 sq.mts. is available as an open spaces for park as shown on the copy of the plan.

4. The proposal contained above in para 3 is placed before the Technical Committee for its consideration.

Approved,

V/215/001
29/12/85

आयुक्त (सूचना) पत्र संख्या... दिनांक...
#514323B
21/12/87
Annexure I

Immediate

No. J-13037/141/84/DDIB/IA (Vol. II)
Government of India
Ministry of Urban Development
Delhi Division.

By Sp. Officer
18/12/85

New Delhi dated the: 18.12.1987

OFFICE MEMORANDUM

Subject:- Allotment of alternative plots in Karol Bagh Area to the 8 Harijan families.

The question of allotment of alternative plots to 8 Harijan families named in para 2 of this Ministry's O.M.No. J-13037/R/18/80-DDIB dated 22nd August, 1985 has been under consideration of the Government. It has now been decided that these 8 Harijan families (named below) will be allotted a plot of 25 sq.yds. in each case to be carved out of plot measuring about 300 sq.yds between streets Nos. 34 & 35, Regharpura, Karol Bagh, New Delhi. The allotment of the plots is subject to the payment of premium at a rate to be worked out by DDA. In addition to the payment of the premium, 2 1/2% of the premium as ground rent and development charges incurred by DDA may also be charged from them:-

No.	Name	Father's Name	Address
	S/Shri Sita Ram	S/Shri Badri Ram	399 1/31, Regharpura
	Bal Krishan	Madho Ram	-do-
	Kashi Ram	Birdhi Chand	427/59, Regharpura
	Ishwar Lal		
	Hari Chand		
	Chander Singh		
	Balbir Singh	Not Known	Not known
	Ashok Kumar		

In the event of the sale of plot by these allottees 75% of the unearned increase of the value of the land will be recoverable by the Government.

The other usual terms & conditions governing lease hold properties will also be applicable in these cases.

DDA may take further action for making necessary allotment of plots to these 8 harijan families on the terms & conditions given above. Compliance report to this Ministry may be sent by 1st January, 1988.

DD/233
28/12
K. Chandra
8/12/87
Bansal
22/12
(M.R. Singh)
Desk Officer
Tel: No, 3018326.
...2/-

Adm. Section,
New Delhi.

Copy to:-

1. LG, Delhi.
2. M/o Finance, Deptt. of Expenditure, New Delhi.
3. Information Officer, M/o Urban Development, Shastri Bhavan, New Delhi.
4. Finance Division, M/o Urban Development, New Delhi.
5. PS to UDM, M/o Urban Development New Delhi.
6. PS to Secy.
7. Sh.P.K.Tripathi, Commr(Lands), DDA, Vikas Sadan, INA, New Delhi.

M.R. Singh
15/12/18
(M.R. Singh)
Desk Officer.

Sub : Resitement of objectionable petrol pumps
(M/s National Service Station 'H' Block
Connaught Place, New Delhi.

F.7(29)/66-MP (Pt.I)

----- 0

As per the letter dt.4.6.87 from the Secretary, NDMC there are 8 petrol pump sites in Connaught Circus area which have been declared objectionable. It also stated that according to zonal development plan of 'D', it is suggested that filling station within Connaught Circus be resited in or around City Centre. NDMC suggested that M/s National Service Station, H Block, Connaught Circus, New Delhi be resited, in the first instance.

2. Technical Committee of the DDA in its meeting held on 2.6.89, decided that a site measuring 100'x55' for a filling station be identified near Swami nagar for the said retail outlet.

3. The owner of the retail outlet, however, requested for a filling cum service station by increasing the size of the site already agreed to by the Technical Committee. but the Oil Company (BPCL) in their letter dt.10.9.91 (Appendix..I....) informed that for a filling station site and desired that no cognizance be taken of the owner's request for bigger site. The same is to be taken over by the Oil Company.

4. Technical Committee in its meeting held on 25.11.92, again considered this case and decided that only a filling station site be carved out. Later on it appears that this site has been allotted by BPCL for one Mr.Vinit Oberoi.

5. The dealer of the objectionable outlet appeared in the VC's public hearing on 12.11.93. In the hearing it was opined that one site shown in the Draft Zonal Development Plan of Zone-D (plan laid on table) may be considered by L&DO being the land owning agency. Ministry of UD is to be apprised of the Draft Zonal Plan recommendations and for resiting the National S/Stn.

6. The matter is placed before the Technical Committee for its consideration as in para 5 above.

Signature

भारत पेट्रोलियम
कॉर्पोरेशन लिमिटेड

(भारत सरकार का उद्यम)



54
Bharat Petroleum
Corporation Limited

(A GOVERNMENT OF INDIA ENTERPRISE)

(दिल्ली डिवीजन),

जी-7, लक्ष्मी बिल्डिंग,

कनॉट सरकस, पोस्ट बॉक्स नं. 396,

नई दिल्ली-110 001.

तार: "केरोडिव" फोन: 3321883/3328682

(DELHI DIVISION)

G-7, LAKSHMI BUILDING,

CONNAUGHT CIRCUS, POST BOX NO. 396,

NEW DELHI-110 001.

GRAM: "KERODIV" PHONE: 3321883/3328682

मुख्य योजना अनुबाध

डायरेक्टरी सं०-1-75977

दिनांक... 24-9-91

D. ODD. 298

1333 / 50284

10.9.91

The Dy. Director (MP),
Delhi Development Authority,
Vikas Minar,
I.P. Estate,
NEW DELHI.

