

DELHI DEVELOPMENT AUTHORITY  
( DEV. CONTROL & BUILDING )

No.F1(3)96-MP

Dated : 4.10.96

MEETING NOTICE

The 71st Technical Committee meeting of the DDA will be held on 8.10.96 at 10.00 A.M. in the Conference Hall, 5th floor, Vikas Minar, I.P.Estate, New Delhi.

Agenda for the meeting is enclosed. You are requested to kindly make it convenient to attend the meeting.



(CHANDRA BALLABH)  
ADDL.COMMR.(DC&B)  
MEMBER SECRETARY

DELHI DEVELOPMENT AUTHORITY  
(DEV. & CONTROL & BUILDING)

NO.F.1(27)96-MP

Dated: 11.10.96

Minutes of the 71st meeting of Technical Committee held on 8.10.96 at 10.00 A.M. in the Conference Hall, 5th floor, Vikas Minar, IP Estate, New Delhi.

The following were present:

DELHI DEVELOPMENT AUTHORITY:

1. Sh. Anil Kumar, Vice Chairman (In Chair)
2. Sh. R.K.Bhandari, E.M.
3. Sh. Arun Mhaisalkar, Commr.(Plg.)
4. Sh. K.K. Bandyopadhyay, Addl. Commr. (AP)
5. Sh. Chandra Ballabh, Addl. Commr. (DC&B)
6. Sh. A.K. Jain, Addl. Commr. (Projects)
7. Sh. M.N. Khullar, Chief Architect
8. Sh. R.K. Jhingan Director (LS)
9. Sh. V.K. Singhal, Director (LM-II)

TCPO:

10. Sh. T.D. Bhatia, TCP

NDMC:

11. Sh. Arvind Kansal, Chief Architect

CPWD:

12. Sh. R.S.Kaushal, Sr. Architect

L&DO:

13. Sh. T.S. Bassali, Asstt. Engineer

SPECIAL INVITEES:

14. Sh. R.S. Gupta, I.G.(Prisons)Delhi for item no.103/96.
15. Sh. B.L.Khurana,Chief Engineer (Elect.)DDA
16. Sh. Pradeep Behari, Addl. Chief Architect-I
17. Sh. C.L. Aggarwal, Addl. Chief Architect-II
18. Sh. Prakash Narayan, Director (DC&MP)
19. Sh. A.K. Gupta, Director (Narela)
20. Sh. R. Dayal, Director (Hort.)North
21. Sh. H.S.Sikka,Director (AP)II

Item No. 101/96:

Sub: Misuse of residential and other land uses in Delhi -  
A proposal to contain non-conforming activities.  
F.10(5)81-MP

The Technical committee after discussion decided that the proposal in the first instance be discussed in a group comprising amongst others representatives from PHD Chamber of Commerce, FICCI, Federation of Cooperative Group Housing Societies, TCPO, NDMC, and MCD. The final proposals as may be modified in the light of views emerging out of such an interaction, be brought before the Technical Committee.

Item NO. 102/96:


Sub: Utilisation of vacant land between Shalimar Bagh Block 'B', 'C' & 'D'.  
PA/Dir.(AP-II)03  
Deferred for further examination.

Item No. 103/96:

Sub: Identification of land for (i) District Jail, and (ii) District Court in Narela Project Area.  
F.20(33)80-MP.

The Technical committee recommended to the Authority for approval of change of land use measuring 320 hac. as per the land use break up as contained in para '9' of the agenda note with the following observations:

- i) The land be acquired for development excluding the forest land in Abadi area.
- ii) Interim arrangement for services will be the responsibility of District Jail and Court Admn., till the municipal services are extended to this area.
- iii) Simultaneously proposal be referred to NCRPB for amendment in the Regional Plan 2001.

  
(CHANDRA BALLABH)  
ADDL. COMMR. (DC&B)  
MEMBER SECRETARY.


Memo No. F.1(27)96-MP

Dated: 11.10.96

Copy to:

1. OSD to VC for the information of the latter.
2. Engineer Member, DDA.
3. Principal Commissioner, DDA.
4. Commissioner (Planning)DDA
5. Commissioner (LD)DDA
6. Chief Architect, DDA
7. Addl. Commr. (DC&B)DDA
8. Addl. Commr. (Projects)DDA

9. Addl. Commr.(AP)DDA
10. Chief Planner TCPO
11. Chief Architect NDMC
12. Town Planner, MCD
13. Secretary, DUAC
14. Land & Development Officer (L&B)
15. Sr. Architect, (H&TP)CPWD
16. Deputy Commissioner of Police (T)
17. Chief Engineer (Plg.)DESU
18. Commissioner (LM)
19. Director (Land scape)
20. Secretary to L.G.
21. Director (PPR)

  
(P.V. MAHASHABDEY )  
JOINT DIRECTOR (MP)  
11.10.96.

DELHI DEVELOPMENT AUTHORITY  
(DEV. CONTROL & BUILDING)

No. F.1(27)96-MP

Dt.

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9. Sh. V.K. Singhal Director (LM-II)

T.C.P.O.

10. Sh. T.D. Bhatia, TCP

N.D.M.C.

11. Sh. Arvind Kansal, Chief Architect

C.P.W.D.

12. Sh. R.S. Kaushal, Sr. Architect.

L & D.O.

13. Sh. T.S. Bassali, Asstt. Engineer

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19. Sh. A.K. Gupta, Director (Narela)
20. Sh. R. Dayal, Director (Hort.) Nork.
21. Sh. H.S. SIKKA, Director AP (II).

