

Sto (125) 4/11/42

(125) 12.5

Scanned

MINUTE OF MEETING

31-7-1981

(85)

125

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority held on 31st July, 1981 at Conference Hall, 5th Floor, Vikas Minar, I.P. Estate, New Delhi.

I N D E X

Sl.No.	Item No.	Subject	Page No.
1.	85	Confirmation of the minutes.	1
2.	86	Reference from M/s. Malhotra & co. regarding their property failling in Zone F-9, (Kalkaji).	2
3.	87	Hospital sites in Trans-Yamuna Area Planning Division-E.	8
4.	88	No objection certificate for construction of a Charitable Hospital and a temple near village Sultanpur by Sita Ram Seva Anusandhan Samiti.	10
5.	89	Population in Trans Yamuna Area preparation of Designs for the Water Treatment Plant and Water Distribution System for Planning Division -E.	13
6.	90	Absorption of 3 Junior Engineer (Civil) from Central Public Works Department, who were transferred to Delhi Development Authority along-with the work in the year, 1968.	16
7.	91	Location of Motels in Delhi.	19
8.	92	Allotment of alternative land Industrial plots to the industries located in the non-conforming areas under the scheme of shifting of industries from Non-conforming area to the conforming areas.	32
9.	93.	Amendment to the approved recruitment rules for the posts of Asstt. (Dir. Plg.) (Scale Rs. 700-1300).	39
10.	94	Layout plan for the regularisation of Brahampuri Complex Zone E-14.	45

Contd...//

Sl.No.	Item No.	Subject	Page No.
11.	95	Layout plan for the regularisation of Maujpur Complex Zone E-14. (Pt. II).	52
12.	96	Allotment of additional land to M/s. Cosmopolitan Builders and Hoteliers Pvt. Ltd.	55
13.	97	Addition of Trades in the approved list of house-hold Industries in Residential Area.	61
14.	98	Proposed change of land use from "Green belt and "Agricultural-cultivable land" to "Circulation-Airports.	65
15.	99	Change of zoning regulations of Master Plan plots upto 21 sq.mtr. (25 sq.yds.)	67
16.	100	Request from Gandhar Mahavidyalaya for exemption from payment of composition fee levied by DDA in respect of use of premises No.212, Din Dayal Upadhyay Marg for non-conforming purposes.	71

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority held on 31st July, 1981 at Conference Hall, 5th floor, Vikas Minar, I.P. Estate, New Delhi.

Present :

Chairman

1. Shri S.L. Khurana, Lt. Governor, Delhi.

Vice-Chairman

2. Shri V.S. Ailawadi.

Whole-time Members

3. Shri Kawaljit Singh,
Finance & Accounts Member, DDA.
4. Shri R.S. Gupta,
Engineer Member, DDA.

Nominated by the Central Government

5. Shri M. Srinivasan,
Jt. Secretary,
Ministry of Works & Housing.
6. Shri P.N. Bahl,
Administrator,
New Delhi Municipal Committee.

Ex-officio Member

7. Sh. P.P. Srivastava,
Commissioner, M.C.D.

Secretary

8. Shri Nathu Ram.

Also Present

9. Shri K.L. Bhatia,
Commissioner (Lands), DDA.
10. Shri Satish Chandra,
Commissioner (Housing), DDA.
11. Shri E.F.N. Rebeiro,
Commissioner (Planning), DDA.
12. Shri R.A. Khemani,
Chief Engineer, DDA.
13. Shri R.K. Chawla,
Financial Adviser (Housing).

Contd.....II

III

14. Shri P.K.Jain,
Chief Legal Adviser..
15. Shri V.V.Bodas,
Director (P.P.W.)
16. Shri R.G. Gupta,
Director (T.T.).
17. Shri Ved Prakash,
Chief Architect.
18. Shri S.C. Gupta,
Addl.Director (D.C.).
19. Shri Ranbir Singh,
Director(L.M.).
20. Smt. A.P.Ahluwalia,
Chief Accounts Officer.
21. Shri S.C. Dixit,
Director (C.L.).
22. Shri V.M.Bansal,
Dy.Director (P)-I.
23. Shri V.P. Gupta,
Dy. Secretary-I.

Item No. Subject:- Confirmation of the minutes.
85

Resolved that the minutes of the last meeting of the Authority be confirmed.

It was further resolved to amend item No.78 at the time of confirmation by adding as below:

"Further resolved that a note indicating the number of plots vacant/built/partly built and traffic circulation pattern as emerged in the re-development proposals for middle circle, Connaught Place be prepared/worked out and be put up to the Authority."

It was further resolved that the item of confirmation of the minutes should contain the following points:

- 1) Confirmation of minutes;
- 2) Action taken on the decision taken in the previous meeting;
- 3) Progress of the activities of the DDA;
- 4) Any policy issue which requires to be placed before the Authority for information/approval etc.
- 5) Any other item.

Item No.

86

31.7.1981.

Sub: Reference from M/s. M. Malhotra & Co. regarding their property falling in Zone F-9 (Kalkaji)

.....

Reference is invited to DDA's Resolution No. 20, dt. 10.4.81 (App. 'A' Pages 4 to 7) by which the Authority approved

the recommendations of the Screening Board for draft zonal development plan for Zones F-9 (Kalkaji) and F-17 (Madangir)

The matter pertaining to the property owned by M/s.

Malhotra & Co. was also discussed and the same was postponed for further examination.

2. In the same Resolution, the matter pertaining to M/s. Hamdard (Wakf) Laboratories, who own certain pieces of land in the same zone, was also discussed and the Authority agreed for earmarking an area to the extent of 1.25 acres for 'institutional housing' for M/s. Hamdard (Wakf) Laboratories in the group housing pockets shown in the plan.

3. The details of property owned by M/s. Malhotra & Co. as given in the above referred Resolution, are as follows:-

a) Total land	19,100 sq.yds.
b) Land already utilized for EPDP Colony by the Ministry of Rehabilitation without acquiring.	10,300 sq.yds.
c) Land under Chanderlok Cinema	2,300 sq.yds.
d) Vacant land	6,700 sq.yds.

4. The vacant land mentioned above, forms part of the area earmarked for 'neighbourhood park' in the zonal development plan and it is not possible to allow 'group housing scheme' in an area earmarked for 'neighbourhood park'. As per the present policy, such lands are to be acquired and developed by DDA for the uses specified in the zonal plan. In the vicinity of this land, DDA is developing the 'group housing pockets' under the 'general housing and the self-financing schemes'. A pocket measuring 1.25 acres for M/s.

Handard (Indef) Laboratories, as per decision of the Authority, has been earmarked for 'institutional housing'.

5. There are a few pockets earmarked for group housing schemes in the zonal development plan/detailed plans, the matter pertaining to M/s. Malhotra & Co. is to be decided by the Authority whether a site measuring 1 to 1.25 acres out of the group housing pockets could also be earmarked for the development of a group housing pockets by the said Company provided the lands owned by the Co. and their partners are surrendered/acquired for 'planned development of Delhi.

6. The above matter is placed before the Authority for its consideration.

RESOLUTION

Resolved that the matter be postponed.

NO.
20

10.4.1981

APPENDIX 'A' TO ITEM NO.86

Subject: Draft zonal development plan for zones E-9 (Walkaji) and E-17 (Madangir) - Report of the Screening Board.
(No.F.A.(15)/79-M.P.)

P R E C I S

The draft zonal development plan for zones E-9 (Walkaji) and E-17 (Madangir) was approved by the Chairman's orders dated 11.9.1967 for publication.

2. In pursuance of rule 5 of the Delhi Development (Master Plan and Zonal Development Plan) 1957, a notice about the preparation of the draft plan was issued in the Government of India Gazette and also in the local news papers on the 7th November, 1970 inviting objections and suggestions in respect of the draft plan by the 6th December, 1970.

3. Altogether 12 objections/suggestions were made to the draft plan. These objections and suggestions were considered by the Screening Board under rule 8(1) of the said Rules.

4. The report of the Screening Board compiled in pursuance of rule 10 of the above rule is at appendix ('A' pages 6 to 20).

5. There are two issues pertaining to the zones which are still pending for a decision. These are as below :

i) M/s. Handard (Wakf) Laboratories - a charitable trust represented that they own few pockets of land total area measuring 5.83 acres, which is earmarked for residential purpose in the Master Plan and as the land is not under acquisition and not affected with the provisions of Urban Land (Ceiling & Regulation) Act, 1976 the organisation be allowed to use these pockets for group housing purpose. The details of these lands are as below :

Pocket - A Measuring 16 bighas and 3 biswas (2.5 acres).

Pocket-B Bearing Khassra No. 3597/280
measuring 1 bigha and 5 biswas (1.3 acre)

Pocket-C Bearing Khassra No. 2504/280
measuring 1 bigha and 5 biswas (1.3 acre)

These pockets are indicated on the plan (laid on the table).

(ii) The other issue is regarding the land owned by M/s. M. P. Khatri & Co. and they have also filed the objections and suggestions at serial No. 12 against which the Screening Board has recommended that the land shown for neighbourhood park in the draft zonal development plan, if not acquired, be acquired. The company has represented that the land measuring 19 bighas and 1 biswa (19,100 sq.yds.) is owned by them and is presently utilised as per the details given below :

a)	Total land	19,100 sq.yds.
b)	Land already utilised for EPDP colony by Ministry of Rehabilitation without acquiring.	10,300 sq.yds.
c)	Land under Chanderlok Cinema	2,300 sq.yds.
d)	Vacant Land	6,700 sq.yds.

They have also mentioned that as far as the area already utilised for EPDP colony by the Ministry of Rehabilitation, the same is subjudice and is pending in the court of law and requested that the unutilised land measuring 6,700 sq.yds. be permitted to be used for group housing purpose. They have also pointed out that there are 20 partners of the company and the present land is free of acquisition and according to the rules about 4,000 sq.yds. of the land has to be allotted to the company if the total land is acquired and suggested that to save from various administrative problems they may be allowed to construct group housing scheme on an area measuring 6,700 sq.yds.

6. The issue mentioned in the above paras (i) and (ii) have been examined and it is observed that the lands referred to above

are located in the pockets earmarked for residential use in the Master Plan. However, in the draft zonal development plan, the pockets owned by M/s Hindani (Ikt) Laboratories are partly affected in the proposed zonal road and partly earmarked for residential use, whereas in the case of the lands referred to by M/s. Malhotra & Co., the same are located in the neighbourhood park. As per the Master Plan, provision in the residential areas the uses like neighbourhood park, schools and other facilities are provided within the 'residential land use' and such lands are acquired before actual utilisation. As pointed out by Mr. Malhotra, his land has not been acquired so far which is earmarked for 'neighbourhood park'. It is not desirable to make use of any of the pockets mentioned above for residential purpose in their present form. However, in the pocket earmarked for residential use in the zonal development plan specific sites at the time when the detailed layout plan is prepared, could be indicated for the purpose of group housing schemes for both the parties to the extent of 1 to 1.25 acres in each case provided the lands owned by these parties are surrendered for planned development of Delhi. In case this is approved by the Authority, action will be taken at the time when the Zonal Development Plan is modified. The report of the Screening Board with the above observation is placed.

7. The report of the Screening Board was considered by the Authority at its meeting held on 2nd Feb. '1981 but was postponed.

8. The matter is again placed before the Authority for re-consideration.

RESOLUTION

Resolved that the report of the Screening Board be approved

Contd.....P.130

and the composite Zonal Development Plan be modified for submission to the Govt.

