



दिल्ली विकास प्राधिकरण  
DELHI DEVELOPMENT AUTHORITY

मुख्य योजना - 2021 की समीक्षा  
Master Plan Review-2021

पंजीकरण फार्म  
REGISTRATION FORM

"ओपन हाउस मीट्स"  
"OPEN HOUSE MEETS"

Zone - C

फार्म प्रतिभागी द्वारा भरा जाए  
Form to be filled by Participant

नाम Name	ZAHOR AHMED } For Hans Cinema, G.T. Karnal B.S. RAAT } Road, Azadpur, Delhi (C-Zone)
प्रतिनिधि : Representing : सरकारी विभाग / फेडरेशन / संघ (एसोसिएशन) / आर डब्लू ए / व्यक्तिगत Government Department/ Federation/Association/RWA/ Individual	Individual  OFFICE OF THE DIR (PIG.) MPR/TC, D.D.A. N. DELHI-2 Dy.No. 2603 Dated 7/5
वर्तमान स्थिति Present Position	
फोन : कार्यालय Phone : Office आवास Residence मोबाइल Mobile	27225730 23278170 981020320
फैक्स : Fax :	00911123265472
ई-मेल E-mail	Zahoor@Princetindus.com
पता : Address :	H.NO. 2186, AHATA KALE KHAN, BALLIMARAN, DELHI-110006.
हस्ताक्षर : Signature :	Zahoor Ahmed
तिथि : Date :	30-4-2012

"अपने पंजीकरण फार्म ओपन हाउस मीट्स के स्थल पर जमा कराएं"

"Submit your registration form at the venue of Open House meets."

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From: - **ZAHOOR AHMED**  
R/o-2186, AHATA KALEY SAHIB,  
QASIM JAN STREET BALLIMARAN,  
DELHI-110006.  
MOBILE NO.9810120320  
E mail: zahoor@princeindus.com

Dated: 30.04.2012.

To

The Director (Planning),  
Delhi Development Authority,  
(Planning Unit, Zone 'C'),  
New Delhi.

Subject: Representation regarding inclusion of provisions for the continuance of temporary cinemas in MPD-2021 as was existing in MPD-2001 – Case of Hans Cinema, GT Karnal Road, Delhi.

Sir,

Respectfully, I am to state that I am running a Cinema namely Hans Cinema (earlier known as Vijay Cinema) at GT Karnal Road, Delhi for the last over 35 years. In one of the meeting of the Authority held on 10-8-2009 at Raj Niwas, New Delhi, Sh. Subhash Chopra, MLA and Member of the Authority raised the points regarding the temporary cinema halls being allowed to develop like other cinema halls in the city. Hon'ble LG agreed to the suggestion and said that days of cinema halls having 800-1000 seats are gone and that these are not viable today. The Hon'ble Lt. Governor, Delhi said that temporary cinemas have been running with due permission from the Govt. since mid seventies and that these should be allowed to develop on modern lines. A copy of the minutes of the said meeting is **enclosed**. There is already a policy of the Govt. of India, MOUD, New Delhi for development of cinemas in Delhi vide letter No.K.13011/17/92-DDIB/VA, dated 23.02.1992 (**copy enclosed**). On the basis of this policy, the permission was accorded by the Govt. of India, MOUD, New Delhi vide letter No.K-13011/17/92-DDIB, dated 19.8.1992 (**copy enclosed**) for the development of Kamal Cinema at Safdarjung Enclave, New Delhi. The Govt. of India, MOUD, New Delhi vide their letter No.K-13011/17/92-DDIB/VA (**copy enclosed**) also directed that the permission granted to the Kamal Cinema will be apply mutatis mutandis to all cinema halls who apply for such permission. The Govt. of India, MOUD, New Delhi had also issued a notification vide No.K-13011/17/92-DDIB/VA, dated 25.10.1994 (**copy enclosed**) whereby the condition of limitation of commercial office in the cinema premises, "upto 20% of the total floor area" was also deleted which means that apart from the mini cinema and the area meant/earmarked for 'public utility' e.g. parking etc., the

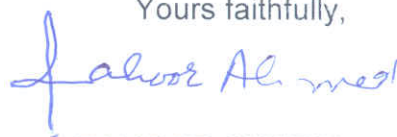
remaining entire area could be commercial. A number of cinemas either on DDA's land or **otherwise** were given permission for development as per the said policy. Natraj Cinema at Moti Nagar and Odeon Cinema at Connaught place are those cinemas which were erected on **private land** but have been developed under the same policy.