ITEM NO.101/96

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A proposal to contain non-confirming activities.  
F10(5)81/MP

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ITEM NO.102/96

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'B', 'C' & 'D'  
PA/Dir.(AP-II)/03

Deferred for further examination.

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(ii) District Court in Narela Project Area  
F20(33)/80-MP

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- i) The land be acquired for development excluding the forest land in Abadi Area.
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*CPX*

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MEMBER SECRETARY

I N D E X

SR.NO.	ITEM NO.	PARTICULAR	PAGE NO.
1.	101/96	Misuse of residential and other land uses in Delhi - A proposal to contain non-conforming activities F10(5)81/MP	1-8
2.	102/96	Utilization of vacant land between Shalimar Bagh Block 'B', 'C' & 'D' PA/Dir(AP-II)/96/03	9-11
3.	103/96	Identification of land for (i) District Jail, and (ii) District Court in Narela Project Area F.20(33)/80-MP	12-20



## AGENDA ITEM FOR TECHNICAL COMMITTEE

**Sub:** A proposal to contain misuse of residential premises and non-conforming activities and proposed amendments in Mixed Use Regulations of MPD-2001.

File no. F.10 (5) 81/MP

### 1. INTRODUCTION

As per MPD-2001, land use in Delhi is classified in 9 categories, which are divided into 37 use zones. These 37 use zones are further sub-divided into 136 use premises which are indicated by the lay out plans. There are large scale misuse of land use all over Delhi, especially in rehabilitation colonies (Lajpat Nagar, Gandhi Nagar, Patel Nagar, Tilak Nagar etc.), along major transport arteries (Ring Road, South Extn. Defence Colony Road no.41, Vikas Marg etc.) and other areas.

A sample survey of Lajpat Nagar (1994-95) indicates that 54% of the properties are being misused. Even in outlying areas like Paschim Vihar, 33% of the residential premises on road no.41 and 12% premises on Outer Ring Road are having commercial/non-conforming activities (Report of the Committee on misuse of residential premises in Delhi, 1995). According to a statement dt. 6.1.95, the Enforcement Branch during 1989-94 surveyed 1,08,017 major misuse cases while action could be taken only in 3931 cases, which is less than 4%.

### 2. OBSERVATIONS

There are several reasons for break-down of the land use enforcement in Delhi. One of the main reasons is less acceptability in reality of planning provisions. As a result, there are serious problem of parking, social and physical infrastructure, etc. It is also believed that this had led to increase in price/rent of residential properties and generated social problems, including crimes, litigation and corruption. The regulatory machinery is almost ineffective. This phenomenon has led to undue advantage to the law breakers, who contribute nothing to compensate the deficiency of urban infrastructure and parking generated by non-conforming commercialisation.

The issues were deliberated upon in several meetings held on 15.1.96, 5.2.96 and 20.5.96, 25.6.96 (Technical Committee) and on 8.8.96. Based on the outcome of these meetings, the following proposals have been framed.

### 3. PROPOSALS

It is proposed to liberalise the concept of mixed and conforming/non-conforming land uses as prevailing under MPD-2001.

*P. N.*  
*Sharma*  
12/9/96

### 3.1 Mixed Use Regulations:

MPD-2001 (P.165 G) provides for Mixed Use in residential premises in Delhi. Commercial activity in residential premises is allowed only on ground floor to the extent of 25% of the total ground coverage or in 50 sqm. whichever is less, with the condition that the establishment shall be run by the resident of the dwelling unit. Hazardous and nuisance causing activities (e.g. building materials repair shops, service shops, nursing homes guest houses etc.) are not permitted under Mixed Use Regulations. It is also linked with the preparation of the layout plan indicating parking public conveniences, landscaping and road carriage ways. Wherever permission is given the following conditions are to be fulfilled.

- a) the front setback of plot shall be surrendered without compensation, unconditionally, to the local body for use as part of right of way, parking etc.
- b) conversion fee shall be charged from the beneficiary.

#### Existing situation

- i) The preparation of layout plan is cumbersome and time consuming process. Instead it may be appropriate to prescribe planning guidelines in general.
- ii) The provisions that the establishment shall be run by the resident of dwelling unit is difficult to enforce, especially in heavily built up old areas.

#### Proposed Amendments

The following amendments are proposed on P-165/166 under clause 10.0 Mixed Use Regulations:

- i) Since the provisions of preparation of layout plan of heavily built-up areas may not be realistic para 3 on P.166 (G) "A layout plan..... Competent Authority" may be deleted.
- ii) The provision that "the establishment shall be run only by the resident of dwelling unit" (ii-P-165 G.) is difficult to enforce and is proposed to be deleted.

It is proposed to replace clauses 10 (ii) with the following:

"(ii) Mixed use in residential premises shall be allowed if the plot is facing the roads of minimum R/W as given below:

- |                            |   |         |
|----------------------------|---|---------|
| a) Special Area            | - | 9.0 m.  |
| b) Rehabilitation colonies | - | 13.5 m. |
| c) Other areas             | - | 18.0 m. |

However, Mixed use shall not be permitted in the following areas, or any other area that may be specified:

- a) Bungalow Area of New Delhi
- b) Bungalow Area of Civil Lines

### **3.2 Guest Houses, Banks & Commercial Offices**

Guest houses, banks, commercial offices, etc. are presently permitted in commercial use zone and in commercial centres in residential and industrial use zones and as per Mixed Use policy (Page 154 G.).