Further resolved that the area measuring to the extent of 1.25 acres be earmarked for institutional housing for M/s Hindard (Wagf Laboratories) in our scheme. As far as the matter of the allotment of land to M/s. Malhotra and Co. is concerned, the same be postponed for further examination.

No. 87 Subject: Hospitals' sites in Trans-Yamuna area
Planning Division-E.
F.2 DDIII-CP/20/81.

31.7.1981

P R E C I S

1. As per Master Plan for Delhi, the Trans-Yamuna Division-E was to accommodate a population of about 7.5 lakhs and for this purpose six sites for General Hospitals were marked in the land use plan besides, one General Hospital which was already existing.
2. Large unauthorised constructions have taken place in Trans-Yamuna areas and also areas beyond the Urbanisable limits have been developed for resettlement colonies. In a detailed analysis worked out recently it is found that the Trans-Yamuna areas with the present extensions of residential areas will accommodate about 16 lakhs population. On the other hand out of the six sites marked for the General Hospital 4 have been occupied by the unauthorised constructions. Thus only two sites are left. Out of these two sites one is already developed as Guru Tegh Bahadur Medical College & General Hospital and the other is available is South of G.T. Road near Vivekananda College.
3. To cater to a population of 16 lakhs thus it is felt that new sites which are now available and can be developed to provide hospital facilities be earmarked. Accordingly, 8 such sites have been marked in the following manner:-
One each in Zone No. E-15, E-2, E-1, E-9, E-11, E-13, E-14 and one on South of National by-pass.

Contd.....

In Khichripur Complex. Thus including these 8 sites the total number of general hospitals available in Trans-Yamuna Area would be 11 to cater to the population of 16 lakhs.

4. A plan showing the (i) sites available as per Master Plan, (ii) sites proposed in the Master Plan but coming under unauthorised constructions and (iii) the eight new proposed sites is laid on the table.
5. The case is put up to Authority to:-

- i) Approve the 8 new locations of Hospital sites as shown on the plan.
- ii) These sites/part of sites presently available be immediately taken over by the Health Deptt. of Delhi Administration.
- iii) Sites/part of sites not with the DDA, the Land Section to take immediate action for acquisition etc. and to ensure that these new sites are protected against any attempt for encroachment.

RESOLUTION

Resolved that the agenda item be approved. It was further resolved that steps may be taken to ensure that the area under unauthorised occupation is not lost by D.D....

No.
89

A.31.7.1981

Subject: No Objection certificate for
construction of a Charitable
Hospital and a temple near
Village Sultanpur by Sita Ram
Seva Anusandhan Samiti.
(F.13(3)/72-M.P.).

.....
P R E C I S

The case regarding construction of a
Charitable Hospital and a temple near village Sultan-
pur by Sita Ram Seva Anusandhan Samiti was considered
by the Authority vide their resolution No.96 dated
17.6.78 and it was decided that the proposed complex
may be allowed subject to maximum covered area of
5000 sq.ft. (Appendix 'B' Pages 11 & 12).

2. The Samiti has again requested for
additional construction of 3000 sq.ft. over and above
5000 sq.ft. The details of different blocks, shown
on the plan (laid on table) are given below :-

(i)	Main building of the Sita Ram Vidya Mandir i/c Saraswati temple	4878.25 sq.ft.
(ii)	Toilet Block	258.37 sq.ft.
(iii)	Staff Quarters	960.81 sq.ft.
(iv)	Sita Ram Seva Sadan (Dispensary Block)	1811.57 sq.ft.
	Total	<u>8008.50 sq.ft.</u>

3. The matter has been examined and it is
observed that in similar cases earlier 20% of the plot
area with maximum FAR of 20 i.e. single storey building
has been permitted by the Authority.

4. The Technical Committee in its meeting held
on 19.6.81, discussed the additional requirement of
the Samiti and recommended that the proposal for
additional construction in the maximum extent of
8008.50 sq.ft. be allowed.

5.

10-A.

5. The matter is placed before the Authority for consideration.

RESOLUTION

Resolved that the agenda item be approved. It was resolved that in future before making such allotments the total area requirement should be studied in detail for considering any allotment of additional land.

APPENDIX 'R' TO ITEM NO.88

No.
96
17-6-78

Subject: No Objection certificate for construction of a charitable hospital and a temple near village Sultanpur by Sita Ram Seva Anusandhan Samiti.

.....

PRECIS

Reference is invited to the Authority's Resolution No.136 dated 29.12.76. In this resolution the matter pertaining to the issue of a no objection certificate for the construction of charitable hospital and a temple near Sultanpur Village was discussed (Appendix laid on the table) and it was resolved that the inspection of the site by the members of the Authority be arranged and the proposal resubmitted.

2. The members of the Authority were requested to fix a site inspection. However, the inspection was not held by the members of the Authority.

3. The case was discussed in the meeting of the Technical Committee of the Authority held on 5th October, 1977 and the Committee desired that in the first instance the site be inspected by the Architect Town Planner and after that the case be discussed in the Technical Committee.

4. The site was subsequently, inspected by the A.T.P., who has reported that the site seems to be suitable from the locational point of view. The other aspects regarding the quantum of construction and the extension of lease to 99 years may be seen.

5. The matter was again placed in the meeting of the Technical Committee held on 28.4.78. The Tech. Committee recommended that the proposed complex may be allowed subject to a maximum covered area of 5000 sq.ft.

6. The matter is placed before the Authority for consideration.

RESOLUTION

Resolved that the recommendation of the Technical Committee in para 5 of the agenda note be approved.

10. Sub: Population in Trans Yamuna Area - preparation of Designs for the Water Treatment Plant and Water Distribution System for Planning Division-E.
89
A.31.7.1981.

.....
P R E C I S

The Water Supply and Sewerage Disposal Undertaking of M.C.D. at present is preparing the designs for water treatment plant and distribution system for Shahdara Area. For this purpose they need zone wise distribution of population in Trans-Yamuna Area.

2. As per Master Plan prepared in 1962 the total population to be accommodated within the urbanisable limits was proposed to be about 46 lacs. Out of this the Division 'E' was proposed to accommodate a population of 7.44 lacs.

Considering the demand for smaller plots and houses a Redensification Exercise was conducted in the year 1968-69, and population proposed for Division 'E' for redensification was about 10 lacs i.e. one million.

3. The developments in the Trans Yamuna area infact have not taken place exactly as per Master Plan proposals and the redensification proposals. Three major resettlement complexes have been developed in Trans Yamuna area namely.

- (i) Khichripur, south of National Bye-pass 24.
- (ii) Hand Nagari Zone E-16.
- (iii) Gokal Puri north of Wazirabad Road.

Two of these complexes the (i) & (iii) are outside the urbanisable limits. Besides large areas in Trans Yamuna Area Division 'E' are unauthorisedly constructed upon which also include the areas which were not meant for residential use as per Master Plan.

4. In view of the position as stated above the distribution of the living areas as developed have now been identified and categorised as under :-

Contd.../-

- (i) Areas developed or being developed as per Master Plan proposals.
- (ii) Resettlement Colonies.
- (iii) Unauthorized Colonies.

5. For the purpose of calculation of population in these areas, the residential densities are as under:-

- (i) In case of areas developed as per Master Plan, the density is assumed as per Master Plan/redensification.
- (ii) In case of resettlement colonies, the density assumed is 250 PPA which is the density of the areas on which these have been planned.
- (iii) In case of unauthorized colonies, the density assumed is 150 PPA.

In most of the unauthorized colonies, it is found that there are about 20 structures per acre existing in single storey. Assuming that some of the structures will have to be removed for the facilities and services and ultimately we will have to go for double storey a density of 30 dwelling units per acre i.e. 150 is proposed.

6. The total population which would be accommodated in Trans Yamuna area with distribution is as under:-

Zone	Estimated Population
E-1	1,56,450
E-2	52,960
E-3	1,11,400
E-4	71,050
E-5	31,800
E-6	87,450
E-7	43,628
E-8	46,700
E-9	22,739
E-10	65,900
E-11	24,250
E-12	1,21,550
E-13	87,050

Zone	Estimated population
E-14	1,52,000
E-15	02,200
E-16	93,800
Area South of national By-pass.	2,50,000
Area North of Wazir- bad road.	75,450
Total	15,76,427

7. The revised figures as stated above considering that the land use changes required for unauthorised colonies and resettlement colonies would be accepted by the Govt. and as well as the proposed modified density pattern.

8. It is for the consideration of the Authority to approve population figures as given in the table in paragraph 6 for adoption by the Water Supply and Sewerage Disposal Undertaking of the MCD for the preparation of designs for water treatment plant and distribution system in Shahdara Area.

RESOLUTION

Resolved that the agenda item be confirmed. It was further resolved that a note should be put up to the Authority regarding the area lost in the floods.

No. 90 31.7.1967.	Subject:- Absorption of 3 Junior Engineers (Civil) from Central Public Works Department, w were transferred to Delhi Development Authority alongwith the work in the year 1963. (F.1(52)/74-GAII(Part-II))
-----------------------------	---

P R E C I S

In the year 1963, as decided by the Authority vide Resolution No. 658 dated the 13th September, 1967, a permanent Implementation/Construction Cell was set up in Delhi Development Authority and the development work of the concerned Circle from C.P.W.D. was transferred and the staff deployed in the work was also transferred to Delhi Development Authority. Four Junior Engineer (Civil) namely S/Shri B.S. Mathur, I.R. Thukral, Gopal Krishan and P.S. Jain working in Development Division No.-III, Circle No.-I were also transferred from Central Public Works Department to Delhi Development Authority alongwith the work. Among these four Junior Engineers (Civil) mentioned above, Shri P.S. Jain went back to Central Public Works Department on promotion while the remaining three Junior Engineers (Civil) are still continuing in Delhi Development Authority.

2. As it was the intention to transfer the staff alongwith the work, no deputation allowance was initially paid to the staff. Subsequently, it was decided to pay the deputation allowance to these Junior Engineers (Civil) as it was decided to treat them as Officers on deputation.

3. For a pretty long time we have been considering absorption case of these Junior Engineers (Civil). But for some reason or the other no decision

Contd....

has yet been taken by the D.D.A. in the matter. A number of times the case of these Junior Engineers (Civil) has been put up to different levels without any tangible decision at the appropriate level.

4. In spite of repeated efforts, these Junior Engineers (Civil) were not repatriated on the plea that their case for absorption was under active consideration. The Chief Engineer, DDA, while considering their case for absorption in Delhi Development Authority, vide his note dated 5.8.1976 recommended absorption of these Junior Engineers (Civil) on the following terms and conditions:-

- i) The pay and allowances of the Officers on absorption in DDA will be protected;
- ii) They will be given seniority from the date they joined the DDA on deputation from CPWD;
- iii) The Officers will repay the amount, grant paid to them on account of deputation allowances, if any;
- iv) Their department i.e. C.P.W.D. will refund the amount of leave salary contribution and G.P.F. paid by DDA;
- v) The Officers who have two or more children will produce the sterilization Certificate; &
- vi) Their department i.e. C.P.W.D. has no objection for their absorption.

5. The Engineer Member after examining the C.R. dosiers also endorsed the views of the Chief Engineer and suggested that the proposal for their absorption may be processed further as per Rules. Thereafter, no further action was taken in the matter for quite some time. And after sometime, we lost ourselves in certain trivial technicalities.