Dear Sir,

ALLOTMENT OF SITE : M/S NATIONAL SER. ST.

Please refer to the discussions the undersigned had with you on the subject of allotment of a retail outlet site (Filling Station) for resitment of our retail outlet M/s National Service Station.

We understand that our dealers M/s National Service Station have represented to you for allotment of a filling-cum-service station site. We have already advised you earlier that we need only a filling station site and not a filling-cum-service station site. The matter of allotment of a filling station site has been delayed because the dealer had represented to you earlier. As the land is to be taken by us on lease from you, the dealer's representation should not be considered and no cognizance should be taken of the letter written by him to you.

We shall be grateful if the filling station site as already earmarked by you at Soami Nagar near Panchsheel, Outer Ring Road should be handed over to us at the earliest.

Thanking you,

Yours faithfully,
for BHARAT PETROLEUM CORPORATION LTD.

Gemantale

File is with JD (w/c/sa). He may pl see.

9/10

✓

Pl. speak

JD (w/c/sa)

(Signature)
10/9/91

रजिस्टर्ड ऑफिस : भारत भवन, 4 और 6 करीममॉय रोड, बेलार्ड इस्टेट, बम्बई-400 038.

Registered Office: Bharat Bhavan, 4 & 6 Currimbhoy Road, Ballard Estate, Bombay-400 038.

Subject: Permission to replace Asbestos sheet roof with RCC roof of DDA built industrial sheds Okhla Phase-I & II.

File No: F.VC's TBR No. 1150 dt. 1.11.93.
V.C. DDA has constituted a team to look into the

representation made by the Association and to give their considered views. The team consists of Sh. Vijay Risbud, JD(Bldg), Dy. Dir.(Plg.) and Dy. Dir. Lands(Indl).

The report in brief is given below:

1. There are three types of sheds in Okhla Phase-I and Phase-II, i.e. Type-A with an area of 1300 sq.ft., Type-B' with an area of 800 sq.ft. and Type 'C' with an area of 1000 sq.ft. type design A & C are enclosed.
2. In phase-I, there are 188 sheds of type- A,B and C and in phase-II, there are 160 sheds of Type A and B.
3. The sheds type-A and B are having two approaches; one from the front and one from the rear and 'B' Type sheds are back to back.
4. These sheds are having north light roof trusses with AC sheets and the clear height of the shed upto the bottom of the truss is 14 ft. The ht. of north light truss is 6'.
5. The Association also stated that they were permitted 25% of the area of the shed as mezzanine.
6. Invariably all the allottees of the sheds have encroached upon the public land in the form of semi-pucca rooms, with a width of 6' to 8'. The back lane of the sheds(type A and C) have also been encroached upon in a similar manner.
7. The Association's main demand is to replace the north light roof trusses with a regular RCC flat slab at a height of 22'. They would also like to retain the mezzanine at 25% of the area of the shed. The Association is also requesting that a basement equivalent to the shed area be also permitted to them.
8. Association showed their willingness to pay reasonable charges to DDA for allowing the changes/additions as stated in 7 above.

[Handwritten signature]

contd....2/-

2. Release of building plans for additions and alterations after the NOC from the Lands Deptt. and clearance of the MCD.
3. Withdrawal of the court case by Asian Hotels before release of the plans.

.....

ASIAN HOTELS

Laid on Table

Sub: ADDITIONS/ALTERATION PLAN ASIAN HOTELS LIMITED.
 F.13(21)/89/Blg./Pt. Asian Hotels (P) Ltd./C.L.
 In compliance of Urban Development Ministry's advice, the
 Lt. Governor, Delhi has given following guidelines.

1. Permission is granted to the lessees to make the necessary changes in the building for conversion of approximately 2.9% of the area of the basement (543.72 sq. mtr.)
2. The above area of 543.72 sq. mtrs. shall require proportionate deduction to be made from the balance FAR by converting an equivalent built up area into open car/scooters parking on stilts according to a plan to be approved by the appropriate authorities.
3. The lessee shall give the requisite under-taking to make the changes in (2) above within a period of 120 days from the date of such undertaking and also agree to the other consequential conditions including conversion/compounding charges as decided by the V.C., DDA.
4. Subject to the above conditions, the lessee may commence the operation of the discotheque immediately on executing the undertaking described in (3) above.

The building plans for additions and alterations in the upper basement and the ground floor were scrutinised. The summary of the scrutiny report is as follows:-

- a) An area of 543.72 sq. mtr. is proposed to be used for discotheque in the upper basement plan. The rest of the basement area is being used for parking as indicated in the plan. The plans submitted for discotheque has been scrutinised from the Building Byelaws point of view and it conforms to the provisions of the Building Byelaws as well as the partitions also conform to the norms laid down by C.F.O.
- b) On the ground floor plan equivalent area i.e. 543.72 sq. mtr. is being converted into parking. This parking has proper accessibility. The health club which was earlier located at this location is being shifted to the other location and the plans submitted for addition and alterations for health club conform to building byelaws as well as approved by C.F.O.

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

1. As the services of this particular area has been transferred to the MCD, MCD has to give the clearance for provisions of kitchen and toilets in the basement, as per Building Byelaws No. 14.2.2.

Prabir Ray