#### **Existing position**

In reality there is widespread existence of Guest houses, commercial offices and banks in residential use zones. These provide facility at local/neighbourhood levels and also the employment. They also help in providing a decentralised pattern of work centres. However, without proper regulations they create problems of parking and social and physical infrastructure.

#### **Proposed Amendments**

It is proposed that these activities may be allowed under Mixed Use Relegations with the following amendments in MPD-2001 (Page 166/G) Clause 10.0 Mixed Use Regulations: Guest house Boarding house and Lodging house may be deleted from the list of not permitted activities. Consequently (f), (g) and (h) to shift at (e), (f) & (g) as given below:

- e) Storage, godown and warehousing,
- f) Manufacturing units (including household industry)
- g) Junk shop

3.2.2 The following para may be added after the para-

"The front set back..... Parking etc.". (Page 166 G LHS):

"Guest house, Boarding house and Lodging House Commercial office and bank shall be allowed in residential plots of min. size of 209 sqm. and above and facing a min. 18 m wide road (13.5 m. in resettlement colonies and min. 9.0 m. in Special Area) to the extent of max. two-third of permitted floor area."

### 3.3 Residential Plot-Group Housing (002) MPD-2001 Provisions

As per Master Plan following activities are permitted in Residential Plot (Group housing)- Residential flat, Retail shop of confectionery grocery and General Merchandise, Book & Stationery, Chemist, Barber, Laundry, Tailor, Vegetable shop (on ground floor with an area upto 15 sqm. each) are permissible in Group Housing (002 P. 155 G)

#### **Existing position:**

With the passage of time, it is observed that commercial offices/banks, shops, beauty parlours, health clubs, libraries, temples, community halls etc. have penetrated in group housing areas.

#### **Proposal:**

As allowed in some other cities, it is proposed that in Group housing a max. of 5% of the permissible FAR may be allowed for commercial use and 2% for public and semi-public facilities, subject to payment of conversion fee.

#### **Under Mixed Use Regulations**

(P.166 G) the following is proposed to be added at the end and before professional Activity:

#### **Non-residential activity on Residential plot (Group Housing)**

The following non-residential activity shall be permissible on Residential plot (Group Housing) subject to payment of conversion fee:

- a) Commercial offices within max. 5% of permissible FAR
- b) Public, Semi-public use-within max. 2% of permissible FAR.

### 3.4 MANUFACTURING LAND USE- Proposal for mixed use

At present Master Plan does not allow Mixed Land use/non industrial activity (except adm. office, sales outlet and watch and ward residence upto max. 5% of floor space or 50 sqm. (whichever is less), in manufacturing land use. In actual practice the industrial areas all over have commercial offices, banks etc.

#### **Proposed Amendment in MPD-2001**

In view of the prevailing situation, it is proposed to introduce mixed use in manufacturing use zone, which involves the following modification in MPD-2001.

**Proposed Amendment under Mixed Use Regulations**

(Proposal to be added on p.166 after last para of mixed Use Regulations)

**Non-Industrial Activity on Industrial plot**

The following activity shall be permissible on Industrial plot:

A max. of 20% of permissible FAR may be permitted for Commercial offices subject to payment of conversion fee.

- 4.0 The proposed modifications in MPD-2001, as given above and shown in Annexure-I will require processing u/s 11 A of Delhi Development Act, 1957.

These are put up for consideration of the Technical Committee. After approval of the Technical Committee, these will be put up to the Authority for its consideration and approval and for further action to process the proposed modifications in MPD-2001. The formula for conversion fee and other charges as approved by the Authority (Res.112/96 dt.27.8.96) shall be applicable with required additions.

  
12/8

  
12/9/96

B. K. Jain  
Dir (SP)

Existing Provision

Proposed Text

CLAUSE 10.0 MIXED USE REGULATIONS :  
(Non-Residential Activity on Residential Premises)

Mixed Use here, essentially means permission of non-residential activity on residential plot or residential flat. Specific provision for mixed use have been given for walled city, Karol Bagh and other parts of the Special Area in the relevant sections in the Master Plan.

At the time of preparation of Zonal (divisional) plans, in residential plotted development in areas other than the Walled City and Karol Bagh and other urban renewal areas, streets of mixed use activity shall be identified by (i) conducting a traffic study in each individual case to see whether after permission of mixed use activity, there will be no adverse effect in traffic circulation in that area/street and it would be built to take additional traffic which is likely to be generated because of the mixed use. (ii) by evaluation its impact on the municipal services and environmental needs of the area.

As part of the traffic study, the traffic management solutions like traffic free pedestrianised streets/areas and one way traffic etc. could also be considered for introduction as a solution to the traffic/parking problem of the area.

In case it is found feasible to permit mixed use in a street/area, the same would be subject to the following conditions :

- (i) The commercial activity allowed shall be only on the ground floor to the extent of 25% or 50 sqm whichever is less.
- (ii) The establishment shall be run only by the resident of the dwelling unit.
- (iii) The following activities shall not be allowed :
  - (n) Retail Shops
  - building materials (timber, timber products, marble, iron and steel and spdd)
  - firewood, coal.

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However, Mixed use shall not be permitted in the following areas, or any other area that may be specified:

  - a) Bungalow Area of New Delhi.
  - b) Bungalow Area of Civil Lines.
- (iii) The following activities shall not be allowed :
  - (n) Retail Shops
  - building materials (timber, timber products, marble, iron and steel and spdd)
  - firewood, coal.