6. From the past records of the case it has been found that the Administration had decided in principle to consider absorption of these Junior

Contd...

Engineers (Civil) of C.P.W.D. in this Organisation.

7. It has now been felt that it will not be in administrative interest to defer final decision in this case. Keeping in view the details of the circumstances and the fact that these Junior Engineers (Civil) reported to us way back in 1968 when a particular work was transferred to DDA from CPWD it is suggested that they should be absorbed finally in Delhi Development Authority on the terms and conditions mentioned by the Chief Engineer except clause (v) referred to in paragraph 4. It has also been realised that if we repatriate them today, they will be misfit in their parent Organisation and if we do not absorb them with consequential benefits, we will be affecting their service interest adversely.

The matter is now placed before the Authority for consideration/approval of the proposal made in para 7 above.

RESOLUTION

The Authority agrees to the absorption of the Junior Engineers. It was further resolved that the refund of the amount as mentioned in clause (iii) para 4 of the agenda item be examined in accordance with the Government of India Rules. It was further resolved that the responsibility be fixed as to who kept the case pending from 1976 to 1981.

No. Subject:- Location of Motels in Delhi.
91 (F.10(16)/81-M.P.).

31.7.14.

P R E C I S

'Motels' are permitted as a case of special appeal in the areas earmarked for 'agriculture green belt' and 'rural zone' in the Union Territory of Delhi subject to conditions given in the "Hotels, Boarding Houses, Guest Houses, Hostels, Lodging Houses and Motels (Building Standards) Regulations, 1977" as given below :-

- i) Motel is located along the roads declared as National Highways and the building is set-back at least 400 metres (1320 ft.) from the right-of-way of such a highway.
- ii) The Motel is not within 1 K.M. (3281 ft.) from the urbanisable limits of Delhi.
- iii) No two Motels are within 1 K.M. (3281 ft.) from each other.
- iv). The maximum plot size is about 1.21 hec. (3 acres).
- v) The maximum floor area is about 1858 sq.mts. (20,000 sq.yds.)
- vi) The minimum set-back is about 15.24mts. (50') in the front, 4.57 mts. (15') at the sides and 6.10 mts. (20') in the rear.
- vii) Parking at an equivalent car space is at least 0.85 per 92.90 sq.mts. (1000 sq.ft.) of floor area.

2. The possibility of location of Motels along the National Highways passing through Delhi has been studied and it is observed that there is not such possibility for locating Motels along National Highway No.2 (Mathura-Agra Road) as the required distance between the urbanisable limit and the boundary of the Union Territory is not available. Similarly along

Contd.....

National Highway Bye-pass No.24 (Delhi-Lucknow Road) there is also no possibility of locating Motels as the land within the Union Territory is urbanised on either side of the Highway. In case of National Highway No.1 (Delhi-Panipat-Sonepat) and National Highway No.10 (Delhi Rohtak), there are possibilities of locating Motels on either side of both the Highways. In case of National Highway No.8 (Delhi-Jaipur), the land within the 'agricultural green belt' and the 'rural zone', after the Palam Airport expansion, is available, but not to the extent as in case of National Highway No.1 & 10. However, there is a great potential for development of such facility in the interest of both internal & foreign tourists.

3. The policy for locating Motels in Delhi was discussed in the meeting of the Technical Committee held on 10th May, 1981 as an informal item keeping in view the Regulations of 1977 (Appendix 'C', Pages 22 to 31)

and the Technical Committee was of the view that the area of the Union Territory being limited only a few Motels could be allowed along the Highways as per the details given below :-

- a) National Highway No.1 & 10 - one site on either side of both the Highways.
- b) National Highway No.2 : One site on the land owned by Delhi Admn. (Inspection Bungalow at Mathura Road) may be developed by Delhi Admn. (Delhi Tourism Corporation) or even by D.D.A.
- c) National Highway No.8 (Delhi-Jaipur) - Maximum 2 sites one on either side of the Highway after taking due care of the Palam Airport Expansion Scheme.

The Technical Committee also discussed as to how these sites may be developed and operated and one of the suggestions was that the Motel site could be developed by Govt. or semi-Govt. Deptts. like Deptt. of Tourism, I.T.D.C., Delhi Tourism Corporation etc.

Contd....

27-5-82

The Technical Committee was of the opinion that the number of sites should not be more than indicated above along the various Highways.

5. The policy for locating the Motels within the Union Territory along the Highways (fixing number of sites) is placed before the Authority for its consideration. As far as the recommendations regarding sites in para 3-a, b & c may be accepted and the development of these sites and mode of their disposal may be decided on the basis of the proposal for each/individual site.

RESOLUTION

It was resolved that the agenda item be approved in principle. It was further resolved that the modalities for locating particular Motel sites be brought before the Authority individually.

APPENDIX 'C' TO ITEM NO.91Published in part II, Section 3(ii) of the Gazette of India.DELHI DEVELOPMENT AUTHORITY

No.F.1(17)/74-M.P.

New Delhi-1, the 15th Jan., 1977.

NOTIFICATION

In exercise of the powers conferred by sub-section (i) of Section 57 of the Delhi Development Act, 1957 (No. 61 of 1957), the Delhi Development Authority, with the previous approval of the Central Government, hereby makes the following regulations:-

SHORT TITLE, COMMENCEMENT INTERPRETATION:

- (1) These regulations shall be called 'The Hotels, Boarding Houses, Guest Houses, Hostels, Lodging Houses and Motels (Building Standards) Regulations, 1977.
- (2) They shall come into force with immediate effect;
- (3) All words and expressions used in these regulations but not defined shall have the meanings assigned to them in the Delhi Development Act, 1957 or the Master Plan prepared and approved under the said Act or the Delhi Municipal Corporation Act, 1957 as the case may be;
- * (4) If any question arises relating to the interpretation of these regulations, it shall be decided by the Government.

DEFINITION:

2. In these regulations unless there is anything repugnant in the subject or context :-
 - (1) 'Act' means the Delhi Development Act, 1957 (No. 61 of 1957);

Contd.....

- (2) 'Authority' means the Delhi Development Authority constituted under section 3 of the Act;
- (3) 'Boarding House' means a building in which rooms are let out on a long term basis as compared to Hotels;
- (4) 'Detailed Plan' means a plan prepared for an area within the framework of the Master Plan, and the relevant Zonal Development Plan or Plans;
- (5) 'Equivalent Car Space' means the space required for the parking of mechanically-propelled vehicles and bicycles inclusive of ingress and egress to such spaces, expressed in terms of car spaces. Each such space is normally 32.52 square metres (350 sq. feet) within buildings and 23.23 square metres (250 sq. feet) outside buildings;
- (6) 'Guest House' means a building for Housing the staff of Government, semi-government, * the Public Undertakings and Private Companies for short Durations;
- (7) 'Hostels' means a building in which rooms attached to 'Institutions' or otherwise are let out on a long term basis;
- (8) 'Hotel' means a building used for the lodging of 15 persons or more on payment with or without meals;
- (9) 'Lodging House' means a house in a residential area used for the lodging of less than 15 persons;
- (10) 'Master Plan' means the Master Plan for Delhi prepared and approved under the Act;
- (11) 'Motel' means a Hotel located near to main highways for catering to the convenience of

Contd.....

persons travelling in mechanically-propelled vehicles;

- (12) 'Zonal Development Plan' means a plan prepared for a Development zone under section 8 of the Act.

HOTELS:

3(1) Hotels are permitted:-

- (a) On sites specifically shown for this use in the Master Plan;
- (b) Within areas shown in the Master Plan for General Business and Commercial use, District Centres and Sub-District Centres; and
- (c) Within areas shown in the Zonal Development Plans for Community Centres.

(2) The following Zoning Regulations shall apply to Hotels:-

- (a) for sites specifically shown for this use in the Master Plan:-
 - (i) a floor area ratio not exceeding 150; however for sites in the vicinity of large recreational areas shown on the Master Plan, the floor area ratio should not exceed 200;
 - (ii) a maximum coverage * on ground and First floors shall be 30 percent and on remaining floors not exceeding 25 percent of the net plot;
 - (iii) minimum set-backs of 15.24 metres (50 feet) in the front, 4.57 metres (15 feet) at the sides and 6.10 metres (20 feet) in the rear;
 - (iv) a maximum height of 36.60 metres (120 feet) from road level to the top of the building (excluding the lift room and other mechanical

Contd.....

equipment areas on the top of the building), unless otherwise specified by the Authority or by the Delhi Urban Art Commission or as required by Airport Regulations;

- (v) basements within minimum set-back lines and provided they are used only for the parking of vehicles and or the servicing and maintenance of the building; in case part of the basement is used for providing kitchen facilities, the same be taken into floor area ratio calculations;

*(vi) Parking standards for a 5 Star Hotel :- 1.14

Car Spaces per 92.9 square metres (1000 square feet) of built up space within the curtilage of the building/basement, and an additional parking, where required, limited to the extent of 1.14 car spaces per 92.9 square metres (1000 sq. feet) of the built up space, subject to the condition that 50 percent of the open space around the building should in any case, be left for greenery/landscaping.

Parking Standard for other hotels at an equivalent car space of at least 1.95 per 92.90 square metres (1000 square feet) of floor area for uses like shopping, restaurants, banquetting and convention facilities inclusive of areas for circulation, kitchens storage and the like; and parking at an equivalent car space of at least 0.85 per 92.90 square metres (1000 square feet) of floor area for the rest of the Hotel. (This

Contd....

can be reduced where a public form of pooled parking exists to be availed of by the Hotel and if the extent of this is determined by the Authority).

- (b) Within areas earmarked in the Master Plan for General Business and Commercial use, District Centres and Sub-District Centres and for Community Centres in the Zonal Development Plans:-

- (i) a maximum floor area ratio, a maximum coverage per floor, minimum set-backs and basement regulations as specified for these areas in the Master Plan, Zonal Development Plan and the detailed plan as the case may be;
- (ii) a maximum height as per the item III-2 a(iv) above;
- (iii) parking provision as per item III-2a(vi) above;

4. BOARDING HOUSES, GUEST HOUSES AND HOSTELS:

- 1) Boarding Houses, Guest Houses and Hostels are permitted :-
 - (a) within areas shown in the Master Plan for General Business and Commercial use, District Centres and sub-District Centres;
 - (b) within areas shown in the Zonal Development Plans for Community Centre;
 - (c) within areas shown for Residential Use in the Zonal Development Plans or detailed Plans and if allowed by the Authority after special appeal and provided no such plot is less than *334.45 square metres (400 square yards) in net area and is located on a minimum 18.288 metres (60 feet)

Cont

wide road.

In addition, Hostels are permitted within areas shown for Institutional use under the category of Public and Semi-Public facilities and for Government Offices in the Master Plan and or the Zonal Development Plans and in the Rural Zone of the Master Plan, provided that in each case the Hostel is attached to an Institution and its total floor area does not exceed 25 percent of the total floor area achieved on the institutional plot as per the Master Plan, Zonal Development Plans and Detailed Plans as the case may be.

- (2) The following zoning regulations shall apply to Boarding Houses, Guest Houses and Hostels not attached to Institutions :-
 - (a) within areas shown in the Master Plan for General Business and Commercial use, District Centres and Sub-District Centres; and for Community Centres in the Zonal Development plan :-
 - (i) a maximum floor area ratio, a maximum coverage per floor, minimum set-backs and basement regulations as specified for these areas in the Master Plan, Zonal Development Plans and Detailed Plans as the case may be;
 - (ii) a maximum height of 36.60 metres (120 feet) from road level to the top of the building (excluding the lift room and other mechanical equipment areas on the top of the building) unless otherwise specified by the Authority or by the Delhi Urban Art Commission or as required by Airport Regulations;

Contd.....

parking at an equivalent car space of at least 0.85 per 92.90 sq. metres (1000 sq. feet) of floor area. (This can be reduced where a public form of pooled parking exists to be availed of by the Boarding House, Guest House or Hotel and if the extent of this is determined by the Authority).

- (ii) within areas shown for Residential use in the Zonal Development Plans or detailed Plans and wherein Group Housing is permitted;
- (iii) a maximum floor area ratio and a maximum coverage per floor as specified for Group Housing in the particular residential area in the Master Plan, Zonal Development Plans and Detailed Plans as the case may be;
- (iv) unless otherwise specified in the Detailed Plan, minimum set-backs of 15.24 metres (50 feet) in the front, 4.57 metres (15 feet) at the sides and 6.10 metres (20 feet) in the rear;
- (v) unless otherwise specified in the Detailed Plan, basements within minimum set-back lines and provided they are used only for the parking of vehicles and or the servicing and maintenance of the buildings;
- (vi) a maximum height of 24.33 metres (80 feet) from road level to the top of the building (excluding the lift room and other mechanical equipment areas on the top of the building) unless otherwise specified by the Authority

Contd.....

or by the Delhi Urban Art Commission or as required by Airport regulations:

(v) parking provision as per item IV-2a (iii) above.

(c) within plots shown for Residential use in the Zonal Development Plans or Detailed Plans and not qualifying for Group Housing:

Regulations shall be as specified for plotted residential development in the Master Plan, the Zonal Development Plans and Detailed Plans as the case may be.

(3) The following zoning regulations shall apply to Hostels attached to Institutions :-

(a) for the total not plot within areas shown for institutional use under Public and Semi-public facilities and for Government Offices in the Master Plan and or Zonal Development Plans:-

(i) the minimum set-backs and basement shall be as specified for the institutional use under the categories of public and semi-public facilities and Government offices in the Master Plan Zonal Development Plans and Detailed plan as the case may be.

(ii) a maximum height of 36.60 metres (120 feet) from road level to the top of the building (excluding the lift room and other mechanical equipment areas on the top of the building), unless otherwise specified by the Authority or by the Delhi Urban Art Commission or as required by Airport Regulations;

(iii) Parking provision as per item IV-2a (iii) above.

Contd.....

- (b) for the total Institutional plot as approved by the Authority in the Rural Zone of the Master Plan after special appeal :-
 - (i) minimum set-backs of 15.24 metres (50 feet) in the front, 4.57 metres (15 feet) at the sides and 6.10 metres (20 feet) in the rear or as specified in the Master Plan zoning Regulations in case of agricultural green belt/rural zone whichever is more;
 - (ii) a maximum height of 7.62 metres (25 feet) from road level to the top of the building;
 - (iii) parking at an equivalent car space of at least 0.85 per 92.90 square metres (1000 sq. feet) of Floor area.

5. LODGING HOUSES:

- (1) Lodging Houses are ~~permitted~~ on plots within areas shown for residential use in the Zonal Development Plans or Detailed Plans if allowed by the Authority after a special appeal.
- (2) The following zoning regulations shall apply to Lodging Houses:-
 - (i) plots shall not be less than 334.45 square metres (400 square yards) in ~~not~~ area and is located on a minimum 18.288 metres (60 feet) wide road.
 - (ii) other regulations shall be as specified for plotted residential development in the Master Plan, the Zonal Development Plans and detailed plans as the case may be.

Contd.....

6. MOTELS:

- (1) Motels are permitted within the Agricultural Green Belt and the Rural Zone of the Master Plan and is allowed by the Authority after special appeal; provided that
 - (i) the Motel is located along roads declared as National Highways and the building is set-back by at least 400 metres (1,320 feet) from the right-of-way of such a highway;
 - (ii) the motel is not within 1 k.m. (3,281 feet) from the urbanisable limits of Delhi and
 - (iii) no two motels are within 1 k.m. (3,281 feet) from each other.
- (2) The following Zoning Regulations shall apply to Motels:-
 - (i) a maximum plot size of 1.21 hect. (3.00 acres).
 - (ii) a maximum floor area of 1,858 sq. metres (20,000 sq. feet).
 - (iii) minimum set-backs of 15.24 metres (50 feet) in the front, 4.57 metres (15 feet) at the sides and 6.10 metres (20 feet) in the rear;
 - (iv) parking at an equivalent car space of at least 0.85 per 92.90 square metres (1,000 sq. feet) of floor area.

Sd/-
(H.N. FOTEDAR)
SECRETARY.
DELHI DEVELOPMENT AUTHORITY.

VIKAS MINAR,
INDRAPRASTHA ESTATE,
NEW DELHI - 110002.

* INDICATES AMENDMENTS MADE VIDE NOTIFICATION
No. F.1(17)/74-MP, Dated 1st July, 1978.

No. 92 Subject:- Allotment of alternative land - Industrial plots to the industries located in the non-conforming areas under the scheme of shifting of industries from non-conforming area to the conforming areas. (No.F6A(132)/69/LSB(I).
31.7.81.

P R E C I S

Attention is invited to Resolutions Nos. 195 dated 27.12.1980 and No.27 dated 10.4.1981 of the Authority (Appendices 'D' Pages 34 to 33).

In the Resolution No.27 dated 10.4.1981, the Authority has desired that before the allotment of plots to the units functioning at Anand Parbat Indl. Area is finalised, the following information may be supplied to the Authority in the first instance :-

- (1) Whether the units are covered under the stay order; and
- (2) Whether there is any liability on the Authority for providing alternative allotment in those case where the money was deposited.

2. According to the office record, M/s Ramjas Foundation Shri Ramkanwar Gupta Hony. Secretary Managing Committee Ramjas Foundation, Shri Jugal Kishore Khanna, Chairman Estates Sub-Committee Ramjas Foundation and Shri Rattan Lal Gupta, Hony. Secretary Estate Sub-Committee Ramjas Foundation have filed a Civil Writ petition challenging the validity of the Delhi Lands (Restriction on transfer) Act, 1972 on the various grounds, against the Union of India, through the Secretary Ministry of Home Affairs, the Lt. Governor, Delhi Secretary (Lands & Building) Department Delhi Admn., Land Acquisition Collector and Delhi Development Authority. The stay has been made absolute by the High Court Delhi. The premises of the units at Anand Parbat Indl. Area which have been allotted plots in different Indl. Complexes are covered by the above stay orders.

3. According to the terms and conditions of the lease-deed, the lessee shall, within a period of two years and six months from the date of possession of the plot, stop the use

of non-conforming premises for the purposes of any manufacturing process or running of any industry whatsoever nor shall be let out or sublet the so vacated premises to be used for an industrial purposes or any other purpose in contravention of the provisions of the Master Plan for Delhi or the Zonal Development plan of the Zone. The units that have been allotted land by DDA will have, therefore, to stop the use of non-conforming premises within the above period irrespective of the fact that they are covered by the stay order.

4. There are about 21 cases of Anand Parbat area where possession of the plot is yet to be handed over though the premium of the plot has already been received in these cases. In 4 cases, we have already confirmed the allotment and premium for the plot is yet to be demanded. However, earnest money have already been taken in these cases. We have also registered the lease deed in 48 cases under this category.

5. The matter regarding liability on the part of the Authority to provide alternative aldn has been examined by the Chief Legal Advisor of DDA whose opinion is reproduced as under :-

"So far as the scheme of Large Scale Acquisition, Development and Disposal of lands in Delhi, is concerned, there is no obligation cast upon the Government or the Authority for making allotment to the existing non-conforming industrial units. Allotment to such units is made on the basis of recommendations made in the Master Plan for Delhi. Priority is to be given to the industrial non-conforming units. The DDA seems to be inviting applications for allotment of land to the non-conforming units for shifting their industry to the conforming areas in pursuance of the recommendations of the Master Plan. In case any applications have been invited from such units and earnest money has been received from them, then we will be under obligation not to proceed against them for prosecution or otherwise till the time such units have been made allotments of plots in conforming areas. Except for such an infirmity with which we may suffer. I think no other liability is created upon the DDA".

The matter is again submitted before the Authority

33-A.

for its consideration and decision.

RESOLUTION

It was resolved that the contractual obligation be fulfilled, conditions of allotment be imposed with strictness. No further allotments be made till review of the policy. It was further resolved that survey which is currently going on to find out the actual implementation of the alternative lands in the various schemes/areas being developed by the DDA/Delhi Administration should be completed as early as possible and a report should be put up before the Authority in the next meeting.

No. 195 Subject:- Allotment of alternative land - industrial plots to the industries located in the non-conforming areas under the scheme of shifting of industries from the non-conforming to the conforming areas.
27.12.80 (No.F.6A(132)/69-LSP(I)).

P R E C I S

In terms of the scheme of 'Large Scale Development, Acquisition and disposal of land in Delhi', applications for making alternative allotment of land to the industrial units located in the non-conforming area had been invited from time to time. These applications were processed accordingly and allotments were made to a large number of units. Allotments have also been made to such applicants as had been located at Anand Parbat Industrial Area.

2. In 1977, a representation was received from New Rohtak Road Manufacturers Association and the Federation of the Anand Parbat Traders Association for regularisation of Anand Parbat Industrial Area. The matter was discussed in the meeting of the Authority on 7.3.77 and as decided by the Authority the matter was referred to the Central Government for sympathetic consideration. The Government of India, Ministry of Works and Housing vide their letter No.A-13011(28)76/UDI(A) dated 27.4.77 however rejected the representation. The matter was further pursued vide V.C.'s d.o. letter (Appendix "j") but the Government of India has not yet revised his decision.

Contd.....

3. In the mean while, all the cases of units located at Anand Parbat which were under various stages of process were freezeed on as is where is basis.
4. The matter came up before the Land Allotment Advisory Committee in its meeting held on 25th July, 1979 and the L.A.A.C. was of the view that in all such cases where a decision has been taken to make the allotment, the matter should be finalised.
5. The units who have already been allotted alternative land are requesting for finalisation of their cases by handing over possession and execution of the lease deed.
6. The matter is submitted before the Authority for its consideration and decision.

RESOLUTION

Resolved that the matter be examined in details for shifting industries from non-conforming areas. Till then no allotments be made and status be maintained where allotments have already been made.

APPENDIX "U"

Copy of D.O.No.F.16(33)/71-MP dated nil of Vice-Chairman, D.D.A.
 ADDressed to Shri D'Sauza, Secretary of Govt. of India, M/o W&I,
 Nirwan Bhawan, New Delhi.

Dear Shri D'Sauza,

Kindly refer to your Ministry's letter No.

K-13011/20/76-UDI(A) dated 13/14th September, 1978 and
 this office reply No.F.16(33)/71-M.P. dated 2nd September,
 1978 regarding Government's approval for the change of
 land use of Anand Parbat Area from 'Recreational' to 'Industrial'
 use under Section 11-A of the Delhi Development Act, 1957.

2. It was brought out in our letter that the whole
 area, under reference, consists of factories of various sizes
 numbering about 5,000 and that it would not be practical to
 move these factories from this area, the land use of which
 has been notified as "Recreational" to other new industrial
 complexes to be developed by the Delhi Development Authority.