PROPOSED Text

Existing provision

- (b) Repair Shops
  - Automobiles repair and workshops
  - cycle rickshaw repairs
  - tyre retorting and retreading
  - battery charging
- (c) Service Shops
  - flour mills (more than 3 kw power load)
  - fabrication and welding
- (d) Nursing home
- (e) Storage, godown and warehousing
- (f) Manufacturing units (excluding household industry).
- (g) Junk Shop

The front setbacks for these plots shall be surrendered without compensation unconditional to the local body for use as part of the right of way, parking etc. -

Guest house, Boarding House and Lodging House. Commercial office and bank shall be allowed in residential plots of min. size of 209 sqm. and above and facing a min. 18 m wide road (13.5 m. in resettlement colonies and min. 9.0 m. in Special Area) to the extent of max. two-third of permitted floor area.

Because of conversion of use/activity the conversion fee shall be charged from the beneficiary. This would be based on:

- (i) the cost of provision of parking and physical and social infrastructure.
- (ii) differential price of space of the residential and non-residential activity/use.

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- (d) Nursing home
- (e) Guest House, Boarding House and Lodging House
- (f) Storage, godown and warehousing
- (g) Manufacturing units (excluding household industry).
- (h) Junk Shop

The front setbacks for these plots shall be surrendered without compensation unconditional to the local body for use as part of the right of way, parking etc. -

A layout plan of the area shall be prepared indicating (a) parking as per standard (b) public convenience (c) landscaping (d) road carriage ways as prescribed, for approval of the competent authority.

Because of conversion of use/activity the conversion fee shall be charged from the beneficiary. This would be based on:

- (i) the cost of provision of parking and physical and social infrastructure.
- (ii) differential price of space of the residential and non-residential activity/use.

PROPOSED MODIFICATIONS IN MPD- 2001

III

Existing provision

Proposed Text

NIL

Non-residential activity on Residential Plot (Group Housing): The following non-residential activity shall be permissible on Residential Plot (Group Housing) subject to payment of conversion fee:

- a) Commercial office within max. 5% of permissible FAR.
- b) Public, semi-public use within max. 2% of permissible FAR.

Non-Industrial Activity on Industrial Plot

A max. of 20% of permissible FAR may be permitted for Commercial offices subject to payment of conversion fee.



Sub: UTILISATION OF VACANT LAND BETWEEN SHALIMAR  
BAGH BLOCK 'B', 'C' & 'D'.  
PA/DIR.(AP)/II/96/03

BACKGROUND:

1. SE/Circle-XII, DDA Shri S.C.Tayal vide his letter No.F.17(58)95/C-XII/NZ/DDA/2089, dated 16.8.95 addressed to Director(Landscape) and copy endorsed to Director(AP)II identified the land in two pockets along the Railway Line in Shalimar Bagh Block 'B', 'C' & 'D' to be used as GREEN. This was desired during the inspection of then Hon'ble Minister of Development, Shri Sahib Singh Verma. A proposal in this context was discussed in the 174th Screening Committee Meeting dated 30.4.96 vide item No.71/96/174. The decision is as under:

"After detailed discussion, to utilise the triangular strip for green area was approved. The proposal of 2nd Pocket may be checked w.r.t. approved plan and if necessary be reproduced and brought before the Screening Committee."

After making provision for the road R/W as per the development plan of Shalimar Bagh Block C&D, the land area available for pocket-2 is about 4000sq.mtr. To avoid congestion on the road in front of Block BH, where the buses terminates, there is need for a site for the Bus Terminal. A proposal accordingly was made keeping in view the site conditions and the requirement. The same was discussed in a meeting held on 22.5.96 in the room of Sh.Y.L.Banka, Chief Engineer(North) DDA which was attended by Sh.Tayal, SE/Civil Circle-XII. In principle, the proposal for Bus Terminal was agreed.

The matter was further discussed with Sh.Sahib Singh Verma, Chief Minister, Delhi by Shri Tayal, SE/CC-12, DDA who vide letter No.F.25(77)SE/CC-12/DDA/1332, dated 30.5.96 informed that in principle there is no objection for the proposed site of the Bus Terminal, however, it was desired that the Cremation ground should also be shifted in this triangular plot which could be separated from the Bus Terminal and road by a row of trees. He has also desired to take a decision as to who will develop this Bus Terminal and the cremation ground. The site presently occupied by cremation ground, originally earmarked for allotment of Directorate of Education, Delhi should also be got cleared and handed over to Directorate of Education, Delhi Government."

2. This has been further discussed by Director(A.P)II on 6.6.96 with Shri Sahib Singh Verma, Chief Minister, Delhi in his chamber. It was informed that a cremation ground is already coming up in Shalimar Bagh Block 'C' & 'D' which is about 1 1/2 km away from the present site of cremation ground in Shalimar Bagh block 'B' as such it may not be desirable to provide another cremation ground at this location. It was, however, desired by the Hon'ble Chief Minister, Delhi that a cremation ground be provided in this area by providing green buffer all around the making sufficient provision for parking. The existing cremation ground in Shalimar Bagh 'B' be shifted to this place. The bus terminal be provided in Shalimar Bagh Block 'C' & 'D'.

2. The existing land area under cremation ground shall be put to use for Senior Secondary School as indicated in the layout plan of Shalimar Bagh Block 'B'.

LOCATION:

4. The triangular site is located between Shalimar Bagh Block 'B', 'C' & 'D' at the eastern side of Shalimar Village. The site surrounded by 30mtr. wide road in the North and 24mtr. wide road in Western and Southern side.

SITE CONDITIONS:

5. The physical survey of the proposed site has been got conducted. It is lying vacant and has boundary wall. Drain is existing along the railway line, temporary shed for sewage pumping station of the MCD and a latrine block are in existence at the site. Part of the land is water lodged.

DETAILED EXAMINATION:

6. Based on the background of the case it has been examined as per the land use proposal of MPD-2001. Draft Zonal Plan of H-Zone prepared and observations are as follows:

- i. As per MPD-2001 the land use of the site under reference is residential.
- ii. In the approved Zonal Development Plan Sub-Zone H-6, the land use is 'neighbourhood park'.
- iii. The land use is not indicated in the layout plan of Shalimar Bagh block 'B', 'C' & 'D'.
- iv. In the Divisional Plan for the Planning Division H approved by the authority dated 24.3.94 vide Resolution No. 25/94 the site has been proposed partly to be utilised for bus-Terminal and partly as Local Shopping Centre.
- v. The plan is yet to be published for inviting objections/ suggestions. As per the MPD-2001 the area required for Bus Terminal is 4000sq.mtr.

LAND STATUS:

7. As informed by Jt. Dir. (NL) the land has been acquired vide award No. 35/1969 and 55/70,71 and the possession of land is with DDA vide his note received on 26.8.96. The site falls in Development Area No. 83.

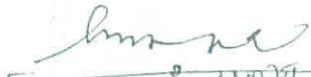

PROPOSAL:

8. In view of the issues mentioned in the background note as explained in para-1, the following proposal has been envisaged to utilise the triangular piece of land measuring about 4000sq.mtr.

- a. The existing cremation ground in Block 'B' Shalimar Bagh be shifted to this triangular piece of land measuring about 4000sq.mtr. across the 24mtr. R/W road.
- b. 10mt. green belt be provided along the 24mt. R/W road on Western and Southern side of the proposed site. A 5mtr. wide parking strip be provided along the proposed 30mtr. R/W road.
- c. The existing cremation ground area thus vacated shall be used for Senior Secondary School as proposed in the Zonal Development Plan.
- d. Change of land use from Residential to public and Semi-public be processed.

9. RECOMMENDATION :

The case of shifting of cremation ground and change of land use is placed before the Technical Committee for consideration as explained in para 1 and 5 of the Agenda vide Drawing No. APII/7/96/2 (laid on the table)

  
DDZ (AP) II  
  
DC (AP)

SUB: IDENTIFICATION OF LAND FOR (i) DISTRICT JAIL,  
AND (ii) DISTRICT COURT IN NARELA PROJECT AREA  
F.No. F.20(33)/80-MP

BACKGROUND:

1. Reference is invited to the following decision of the Technical Committee taken in its meeting held on 11.6.96(Sl.No.5, Item No.71/96/TC-Annexure-I) on the proposal of identification of land for District Jail in Narela Project area.

"After discussion the Committee decided that the eastern side of the G.T.Road would be better location for the proposed Jail site. Action to identify the site should accordingly be taken early."

EXAMINATION:

2. The proposal was discussed again with IG & DIG (Prison), Delhi. Subsequently, the area was visited on 5.7.96 alongwith IG & DIG (Prison), Delhi and Architect, PWD. No suitable site of required area could be identified on eastern side of G.T.Road due to the following reasons:

- i) Reasonable proportionate size of land measuring about 40 hect. is not available towards the south of NCTD boundary of east of GT Road.
- ii) Number of high tension lines are existing and criss-crossing on eastern side of GT Road
- iii) Further down in south, land is low lying and is not agreeable to IG(Prison)

- iv) Large chunks of land have already been acquired on east of GT Road for Sewerage Treatment Plan (2 nos) and proposed Slaughter House.
- v) As per Urban Extension Plan-2001, no urbanisation is proposed on east of GT Road.

3. IG(Prison) was of the opinion that it is desirable, if the Jail site could be located adjacent to a court complex which would actually facilitate movement of prisoners for court production and back between the Jail and the court. This has also been expressed by IG(Prison) vide his letter datted 23.8.96.

4. The land required for the District Jail for about 40 hacts. has been communicated by DIG(Prison) vide letter dated 9.9.1996. Subsequently, detailed requirement and break-up of the various activities to be accommodated in the proposed District Jail premises and the floor area of each activity has been furnished by DIG(Prison) vide letter dated 11.9.1996. This has been examined in the light of the activities/function to be performed in the proposed jail premises. The land requirement appears to be justified.

5. After exploring all the possibilities, IG(Prison) has consented for location earlier proposed as Alternative-III.

PROPOSED DISTRICT COURT SITE:

6. Under-Secretary(L&J) Government of NCID vide letter no. F6/26/91-Judl/900 dated 20.5.96 has made a reference for allotment of land for District Court (3 hacts.) and 1 acre +

3000 sqm. for residential accommodation for judicial offices in the localities of Saket/Malviya Nagar/Raja Garden and Narela. The matter was subsequently discussed in the meeting taken by VC, DDA on 20.6.96 and 17.7.96 and it was decided to locate a District Court site in the Narela Project area as well.

MPD-2001 PROPOSAL:

7. Master Plan for Delhi-2001 stipulates the District Court to be located near District Centre in South-West Urban Extension (3 hacts.). No specific recommendation is made for District Centre in Urban Extension North.

8. The proposal for identification of land for District Court in Narela Project area was also discussed with IG(Prison) in view of his views expressed in Para 2. Accordingly, a site measuring about 3 hacts. is identified adjacent to the proposed District Jail site.