3. In addition to the conceivable difficulties
 involved in the shifting of 5000 industrial units, these
 industries provide a source of employment to a substantial
 number of people. It has already been incorporated in the
 proposal that industries, connected with the manufacturing
 process, which are creating nuisance or public hazard or
 producing pollution of air or water or emitting dangerous
 industrial wastes, may be excluded from the proposed
 regularisation. Such industries would be located only in
 proper industrial areas as provided in the Land Use Plan
 of the Delhi Master Plan.

4. It is, thus, requested that considering the aspects
 indicated above, particularly the impracticability of shifting
 the industries as well as dislocation of the source of
 employment of thousands of people, you may kindly look
 into the matter and have the Government's approval
 issued for processing the change of land use under
 Section 11-A of the Delhi Development Act, 1957.

With regards,

NO. 27
10.4.81
Subject:- Allotment of alternative land- Industrial plots to the industries located in the non-conforming areas under the scheme of shifting of industries from the non-conforming area to the conforming areas. (No.F.6A(132)69/LSB(I).

P R E C I S

Attention is invited to Resolution No. 195 dated 27.12.80 of the Authority wherein it was resolved that the matter relating to the allottees of Anand Parbat industrial area may be examined in detail for shifting these non-conforming industries. Till then no allotments be made and status quo be maintained where allotments have already been made.

2. A number of representations have been received from all such applicants of Anand Parbat Indl. Area where allotments have already been made and their cases are pending for giving possession, issue of No-objection certificate and execution of lease deed etc. They are pressing hard for finalisation of their cases.

3. It may be mentioned that these units had applied for alternative plots under the shifting scheme of industries from non-conforming area to conforming area.. After receipt of these applications, the Planning Cell of the Delhi Development Authority had examined these cases in detail and declared them as non-conforming units and accordingly the alternative allotments had been made in these cases.

4. The Ministry of Works and Housing has also declined to spot-zone the industries of the area. It is, therefore, suggested that the cases where allotments have already been made, may be processed further and the allotment be finalised no fresh allotment be made to the units of Andnd Parbat.

Contd.....

5. The matter is put up before the Authority for its consideration and decision.

RESOLUTION

Resolved that the following information be obtained in the first instance:

- (i) Whether the units are covered under the stay order; and
 - (ii) Whether there is any liability on the Authority for providing alternative allotment in those cases where the money was deposited.
-

No. 93 Subject:- Amendment to the approved recruitment rules for the posts of Asstt. (Dir. (Plg.)) (Scale Rs. 700-1300). (F.7(19)/80-G.A.I.)

31.7.1981.

P R E C I S

The DDA under Resolution No.10 dated 15.4.80 approved the recruitment rules for the posts of Asstt. Director in the Planning Deptt. (scale of pay Rs.700-1300) with the following essential qualifications:-

- i) Post graduate degree in City/Town/Urban Planning from a recognised University/Institution or equivalent.
- ii) Degree in architecture from recognised University/Institution or equivalent OR a Degree in Civil Engineering/Municipal Engineering from recognised University/Institution or equivalent.
- iii) At least one year's experience in a Planning office in a responsible capacity (relaxable in case of candidate otherwise well qualified).

2. It has now been found that these essential qualifications do not permit the best intake from the profession as candidates with outstanding basic qualifications in economics, geography, sociology, etc. are debarred from being considered for selection in the DDA. In a recent recruitment held in June, 1981, the Selection Committee comprising the Finance Member as Chairman, Prof. B.Ghosh, Adviser, Chief Architect(Member), Secretary (Member) and Director(P) Member Secretary, recommended that the recruitment rules be amended so as to ensure the best possible intake from all basic disciplines in the profession and as is being done by the UPSC and other organisations like the TCPO, etc.

3. Accordingly, it is proposed that the educational requirements for the above post be amended as follows:-

ESSENTIAL QUALIFICATIONS:- i) Post Graduate Degree in City/

Contd.....

Town/Urban Planning from a recognised University/Institution or equivalent.

ii) At least one year's experience in a Planning Office in a responsible capacity (relaxable in case of candidates otherwise well qualified).

DESIRABLE: i) Associate Membership of the Institute of Town Planners (India) or equivalent.

ii) Degree in Architecture from a recognised University/Institution or equivalent OR degree in Civil Engineering/Municipal Engineering from a recognised University/Institution or equivalent OR a Degree in Urban design from a recognised University/Institution or equivalent.

4. The rest of the qualifications to be as already approved by the Authority.

5. A copy of the existing approved recruitment rules is shown at appendix 'E' Pages 41 & 42

and the proposed rules as now placed before the Authority for approval is at appendix 'F' Pages 43 & 44.

RESOLUTION

Resolved that the agenda item be approved.

APPENDIX 'E' TO ITEM NO.93

AS APPROVED UNDER AUTHORITY ITEM No. 10 of 15.4.1980.

RECRUITMENT RULES TO THE POST OF ASSISTANT DIRECTOR (PLANNING).

Name of the post.	Classifi- cation.	Scale of pay.	Whether selection post or non-selec- tion post.	Age limit for direct recruitment.	Educational and other qualifications required for direct recruitment.
Asstt. Director (Planning)	Group 'A'.	Rs. 700-40-900 EB-40-1100-50-1300.	Selection.	Upto 35 yrs. Relaxable upto 40 yrs. in case of SC/ST.	<u>ESSENTIAL :</u> Post Graduate degree in Town/City/ Urban Planning from recognised University/Institutions or equivalent. ii) (a) Degree in Architecture from recognised University/ Institution or equivalent OR (b) Degree in Civil Engineering/Municipal Engineering from recognised University/Institution or equivalent. iii) At least one year experience in a planning office in a responsible capacity. (Relaxable in case of candidates otherwise well qualified).

DESIRABLE:

- i) Associate Membership of the Institute of Town Planners (India) or equivalent.
- ii) Degree in Urban Design from recognised University/ Institution or equivalent.

If a D.P.C. exists, what is its composition.

In case of recruitment by promotion deputation/transfer grades from which promotion/deputation/transfer to be made.

Method of rectt. whether by direct or by promotions or by deputation/transfer and percentage of the vacancies to be filled by various methods.

Period of Probation, if any.

Whether age and educational qualifications prescribed for the direct recruitment will apply to the case of promotions.

Yes.
Senior level
DPC under
Chairmanship
of Vice-Chairman, D.D.A.

Promotion: From Planning Asstt. with at least 2 years regular service in the grade and with qualifications prescribed for the post or with at least 6 years regular service in the grade if without qualifications prescribed for the post.

In case of deputation/transfer officers holding analogous posts under the Central or State Govt. of Development Authority possessing qualifications, prescribed for the post of Asstt. Director (Planning).

Direct rectt. 50% promotion, 50% failing which by direct rectt./deputation.

Two yrs.

Age: No

Qualifi: Yes.
cation

APPENDIX 'F' TO ITEM NO.93

AS PROPOSED TO BE AMENDED

RECRUITMENT RULES TO THE POST OF ASSISTANT DIRECTOR (PLANNING).

Name of the post.	Classification.	Scale of pay	Whether selection post of non-selection post.	Age limit for direct recruitment.	Educational and other qualifications required for direct recruitment.
Asstt. Director (Planning).	Group 'A'	Rs. 700-40-900 -EB-40-1100-50-1300.	Selection.	Upto 35 years Relaxable upto 40 years in case of SC/ST.	<p><u>ESSENTIAL:</u></p> <p>1) Post Graduates Degree in City/Town/Urban planning from a recognised University/Institution or equivalent.</p> <p>ii) At least one year's experience in a Planning office in a responsible capacity (relaxable in case of candidates otherwise well qualified).</p> <p><u>DESIRABLE:</u></p> <p>i) Associate Membership of the Institute of Town Planners (India) or equivalent.</p> <p>ii) Degree in Architecture from a recognised University/Institution/ or equivalent OR degree in Civil Engg./ Municipal Engineering from a recognised University/Institution or equivalent OR a degree in Urban design from a recognised University/Institution or equivalent.</p>

If a D.P.C. exists, what is its composition.

In case of recruitment by promotion deputation/transfer grades from which promotion/deputation/transfer to be made.

Method of rectt. Whether by direct or by promotions or by deputation/transfer and percentage of the vacancies to be filled by various methods.

Period of probation, if any.

Whether age and educational qualifications of direct recruitment will apply to the case of promotions.

Age	No	2 years	Direct rectt. 50% Promotion 50% failing which by direct recruitment/deputation.	Promotion: From Planning Asstt. with at least 2 years regular service in the grade and with qualifications prescribed for the post or with at least 6 years regular service in the grade if without qualifications prescribed for the post.	Yes.
Qualification	Yes.				Senior level DPC under Chairmanship of Vice-Chairman, DDa.

In case of deputation/transfer officers holding analogous posts under the Central or State Govt. of Development Authority possessing qualifications, prescribed for the post of Asstt. Director (Planning).

No. 94 Subject:- Layout plan for the regularisation of
Brahampuri Complex Zone E-14.
(F.2.DDIII/CP/(17)/81)

..31.7.1981.

P R E C I S

The layout plan for the regularisation of Brahampuri Complex unauthorised colonies has been prepared as per Government of India's order No.J-13037/113/74/UDI/II-B dated 16.2.77 and subsequent amendments (Refer Appendix 'G' Pages 48 & 49).

The details of the unauthorised colonies falling in the Complex are given as under:-

I. Boundaries are as under:-

East	-	Proposed 80' wide road.
West	-	Marginal Bandh.
North	-	Proposed 100' wide M.P.Road (Road No.67).
South	-	Proposed 150' wide M.P.Road(Road No.65).

Name of the Colonies:

1. Harkeshu Nagar (Gautam Wihar).
2. Arvind Nagar.
3. Arvind Nagar Block A, V, J, H & C
4. Jagjit Nagar.
5. Jai Prakash Mohalla/Nagar.
6. Brahampuri.
7. Brahampuri 'X' Block.
8. Kartar Nagar.
9. Brahampuri Harijan Colony Extn. near Ghonda.
10. Village Ghonda Extn.(Part).
11. Ganwari Extn.(Part).

Colonies at Sl.No.6 to 9 above were included in the list of unauthorised colonies falling in M.C.D. area but on verification these are found to be located in Zone E-14, i.e. D.D.A. development area.

Part of the colonies at Sl.No.10 & 11 have already been approved.

II. EXISTING CONDITIONS & FACILITIES :

- a) Total Area : 147.98 Hects.
- b) General conditions: There are about 3421 structures of structures. and majority of them are pucca.

Contd.....

- c) Land use : As per Master Plan land use of the area is predominantly residential except for the following:
 District Centre : 6.5 Hects.
 Hospitals : 6.5 Hects.
 Master Plan Green: 30 Hects.
- d) Status of Land : Non-Government.
- e) Existing facilities
- i) Water Supply : Hand Pump.
 - ii) Sewerage : Nil.
 - iii) Storm Water : Yes
Drains.
 - iv) Electricity & : Yes
street light-
ing distribution.
 - v) Roads & streets : Metalled roads & brick-on-edge
(Kharanja) exist.
 - vi) Dhalao : Nil.
 - vii) Parks : Nil.

III PROPOSALS:

- i) Area Statement: (Appendix 'H' Page 50)

The layout plan covers a total gross area of about 147.98 Hects. out of which 20.60 Hects. is under Master Plan land use. Thus out of the remaining gross residential area of about 127.38 hects. 50.58% is for net residential use, 4.72% is Commercial, 20% is for roads and circulation and 6% for parks and Open spaces.