PROPOSAL:

9. Keeping in view the land requirement, utilisation and the location of District Jail and court sites, a comprehensive land use proposal has been prepared for an area measuring about 320 hact. This area comprises of Sector A-1, A-2, A-3 and A-4 bounded by GT Road on east, 80 mtr. road on south, 40 mtr. road and Section A-7 on West and Singu-Narela Road on north. The land use break-up of this area is as given below:

S.No.	Landuse	Area (in hac.)	Percentage	Remarks
1.	Residential	147	45.95	includes abadi area of village Singhola
2.	Commercial	11	3.43	
3.	Public & Semi-public	40	12.50	
4.	Government offices	12	3.75	
5.	Utility	2	0.62	
6.	Manufacturing (Service Centre)	6	1.87	

7.	Recreational/Green	60	18.75	includes large chunks of forest land
8.	Circulation	42	13.13	includes half of the proposed roads and GI Road
Total:		420	100	

Plan indicating the proposed landuses is laid on

Table

10. The area under reference is part of Urban Extension Plan -2001 and Zone(Divn.) - P (Part). Presently, landuse of the area is 'rural use zone' and will require change of landuse of 216 hact. to be processed from 'rural use zone to (i) residential (147 hact); (ii) commercial (11 hact); (iii) Public & semi-public facilities - District Jail (40 hact.); (iv) Government offices (12 hacts.); (v) Manufacturing (Service Centre) (6 hacts.)

11. As per the Regional Plan prepared by NCR Planning Board, the landuse is regional green.

12. The entire area under reference falls within the development area no. 175. The land at present is partially under forest and partially either under cultivation or lying vacant. The entire land is either privately owned or belongs to Gaon Sabha. The land is to be acquired for development excluding forest land in abadi area.

13. Interim arrangement for services will be the responsibility of District Jail and Court administration till the municipal services are extended to this area.

14. The development control norms as stipulated in MPD-2001 will be applicable to the proposed uses.

RECOMMENDATION:

15. The proposal as contained above in the agenda note is submitted for consideration and approval of the Technical Committee.

16. After the approval of the Technical Committee, the proposal to change the landuse as described in para 10 above will be placed before the Authority and thereafter, reference will be made to NCR Planning Board for making modification in the Regional Plan.

*[Signature]*  
Di (NR)

*Kalyanachari Das*  
Dy Secy  
4.12.76



Minutes of the ...  
Committee ...  
11-6-96

Change of B ...  
Committee identifying ...

**ANNEXURE-I**

SR.NO. 5 / ITEM NO. 71 / 96 / TG

SUB: IDENTIFICATION OF LAND FOR JAIL IN NARELA PROJECT AREA.

F.NO: F.20(33)/80-MP

1.0 BACKGROUND:

1.1 A request has been received from I.G.(Prison), Delhi for allotment of land for Jail in Dwarka & Narela vide his letter dated 17 November, 1995. The Technical Committee in its meeting held on 9-4-1996 approved location for an open Jail (165 hect.) on Najafgarh Road.

1.2 For Narela, the requirement of Jail desired by DIG(Prison) is about 40 hacts. as per letter dtd. 7-5-1996.

2.0 MPD-2001 PROPOSAL:

2.1 Master Plan for Delhi-2001 recommends additional five Jail sites in the proposed urban extension area. The area requirement for one Jail for 10 lakh population stipulated is 10 hect.

3.0 EXAMINATION:

3.1 An overall plan for the development of Narela Sub-City is under finalisation for about 7500 hect for an estimated population of 1.4 million. This plan has been prepared within the overall parameters and the guidelines of MPD-2001 and Urban Extension Plan.

3.2 Three alternative sites for setting up of Jail have been identified, are as per the details given below.

3.3 Alternative-1: DDA vide Resolution No.96 Dated 11-8-1980 approved the change of land use of 40 hect. of land near Narela Town from "Rural Use" Zone to "Public and Semi-Public" use (District Jail /Police Station). Change of land use was notified in the Gazette dated 31-10-1983. This site is near the existing Narela Town along Narela-Safabad Road in the East of Railway line. According to reconnaissance survey, it is observed that part of this land i.e. about 10 hect. is already built up and the balance area is under cultivation. The land is under private ownership.

Approach to this site is available from the only congested Narela-Safiabad Road. Plan showing the location of the site under reference is laid on table.

3.4 Alternative-2: In the draft General Development Plan of Narela Sub-City, the site for District Jail has been proposed in the area indicated for public and semi-public use. This is located along Narela-Bawana Road which is about 6 Kms. from G.T. Road and the existing approach road to this area is through the Narela Town. The land is under private ownership and is under cultivation. Plan indicating the location of this area is laid on Table.

3.5 Alternative-3: This site is located on the North of Singola Village which is about half Km. from the GT Road. The site is bounded on North and East by Namoorpur reserve forest, on the South by Singola Village Road (5 mtr. wide) and on East by the cultivated land. This site is about  $\frac{1}{2}$  km. in the East of the present development in Narela Phase I/1. The land is under private ownership. The land is almost flat having few trees, pump house and low tension power line to the pump house. Plan indicating the location of the site under reference is laid on table.

3.6 All the three alternative sites were discussed with I.G. and D.I.G.(Prison), Delhi on 12/4/96 and were also visited alongwith I.G. & D.I.G.(Prison). I.G.(Prison) was of the opinion that they would need about 30-40 hect. of land which should be easily accessible from G.T. Road as they have to take the prisoners to courts in Delhi every day. About 20 to 30 bus trips to the courts are required to be made every day. He opined that the location of the Jail needs to be along the GT Road keeping in view the security and travel time required. Besides, Jail now to be planned by them will be self-contained having the facilities such as Hospital, work centre etc. I.G.(Prison) also opined that after the location is approved, the acquisition of land will be made for Jail and approach road by Jail Authorities.