- ii) Change of Land use:

The total area about 20 hects. is proposed for college, Hospitals and District Centre in Master Plan will be changed to residential. Out of 30 Hects. green proposed in the Master Plan 16 hects. is proposed to be retained as green and the remaining 14 hects. will be changed from Master Plan Green to Residential.

- iii) Details of the affected structures:

A total No. of about 595 structures are fully effected including those effected in proposed 150' wide Master Plan road as per details given below:-

Pucca	243
Semi-Pucca	173
Kutchha	102
Under construc- tion.	72

Contd.....

iv) Population:

Existing	:	17200 persons
Proposed	:	47300 persons.

- IV. The layout plan as prepared (laid on the table) was discussed in the Technical Committee of unauthorised colonies in the meeting held on 13.7.81 and has been recommended for approval subject to the conditions given in the Appendix 'I' Page 51.
- V. The Item is placed before the Authority for approval of the layout plan as recommended by Technical Committee in Para IV above.

RESOLUTION

Resolved that the agenda item be approved subject to the fulfilment of conditions mentioned in Annexure-I. The Committee for examining the matter should submit the report on points from i) to iii) as given in item No. 95.

48
APPENDIX 'G' TO ITEM NO.94
No. J.13637/113/74/UDI/II
Government of India
Ministry of Works & Housing
(Nirman aur Awas Mantralaya)

New Delhi, the 16th Feb., 1977.

To

The Lt. Governor,
Delhi

Sub: Unauthorised colonies in Delhi-Approval of.

Sir,

Government had appointed a committee on 26th August, 1974 to make a case by case study in respect of all unauthorised colonies which have come up in Delhi from time to time in particular before 15th June, 1972, with a view that the Government could take decision in regard to the future of such colonies. The committee submitted its report on 23th February, 1975.

2. The report of the Committee has been examined by Government and it has now been decided that various unauthorised colonies which have come up in Delhi including those around villages outside the "Lal Dora" as also the authorised extensions of approved colonies, from time to time will be regularised in the terms and conditions set out below:-

- (i) Both residential and commercial structures will be regularised.
- (ii) Structures will be regularised after fitting them in a layout plan and after keeping clear space for roads and other community facilities. To the extent land is already available for roads and other community facilities in the immediate vicinity or neighbourhood such land should be utilised for these purposes.
- (iii) Development charges as determined by D.D.A./M.C.D. will be payable by the owners of the properties in such a manner as may be laid down by these bodies.
- (iv) The facilities which are displaced in the process of providing space for roads and other community facilities will be rehabilitated in the following manner:-
 - (a) Owners of the houses, who or any of whose family members do not own a plot/house in Delhi will be provided alternate land/flat.
 - (b) The tenants will be allotted alternate accommodation provided they, or any of their dependent members of family do not own a house/plot in Delhi.
 - (v) In the process of regularisation, wherever necessary, change of land use will be considered with reference to the provisions of the Master Plan/Zonal Plan.
 - (vi) Colonies which have been notified for acquisition will also be considered for regularisation and wherever necessary other consequential steps will be taken.

Contd....

- (vii) DDA/MCD will take up the work of completing the case by case study of all the colonies which could not be done earlier, on a top priority basis.
 - (viii) A High Level Implementation Body will be set up to watch the progress of regularisation and development of unauthorised colonies in accordance with the policy laid down by Government. The DDA & MCD will be the implementing authorities.
 - (ix) The civic services which will be provided in future in the colonies to be thus regularised, as also those which may already exist in these colonies, will be given alternative sites/flats.
 - (x) The MCD will take immediate steps especially to provide water and electric connections in all the unauthorised colonies. Those who had already deposited the money would be given preference.
3. Constructions already done in areas earmarked for roads and other community facilities in the colonies which had been regularised earlier, will also be regularised provided land for such facilities is available in the immediate vicinity or neighbourhood. Otherwise, they will be given alternative sites/flats.
4. While deciding upon the regularisation of unauthorised colonies in the manner indicated above, it is also to be emphasised that Govt. will not countenance any activity or action on the part of any individual or body to put up fresh structures whether in the existing unauthorised colonies or in any other areas within or outside the urbanisable limits of Delhi. Any attempt in this direction will be viewed seriously and defaulters will be dealt with severely.

Yours faithfully,

Sd/-
(K. Biswas)
Director To. 372854

Copy forwarded to:-

Shri Jagmohan, Vice-Chairman, D.D.A., Vikas Minar, New Delhi.
Shri B.R. Tanta, Commissioner, M.C.D., Delhi.

Sd/-
(K. Biswas)
Director.

Copy for information only to Shri S.S. Shafi, A.C. Planner, TCPO, Vikas Bhawan, New Delhi.

Sd/-
(K. Biswas)
Director.

APPENDIX 'H' TO ITEM NO.94
AREA STATEMENT FOR THE BRAHMAPURI COMPLEX

Gross Area of the Complex	147.98 Hects.
Area under Master Plan uses	20.60 Hects.
i) Under M.P. roads	8.75 Hects.
ii) Master Plan Green	11.85 Hects.
Net area of the scheme	127.38 Hects.

Land use analysis:			
Sl. No.	Items	Area in Hects.	Total area Hects. %age
	Net Area of the Scheme		127.38
1.	Residential Plotted Development Rehabilitation	62.43 1.95	64.43 50.58%
2.	Commercial Convenient, L.S., Comm. Centro	6.02	6.02 4.72%
3.	Community Facilities Hr. Sec. School (5 nos.) Primary School (12 Nos.) Other community facilities Community Hall & Library Police Station Post Office Electric Sub-Station Religious	4.63 4.07 1.85 .60 .25 .31 .21 .43	12.35 9.70%
4.	Parks & Open Spaces Parks/open spaces & play grounds	7.64	7.64 6.0%
5.	Roads & Circulation Area under 18m. 24m. 30m. 45m. & 61 m Road Area under 9 m. & 13m. Road Area under 5m. & 3m. Road	3.49 11.46 21.99	36.94 29.0%
6.	Green Belt: Green Belt (Including Nallah and Ponds.	11.85	11.85

Conditions for approval of the layout for unauthorised colonies:-

1. That the house owners whose houses are adjusted in the regularisation plan shall get their existing structures regularised as per Building Byelaws and shall pay the compounding fees as prescribed for the purpose.
2. The plot owners/house owners and the beneficiaries of the colony shall pay the development charges as prescribed by the competent authority. The case regarding allowing of building activity, number of storeys, and development charges shall be approved by the competent authority separately.
3. The sites which have been earmarked for parks, schools open spaces and other community facilities would be handed over to the competent authority immediately acquired if necessary through Secy.(L&B) Delhi Admn.
4. The construction on plots adjusted in the regularisation plan shall only be considered for regularisation provided the construction existed before 30th June 1977 in case of Residential and 16th Feb., 1977 in case of commercial as per Govt. of India memorandum. The construction on the vacant land adjusted in the plan and the additions to the existing construction will be allowed as per Building Byelaws provided other conditions are fulfilled.
5. Alternative plots should be provided on reasonable basis to persons whose plots are covered in the public utility site; and may have to be adjusted for providing public utility (ies).
6. Any construction included in this regularisation plan which has come up on the land owned by DDA, MCD and Government of India would not be considered as a part of approved plan and shall be deleted.
7. Wherever the sub-division has not been shown in this proposed regularisation plan the individual building plan shall be considered if their sale deed is executed prior to cut off dates in para 4 above and subject to the fulfilment of the minimum area of the plots as prescribed by the competent authority.
8. Wherever the existing commercial activity has not been adjusted in this proposed layout plan the same shall be considered on merits and with the approval of the DDA as per decision of the Technical Committee constituted by Lt. Governor, Delhi.
9. The colony shall deemed to be approved and the building activity shall only be allowed after Master Plan/ Zonal Plan land use & other changes are approved in accordance with the procedure prescribed.

No. 95 Subject: Layout Plan for the regularisation of Maujpur Complex Zone E-14 (Pt. II).

..... P R E C I S

31.7.1981. The layout plan for the regularisation of Maujpur Complex Part-II Zone E-14 has been prepared as per the Government of India's order No. J-13037/113/74/UDI/II-B dated 16.2.77 and subsequent amendments

(Ref Appendix	'G'	Pages	48'
	49		

1. Boundaries of the Area:

- | | | |
|-------|---|---|
| North | : | 100' wide Master Plan Road No. 67. |
| South | : | Proposed 150' wide Master Plan Road No. 65. |
| East | : | Eastern Yamuna Canal |
| West | : | Proposed 80' wide road. |

Name of the colonies:

1. Chauhan Banger (Part)
2. Zafarbad Extn. (Part)
3. Ghonda Extn. (Part)
4. Maujpur Extn. (Part) consisting of:
 - a. Ashok Mohalla
 - b. Ambedkar Basti
 - c. Bajrang Mohalla
 - d. Subhash Mohalla
 - e. Vijay Colony
 - f. Gurudwara Mohalla.

Ghonda Extension (Part) and Maujpur Extension (Part) have already been approved by Authority and the remaining parts are being considered now.

II. Existing Conditions and Facilities :

- | | | |
|-------------------------------------|---|---|
| a. Area of the colony | : | 44.26 hecets. |
| b. General conditions of structures | : | There are about 1241 structures in the Complex and majority of them are semi-pucca. |
| c. Land Use | : | As per Master Plan the land use of the complex is residential. |
| d. Status of land | : | Predominantly non-Government. The Government land in the Complex is earmarked for facilities. |

III. Proposals:-i) Area Statement:

The layout plan of the complex is proposed to cover an area of about 44.26 hec. Out of which 4.51 hec. is under Master Plan use. Thus the net area of about 39.75 hec. is available for the development of this complex. 50.91% is for residential, 2.62% for commercial, 9.73% for community facilities, 8.76% for parks & open spaces and 27.98% for circulation. (For details refer appendix- 'J' page 54)

ii) Change of Land Use:-

Nil

iii) Details of Affected Structures:

Total No. of about 156 structures are of fully affected including those affected in the proposed 150' wide Master Plan Road as per details given below:

a) Pucca	:	17
b) Semi-Pucca	:	131
c) Kutcha	:	8

iv) Population:-

a) Existing (Based on) 6,400 persons.
number of structures)

b) Proposed : 15,000
(@ 150 p.p.a).

IV. The layout plan as prepared (laid on the table) was discussed in the Technical Committee of Unauthorised Colonies in the Meeting held on 13.7.1981 and has been recommended for approval subject to the conditions given in the Appendix- 'I' Page 51

V. The item is placed before the Authority for approval of the layout plan as recommended by Technical Committee in para IV above.

RESOLUTION

Resolved that the agenda item be approved. It was further resolved that the Committee for examining the matter

C n

53-A.

should submit a report on :

- i) Changes/modifications in the building bye-laws necessary for dealing with the layout plans/building plans of properties in the regularised unauthorised colonies.
 - ii) Examine changes/relaxations required in the building bye-laws.
 - iii) Phases in which development work have to be taken up in the manner in which the development charges as may be levied have to be recovered from the owners/occupiers of such properties.
-

Appendix 'J' to item No. 95.

AREA STATEMENT FOR THE MAJUPUR COMPLEX (PART)Land Use Analysis:

Gross area of the complex	44.26 Hects.
Area under Master Plan uses	4.51 "
(i) Master Plan roads	
Net total area of the complex	39.75 "

Land use Analysis.

Sl.No.	Items	Area in Hec.	Total area in hec.	%age
	TOTAL AREA OF THE SCHEME		39.75	100%
1.	RESIDENTIAL	20.24	20.24	59.91%
2.	COMMERCIAL	1.04	1.04	2.62%
3.	COMMUNITY FACILITIES:		31.87	9.73%
	Higher Sec. Schools(2 Nos.)	1.75		
	Primary School (4 Nos.)	.97		
	Community Hall & Library (1)	.21		
	Other community facilities (2Nos.)	.37		
	Post office (3 Nos.)	.07		
	Electrical Sub.Stations(3 Nos.)	.07		
	Dispensary (3 Nos.)	.17		
	Police Station (2 Nos.)	.08		
	Religious (5 Nos.)	.18		
4.	PARKS & OPEN SPACES:	3.48	3.48	.76%
5.	CIRCULATION:			
	Area under 24 m. wide road	00.90	11.12	7.98%
	Area under 9 m. wide road	2.59		
	Area under 5 m. & 3 m. wide road.	7.63		

No.
96

Subject:-Allotment of additional land to M/s Cosmopolitan Builders and Hoteliers Pvt. Ltd.
(No.3281/Dir/CL).

31.3.1981.

P R E C I S

A three star hotel plot, measuring 7400 sq.meters in Friends Colony Community Centre was released for auction 15-10-1980. The brochure containing the terms and conditions of auction in respect of this plot is placed at Appendix Placed on the table. It had been provided in the terms and conditions that the hotel plot is meant exclusively for the construction of a three star hotel with its ancillary facilities.

However, prior to the auction it was decided that the D.D.A. would have no objection in case the auction purchaser wanted to construct a five star hotel on the above plot. It was, therefore, announced at the time of auction that in case the auction purchaser wanted to construct a five star hotel on the plot they could do so subject to the clearance from the Department of Tourism, Government of India.

2. M/s. Cosmopolitan Builders & Hoteliers Private Limited purchased the above plot for a sum of Rs.1.60 crores in the auction held on 15-10-1980. The no objection certificate was issued on 30-10-1980. stating that the D.D.A. has no objection for the construction of a five star hotel on the above plot subject to the clearance from the Department of Tourism.

3. On 6th January, 1981, Shri K.S.Suri, Director of the Cosmopolitan Builders and Hoteliers Private Limited informed the office that the hotel project was approved as five star hotel by Department of Tourism vide their letter No.5-TH-1(108)/80, dated 29-11-80.

In the building plans to be sanctioned by the DDA for a five star hotel, parking requirement is much more which has to be provided by the auction purchaser. The auction purchaser represented that it may not be possible to provide the total parking requirements on the basis of the norms for a five star hotel within the available area of the plot. The parking requirements for a five star hotel are as under:

"1.4 car spaces per 92.9 sq.meters (1000 sq.ft) of built up space within the furlilage of the building/basement and additional parking, where required, limited to the extent of 1.14 car spaces per 92.9 sq.mts. (1000 sq.ft.) of the built up space, subject to the condition that 50 per cent of the open space around the building should, in any case, be left for greenery/landscaping".

4. The auction purchaser requested for additional land for parking and landscaping on the ground that the norms prescribed for parking of a five star hotel were different and, therefore, adequate space for this purpose could not be found within the plot purchased by them. He requested that a portion of the adjoining plot which was earmarked for land-scaping and park within the layout plan of the New Friends Colony House Building Society may be allotted to them. This request was rejected because it was felt that the use of the park within the limits of a House Building Co-operative Society for parking of vehicles would be un-precedented concession and was also likely to be objected to by the residents of the colony. The Directors of the Company again represented and requested that in case it was not feasible to allot additional space in the adjoining park, some vacant plots within the community centre itself may be allotted to them for additional parking.

Contd.....


The Chief Architect, DDA has examined this aspect and has prepared the revised layout plan. The report of the Chief Architect is placed at Appendix 'K'

Pages 59 and 60). From the modifications suggested by the Chief Architect, the area under plots No.54 to 58 can become available and when amalgamated with the adjoining open area and part of the existing parking area, the total available area works out to approximately 2,000 sq.meters. The FAR of these four plots (ground area about 2000 sq.meters) however could be utilised by distributing the same to the remaining plots of the community centre.

5. According to this report the layout plan has been revised and it has been explained that the FAR lost in the allotment of additional 2000 sq.meters of land to M/s Cosmopolitan Builders and Hoteliers Pvt. Ltd. will be distributed in the remaining plots/buildings which are yet to be auctioned/constructed. The above proposal is accepted, the DDA would not lose any commercial area and would also be able to satisfy the requirements of the additional parking space of M/s Cosmopolitan Builders & Hoteliers Pvt.Ltd.

6. The hotel plot was auctioned as a part of the arrangements to be made in connection with the Asian Games. If the additional land of approximately 2000 sq. meters is allotted to the auction purchaser, it will be on the market rate. The auction purchaser will be allowed to construct/use the land only for the purpose of construction of basement to be used for parking and no other construction will be allowed. The plots will be exclusively used for parking in the basement after

fulfilling the land scaping requirements.

The matter is placed before the Authority for
consideration. 

RESOLUTION

Resolved that the agenda item be rejected.

Appendix 'K' to item No.93.

DELHI DEVELOPMENT AUTHORITY

Subject: Modifications in the layout plan of community centre, Friends Colony.

This has reference to the meeting held in the chamber of the Vice-Chairman 1st week wherein Commissioner (Lands), Director (CL) and myself were present. It was desired to find suitable land within the community centre complex which could be considered for allotment to the auction-purchaser of the hotel site. Accordingly the case has been examined and comments are as under:

(a) Unsold plots:

<u>Plot No.</u>	<u>No. of storeys</u>	<u>Total F.A.R.</u>
54 to 58	4	42,000 sq. ft.
9 to 12	single	3,600 sq. ft.
Plot for youth centre/community hall for 3 storeys		36,678 "
Total		82,278 sq.ft.

2. In order to provide parking area of approximately 2,000 sq.mts. the above mentioned unsold plots have been re-adjusted and 82,238 sq.ft. of floor space has been provided as under:-

- (i) Plot No. 9 to 12 proposed to be changed from single storeyed to 3 storeys with an additional feasible plot to provide a total floor area of 16,900 sq.ft.
- (ii) the balance 63,378 sq.ft. of floor area has been proposed on the plot earmarked for youth centre/community hall against the earlier proposal of 36,678 sq.ft. Further it is proposed to convert this plot into a 6 storeyed office building.

3. The youth centre and community hall will mainly serve the population of New Friends Coop. House Building Society, Sudhdev Vihar etc. In this connection it may be mentioned that provision for this facility already exists in the layout plan of both the colonies.

4. From the above modifications the area under plots No. 54 to 58 is thus available and when amalgamated with the adjoining open area and part of the existing parking area the total available area works out to approximately 2,000 sq.mts.

5. In order to meet the parking requirements

.....2/-

of 82,278 sq. ft. of area, parking of 65, 378 sq.ft. of floor area will be not within the 5 storeyed plot itself both on the surface as well as the basement. For the balance floor area we require 8,000 sq.ft. of space which will have to be provided on the surface of the plot proposed for parking. In case this is not possible then the same can be provided in the 'green' strip along the 60' road.

6. The revised plan is enclosed for ready reference.

Sd/-
(Ved Prakash)
19.5.81

V.C.

Copy to :

Director (CL) for information

Chief Architect

No. 97 Sub: Addition of Trades in the approved list
 31.7.1981. of house-hold Industries in Residential
 Area: (F.1(39)/76-MP)

P R E C I S

Reference is invited to Authority's Resolution No. 78 dated 21.8.79 (Appendix 'L' Pages 62 - 63) in which the Authority del-egated powers to the Commissioner, Municipal Corporation of Delhi and President, N.D.M. C. to consider the cases under 'special appeal' to regulate household industries subject to the conditions mentioned in para (5) of the Resolution. According to this resolution 46 Trades are to be considered for issuing licences as 'household units' to be allowed in residential areas.

2. The Municipal Corporation of Delhi has informed vide their letter dated 7.4.81 that 10 more trades have been added in the list of 46 as per the decision taken in the meeting held on 14th Sept., 79 under the Chairmanship of Commissioner, M.C.D. The list of 56 house-hold industries is given in the Appendix 'M' Page 64.

3. AS the Enforcement Branch of the Authority Prosecute the non-conforming uses based on the trades approved for house-hold industries in the residential areas, the addition of trades needs approval of the Authority.

4. The matter is placed before the Authority

61-B.

for approval.

RESOLUTION

It was resolved that the Agenda item be approved. It was further resolved that the entire list be reviewed immediately by a committee consisting of Commissioner, M.C.D., Director of Industries, Commr. (Planning), DDA, etc. and especially desirability of items mentioned at serial No. 43 to 46 may be examined carefully.

Appendix 'L' to Item No. 97

No. Sub:- Policy regarding grant of industrial
78 licences to household industries.
4.21.8.79 (F.1(139)/76-MP).

P R E C I S

As per Zoning Regulations of Residential Use Zone in the Delhi Master Plan, "Home Occupation" (Household Industries) when situated in the same dwelling as the one occupied by the professional man or woman is permissible if allowed by competent authority after special appeal. (Page 48 of the Delhi Master Plan). This point was confirmed by the Ministry of Works & Housing vide their letter No. K-13011/41/77/UDI(A) dated 6th October, 1978. (Appendix laid on the table).

2. Out of about 36,000 industrial units in Delhi nearly one-third are of the household category. It is, therefore, difficult and even time consuming if each case of house-hold industry is considered under special appeal, especially as the main objective of issuing licences for such units is to provide livelihood to the poor. In Fact in the last 15 years only a few cases of this type have been considered and people are either taking licences directly from the M.C.D. or running the units unauthorisedly.

3. Hitherto, the M.C.D. is granting industrial licences to household industrial units in residential areas with modifications from time to time, with regard to maximum Horse Power, maximum number of persons engaged, type of industry to be permitted, etc.

4. In August, 1975 the M.C.D. listed 26 trades in the household industries category with a restriction of $\frac{1}{2}$ KW power load and 4 workers of the same family (details at App. Laid on the table). In June, the permissible list was increased to 37 and the power load

raised to 1 KW. In November 1977, 5 more trades were added to the permissible List and at present, 46 trades are listed (Details given in Appendix laid on the table).

5. At a recent meeting held in the room of the Executive Councillor, a decision was taken to issue Licences to household industries on the following conditions:-

- (i) In an approved residential area in not more than 300 sq. ft. of floor space of the dwelling along with residence of the owner of the family.
- (ii) Number of workers should be not more than four.
- (iii) Power load 1 KW domestic power single phase load and 2 KW power with three phase load.
- (iv) The Units would not be considered for alternate allotment, and licences would be given to them on a regular basis.

6. As the number of cases to be decided on are too many and industrial licence is to be issued by the M.C.D., it is suggested that the Commissioner, M.C.D. be delegated powers to consider such cases under special appeal to regulate household industries with the above conditions.

7. The matter is placed before the Authority for consideration.

RESOLUTION

Resolved that the proposal contained in para 6 of the precis for delegating the powers to the Commr., Municipal Corporation of Delhi to consider cases under 'special appeal' to regulate household industries approved by the Executive Council, subject to the conditions mentioned therein be approved.