3.7 After detailed discussion and site visit, the site indicated in Alternative-3 above (para 3.5) was agreeable to I.G. Prison. (Refer Annexure).

#### 4.0 PROPOSALS:

4.1 Identification of site proposed for Jail in

Alternative-3 measuring about 40 hacts. in the North of Singola Village.

- 4.2 Change of land use to be processed from "rural use" zone to "public & semi-public" (Jail).
- 4.3 The proposed Jail will have its own hospital, work centre and other ancilliary activities and accordingly, the area of the Jail proposed to be 40 hact. Instead of 10 hacts. as stipulated in MPD 2001. Lis
- 4.4 For immediate accessibility from GT Road, an approach road of 20 mtr. width is proposed to connect the proposed site with GT Road. Land proposed for the Jail and the approach road will be directly acquired by the Jail Authorities
- 4.5 Interim arrangement for services would be the responsibility of Jail administration till the time Municipal services are extended to this area.
- 4.6 The development control norms of large educational campus as per MPD-2001 will be applicable.
- 4.7 The use premises i.e. District Jail/Police Station indicated in the change of land use (refer para 3.3) to be deleted and this area will be utilised for public & semi-public uses.

5.0 RECOMMENDATIONS:

- 5.1 Proposals containing in para (4.0) are submitted for consideration and approval of the Technical Committee.
- 5.2 After the approval of the Technical Committee change of land use, will be placed before the Authority. Modification will be incorporated in the draft General Development Plan, Narela.

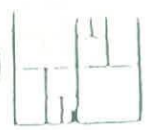
**" DECISION "**

After discussion the Committee decided that the eastern side of the G.T. Road would be better location for the proposed jail site. Action to identify the site should accordingly be taken early.

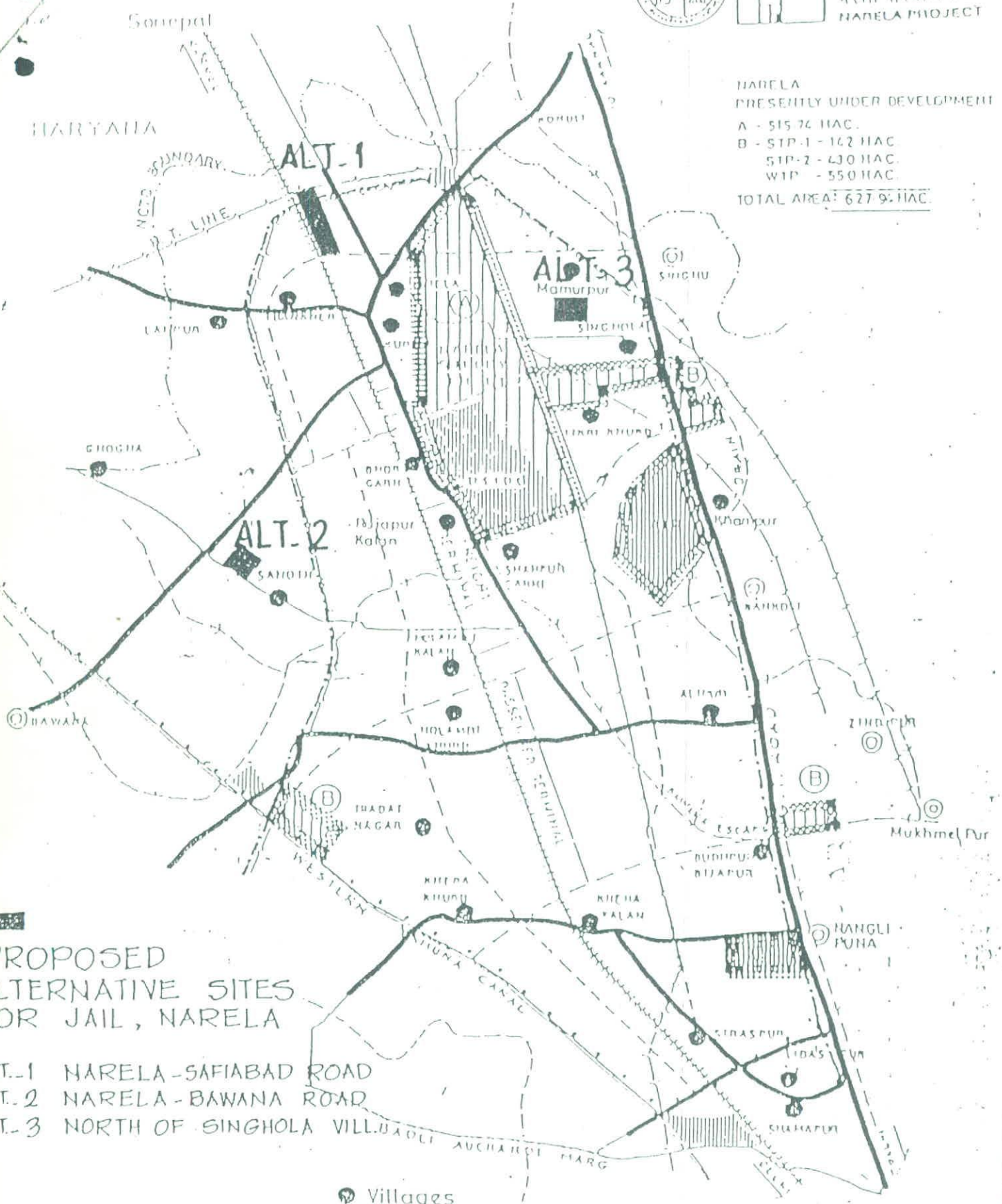
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20/6/86

Member Secretary  
Technical Committee  
Delhi Development Authority



NARELA  
PRESENTLY UNDER DEVELOPMENT  
A - 515.76 HAC.  
B - STP-1 - 162 HAC.  
STP-2 - 430 HAC.  
WIP - 550 HAC.  
TOTAL AREA: 627.9 HAC.