Resolved further that similar powers as resolved to be delegated above to the Commissioner, Municipal Corporation of Delhi, be also delegated to the President, N.D.M.C. in respect of the areas within the jurisdiction of the New Delhi Municipal Committee for traders, in the approved list suitable for New Delhi.

Appendix 'M' to Item No. 97

ISSUED VIDE LETTER NO. REGM.7(7)/DI/10453.59 DATED 23.11.77
 FROM THE DIRECTORATE OF INDUSTRIES: KASHMERE GATE : DELHI.
 LIST OF HOUSEHOLD INDUSTRIES APPROVED AT THE MEETING OF THE
 COMMITTEE CONSTITUTED FOR DEFINING HOUSEHOLD INDUSTRIES HELD ON
 8TH NOVEMBER, 1977 IN THE OFFICE OF THE COMMISSIONER, M.C.D.

- | | |
|--|---|
| <ol style="list-style-type: none"> 1. Agarbati & other Products 2. Calico & Textile Printing. 3. Cane Bamboo Products. 4. Clay Modelling. 5. Coir & other Fibre Produce 6. Zari Zardozi. 7. Hosiery. 8. Jewellery Work. 9. Stone Engraving. 10. Manufacture of:- <ol style="list-style-type: none"> i) Blanco cakes. ii) Brushes. iii) Crayons. iv) Ice Cream & Confectionery. v) Jam, Jellies & Fruit-Preserves. vi) Narrow Fabrics & Lac-work material. vii) Musical Instruments including repairs. viii) Ornamental Leather-goods such as Purses-hand bags. ix) Small Electronics 11. Paper Stationery Items including book-binding. 12. Framing of Pictures & 13. Pithwork Mfg. of Pith-hate garland & flowers. 14. Tailoring. 15. Thread balls & Cotton-fillings 16. Umbrella assembly. 17. Wood-carving & Artistic-wood-wares. 18. Vermicelli & Macaroni. 19. Assembly & Repairing of Electronic Items. 20. Ivory Carving. 21. Card Board Boxes. 22. Plastic & PVC Products. 23. Toys & Dolls. 24. Papier Machine. 25. Copper & Brass Artware. 26. Lac Products. 27. Candles. 28. Cordage, Rope & Twine Making. 29. Batik work. 30. Carpentry. | <ol style="list-style-type: none"> 31. Sports goods. 32. Leather Footwear. 33. Assembly & Repair of Electrical Gadgets. 34. Dari & Carpet Weaving. 35. Wool Balling & Lachee Making. 36. Khadi & Handloom 37. Leather & Raxian Made-ups. 38. Perfumery & Cosmetics. 39. Assembly/Repair of Sewing machines. 40. Surgical Bandage rolling/cutting. 41. Repair of Watches & Clocks. 42. Fountain pens and ball-pens. 43. Items added as a result of the meeting of the Committee held on 3.3.1978 under the Chairmanship of Commissioner, MCD. 43. Village Oil Ghani Industry with power load upto 2 K.W. 44. Mfg. of soap with non-edible oil. 45. Black-smithy. (Provided the 46. Village Pottery (Trade is run Industry with (without using power load up (Bhatti. one K.W. Items added as a result of the meeting of the Committee held on 14th September, 1979 under the Chairmanship of Commissioner, MCD. 47. Contact lenses Mfg. 48. Block Making & Photo Enlarging. 49. Photo Setting with 1 K.W. 50. Wooden/cardboard jewellery board subject to NOC from Fire Department. 51. Photostat & Cyclostyling. 52. Stove Pins, Safety pins and Aluminium buttons by hand-press. 53. Canvass bags & Holds-alls. 54. Preparation of vadi & papad. 55. Wool knitting with machine. 56. Embroidery. |
|--|---|

No.
98

65

Subject:- Proposed change of land use from "Green belt and "Agricultural-cultivable land" to "Circulation-Airports". (F.15(51)/79-LSB(I))

31.7.1971.

P R E C I S

Palam Airport at present occupies about 2028 acres of land between Gurgaon Road and the metergauge railway line. A decision has since been reached that Palam Airport is to be the International Airport of Delhi. Accordingly, a further 360 acres of land (approx.) is required for the expansion programme of this Airport by the International Airport Authority. This additional land has since been notified for acquisition and is at present covered in the Master Plan under the category "Green belt" and partly "agricultural cultivable land".

2. The broad structural plan for the development of this Airport has now been prepared and uses ancillary to operational uses of International Airports like hotels, restaurants, warehousing and storage facilities, quarantine hospitals and some residential accommodation and essential community facilities and services are to be provided therein.

3. These proposals were considered by the Technical Committee who have recommended as follows:-

- a) The land use of the area for expansion of the airport be changed from "green belt" and "agricultural-cultivable land" to "circulation-airports".
- b) the broad structure plan as prepared by the International Airport Authority be accepted in principle to that uses ancillary to operational uses of the Airport like; hotels, restaurants, warehousing and storage facilities, quarantine hospitals, flight kitchens, residential accommodation and other essential facilities and services, could be permitted in this use zone.

Contd....

66.

4. The Item is submitted to the Authority for approval of the proposal contained in para 3 above.

RESOLUTION

It was resolved that the matter may be examined further and the details of the scheme and the facilities which have been provided at the Airport alongwith services required to be provided in the expansion plan may be put up before the Authority.

No. 89 Subject:- ⁶⁷Change of zoning regulations of Master Plan plots upto 21 s q.mt. (25 sq.yds.) (F.3(35)77-MP).

1. 31.7.1981.

The Authority while implementing the Projects pertaining to resettlement of Slum & J.J. Removal Scheme, carved out a number of plots upto the plot size of 25 sq.yds. in the re-settlement colonies. These colonies were treated as camping sites and the plots were allotted on licence basis. Subsequently, the Authority vide its Resolution No.64 dated 4.3.77 resolved to allot the plots in re-settlement colonies (Old as well as new) and the tenements built under the J.J.R. Scheme.

2. The matter was examined and it was observed that in the Master Plan Zoning Regulations the provision for small housing plots is to the extent of 40 sq.yds. for a single dwelling unit. Therefore it was suggested that the zoning regulations will have to be changed further to make the provision of smaller sized plots to the extent of 21 sq.mt. (25 sq.yds.).

3. Accordingly, the matter was referred to the Ministry of Works & Housing for amending the zoning regulations in respect of the residential plot size upto 21 sq.mt. in case of 'special scheme'. The Ministry vide its letter no.K-13011(40)/77-UDI/IIA dated 21.11.79 (Appendix 'N' Pages 69), conveyed the approval of Central Government for issue of a public notice under section 11A of Delhi Development Act, 1957 for inviting objections/suggestions for the proposed amendment.

4. A public notice No.F.3(35)/77-MP dated 4.4.81 (Appendix 'O' Page 70) was issued for inviting public objections/suggestions. In response to the public notice no objection/suggestion has been received.

Contd....

5. The matter is placed before the Authority for approval so that the Ministry for Works & Housing be requested to issue final notification for the proposed amendment.

RESOLUTION

Resolved that the agenda item be approved.

69.
APPENDIX 'N' TO ITEM NO.99
DELHI DEVELOPMENT AUTHORITY

No. F.3(35)77-MP

New Delhi, the 4th April, 1981

PUBLIC NOTICE

The following modification which the Central Government proposes to make to the zoning regulations applicable to the residential plots in Master Plan for Delhi is hereby published for public information. Any person having any objection or suggestion with respect to the proposed modification may send the objection or suggestion in writing to the Secretary, Delhi Development Authority, Vikas Minar, Indraprastha Estate, New Delhi, within a period of thirty days from the date of this notice. The person making the objection or suggestion should also give his name and full address:

MODIFICATION

The following underlined words are proposed to be added at the end of the modification No. J-13037/122/75-UDI dated 27th January, 1976: "for two dwelling units, one on each floor, and about 33sq. metres (40sq.yds.) for single dwelling units two storey building without a barsati floor, which can be further reduced to 21 sq.metres (25sq. yds.) in case of Special Schemes."

2. The proposed modification will be available for inspection in the office of the Authority, Vikas Minar, Indraprastha Estate, New Delhi on all working days except Saturdays, within the period referred to above.

Vikas Minar,
Indraprastha Estate,
New Delhi.

Sd/-
(NATHU RAM)
SECRETARY
DELHI DEVELOPMENT AUTHORITY

No. K-13011(40)77-UDI/IIA
Government of India
Ministry of Works & Housing
(Nirman Aur Awas Mantralaya)

New Delhi, 21.11.79

To

Shri K.K.Bandyopadhyay,
Jt. Director(MP),
DDA, Vikas Minar,
New Delhi.

Sub: Change of zoning regulations of Master Plan
plots upto 25 sq.yds.

Sir,

I am directed to refer to your letter
No.F.3(35)77-MP dated 2.11.79 and to request
that you may initiate action for modifying the
Master Plan by publishing a public notice under
section 11A of the Delhi Development Act, 1957.

Yours faithfully,

Sd/-
(S.Balakrishnan)
Desk Officer
Tel.No.385736

No. 100
 Subject:- Request from Gandhar Mahavidyalaya for exemption from payment of composition fee levied by D.D.A. in respect of use of premises No.212, Din Dayal Upadhyay Marg for non-conforming purposes.
 A-31.7.1981. (MU(212)DDUH/81/29)

P R E C I S

The principal of Gandharva Mahavidyalaya has sought permission by way of Special Appeal to run the Vidhalaya in one of the six floors of a residential premises No.212 Din Dayal Upadhyay Marg without charging any composition fee. The applicant has stated that they have rented out just one floor out of the six floors to meet the huge deficit which the oldest music Institution has to face due to the increased expenditure on salaries, buying Musical Instruments and other necessary equipment and the repairs, maintenance of the building along with the garden.

The principal of the Vidhalaya has mentioned in the application that this is the only Institution which imparts training to students for the Sangeet Visharad, equivalent to B.A. in Music) and Sangeet Alankar (equivalent to M.A. in Music) examinations, which are duly recognised by the Delhi Administration, the Central Board of Education and various universities. The deserving students, including those from weaker sections like Harijens are offered half or full exemption in tuition fees.

Further it has been stated that the house tax by the Delhi Municipal Corporation for their rented portion is about 32% of the total rent. The Ministry will have to be paid 25%. The total comes to 57% of their rented income. If they have to pay another 40% tax to D.D.A., the balance of the amount will be only 3%. They have stated that with this meagre amount, they can not even meet the maintenance cost of the building. In such circumstances, it will not be possible to run the Institution any more. From the audited accounts submitted to this office it

Contd.....

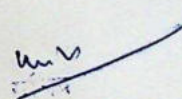
is clear that the amount collected through fees does not cover even the 50% of the expenditure.

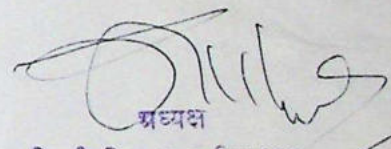
In this connection it is pertinent to mention that the authority vide resolution No.120 dated 4.12.1975 had permitted temporarily to run the college of Vocational studies under the Delhi University without charging any composition fees in residential premises at 7, Doctors Lane, Gole Market on the grounds that the premises was being used for educational purposes by the Delhi University.

The matter is placed before the Authority for consideration.

RESOLUTION

The agenda item was withdrawn at the instance of the Vice-Chairman, DDA.


दिल्ली विकास प्राधिकरण
नई दिल्ली


दिल्ली विकास प्राधिकरण
नई दिल्ली