PROPOSED  
ALTERNATIVE SITES  
FOR JAIL, NARELA

- ALT-1 NARELA-SAFIABAD ROAD
- ALT-2 NARELA-BAWANA ROAD
- ALT-3 NORTH OF SINGHOLA VILL.

Villages  
 Existing Development  
 H.T. Line  
 Dev Area-175

EXISTING DEVELOPMENT AND LINKAGES  
 NARELA SUB-CITY

L A I D O N T A B L E

S.No.4/ITEM NO.104/96/TC.

SUB : Provision of stilts in multi storeyed buildings.

ii) Removal of misuse of stilts in existing areas.

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File No. F.15(16)96-MF & EM.15(12)96.

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P A C K G R O U N D

1. L.G., Delhi vide note dt. 15.7.96, forwarded the note of Sh. A.P. Kanvinde, a reputed Architect, regarding the provision of stilts in multi-storeyed buildings of 25 mtr. and more to minimise the creation of stagnant and polluted air pockets by dissipating the air pocket with convection current etc. and desired that the matter be considered in the T/C of the DDA for further necessary action. It has also been desired by L.G. that the misuse of stilted areas in the earlier buildings should be removed as quickly as may be feasible.

2. The issues raised by Sh. Kanvinde in brief are :

- i) Introduction of stilted areas in High Rise buildings has been vogue during the last several years.
- ii) Sometime in early sixties the need for stilted area was recognised and several buildings have been designed with stilts.

- iii) There is a tendency to misuse a stilted space and in order to safeguard the misuse to regulations, the new regulations of DDA has limited the height of stilted areas to 2.2 mtr. which unfortunately makes it easy for misuse.
- iv) In the climatic condition of this country, multi storeyed building of 25 mtr. and more tends to create stagnant and polluted air pockets. The stilted area tend to minimise this effect by dissipating air pockets with convection current, and ensure better circulation of air.
- v) Therefore, it is important to consider setting up a strategy by which additional investment incurred to minimum stilted space is offset by benefits to promoters.

#### DETAILED EXAMINATION

#### MPD-2001 NORMS OF STILTS AS NOTIFIED ON 20.5.95

3. In MPD-2001 and subsequent notification dt. 20.5.95 stilt floor has been mentioned only for residential plotted and group housing development as described below :

i) Residential Plot-cum-plotted Development

"If a building on a residential plot is constructed on stilts, the same shall be counted in the permissible FAR irrespective of whether it is used for parking, land scaping or as play area, etc!"

ii) The residential plot cum Group Housing

If the building is constructed with stilts areas of non habitable height and is proposed to be used for parking, land scaping etc. the stilts floor need not to be included in FAR"

iii) Wherever it is integrated with Architectural controls as a part of comprehensive scheme.

b. MPD-2001 HEIGHT LIMITATION OF STILTS

4. In MPD-2001, Stilts with non-habitable height have been exempted from FAR. However, no specific non-habitable height has been mentioned. NBO specifications Habitable Height - 2.4 m (min.)

i. UNIFIED BUILDING BYE-LAWS - 1983

5. There are number of used which have been covered under the category of non habitable zones such as bathroom, W.C., store room, mazzanine floor, etc. These will have a minimum ht. of 2.2 mtr.

ii. DRAFT UNIFIED BLDG. BYE-LAWS-1993

6. In the directions of Hon'ble High Court dt. 27.5.92, the Central Govt. in draft Bldg. Bye-laws frames by this Committee were further amended on the basis of objection-suggestions received from the public/organisation and submitted to High Court in August 93 by Central Govt. The draft was finalised in consultation with School of Plg. & Arch., Institute of Architect, DESU & Chief Fire Officer in addition to local bodies.

1. OSD to VC for information of the latter.
2. Engineer Member, DDA
3. Principal Commissioner, DDA
4. Commissioner (Planning), DDA
5. Commissioner (LD), DDA
6. Chief Architect, DDA
7. Addl. Commr. (DC&B), DDA
8. Addl. Commr. (Projects), DDA
9. Addl. Commr. (AP ), DDA
10. Chief Planner, TCPO.
11. Chief Architect, NDMC.
12. Town Planner, MCD.
13. Secretary, DUAC
14. Land & Development Officer
15. Sr. Architect (H&TP) CPWD
16. Deputy Commissioner of Police (T)
17. Chief Engineer (Plg.) DESU.
18. Director (Landscape), DDA
19. Commissioner (LM), DDA
20. Director (PPR)

SPECIAL INVITESES :

1. Addl. Chief Architect-I, DDA
2. Addl. Chief Architect-II, DDA
3. Chief Engineer (Elect.) DDA
4. Director (SP), DDA
5. Director (Narela), DDA
6. Director (DC&MP), DDA