The Govt. of India, MOUD, while examining our matter, also of the view that these cinemas may be allowed to develop under the said policy already approved by the Govt. In support, I am **enclosing** herewith a copy of note of relevant file of MOUD. However, it is strange that said policy of the MOUD is stated to be not applicable on my cinema as the ZDP of Zone C-18 approved under MPD-2021 does not show my cinema.

In view of above, it is my humble request that I may be allowed to develop my cinema namely Hans Cinema at GT Karnal Road, Delhi under the same policy which the MOUD has already formulated by treating me at par with other cinemas of Delhi which is also agreed in principle by the Hon'ble Lt. Governor and MOUD, as referred to above.

Thanking you,

Yours faithfully,



(ZAHOOR AHMED)  
OWNER, HANS CINEMA

Encls: As above.



MC (49)

III. Sh. Subhash Chopra, MLA, and Member of the Authority also raised the point regarding the temporary cinema halls being allowed to develop like other cinema halls in the city.

Hon'ble LG agreed to the suggestion and said that days of cinema halls having 800-1000 seats are gone and that these are not viable today. He said that temporary cinemas have been running with due permission from the Government since mid seventies and that these should be allowed to develop on modern lines.

2. Shri Naseeb Singh pointed out that facilities like Bus Terminal, Dispensary, Sports Complex etc. have not been provided in the IP Estate Extension which has 115 Group Housing Societies. Neither any provision has been made for these facilities in future.

II. The Lt. Governor directed that these are essential facilities and must be provided in the area. He advised the Vice-Chairman to take a meeting on the subject with all the concerned officials.

3. Dr. Harsh Vardhan desired to know the deadline for construction of new DDA Officers Institute at the site which has been cleared by the Screening Committee and wanted to have action taken report on the employee welfare measures approved by the Authority during its Golden Jubilee Year.

II. The Lt. Governor directed that action taken report on all the decisions taken by the Authority towards employees' welfare during the Golden Jubilee year and the status of construction of officers Institute at the site approved by the Screening Committee be put up in the next meeting of the Authority.

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DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority  
held on 10<sup>th</sup> August, 2009 at 11.00 A.M. at Raj Niwas, New  
Delhi.

Following were present:

CHAIRMAN

1. Shri Tejendra Khanna  
Lt. Governor, Delhi.

VICE-CHAIRMAN

2. Shri Ashok Kumar

MEMBERS

3. Shri Nand Lal  
Finance Member
4. Shri A.K. Bajaj  
Engineer Member
5. Shri Subhash Chopra, MLA
6. Shri Naseeb Singh, MLA
7. Dr. Harsh Vardhan, MLA
8. Shri Rajesh Gahlot  
Councillor, MCD
9. Shri Sudesh Kumar Bhasin  
Councillor, MCD
10. Dr. M.M. Kutty  
Jt. Secretary (D&L), MOUD, Govt. of India
11. Shri J.B. Kshirsagar  
Chief Planner (TCPO)

SECRETARY

Shri V.M. Bansal

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No.K-13071/17/92-DDIB/VA  
Government of India  
Ministry of Urban Development  
(Delhi Division)

New Delhi, dated 23<sup>rd</sup> Feb, 1992

To

1. The Administration,  
DDWC, Palika Kendra,  
New Delhi
2. The Commissioner,  
MCD, Town Hall, Delhi,  
Delhi
3. The Secretary, DUAC  
Lok Nayak Bhawan,  
Khan Market,  
New Delhi
4. The Executive Officer,  
Delhi Cantonment Board,  
Delhi Cantonment.

Sub: Relaxation of land use in r/o Cinema plots.

Sir,

I am directed to state that the Govt. have considered the problems faced by Motion Picture Exhibitors regarding the economic viability of cinema theatres, with reference to the provisions of the Master Plan and it has been decided that the cinema theatres be allowed to convert the existing cinema theatres to commercial use as may be permissible in the district centre or community centre or otherwise under the relevant plans when such theatres are located, subject to the condition that at least 300 seats are retained for cinema theatre.



(5) 59

This relaxation is subject to the provisions of applicable building bye-laws and further subject to the provisions of Delhi Cinematographic Act and rules framed thereunder. \*

Any Plan required by the concerned cinema theatre owners may be examined in the light of the above said decision.

Yours faithfully,

Sd/-

(R.BANNERJI)

Dy. Secretary to the Govt. of India.

Copy forwarded to:-

1. The Vice Chairman, DDA, Vikas Sadan, New Delhi
2. The Under Secretary (IB)
3. The Desk Officer (IA).

NO. K-13011/17/92-DDIB  
Government of India  
Ministry of Urban Development

Dated the 19th August, 1992

TO

The Delhi Development Authority,  
Vikas Sadan INA,  
NEW DELHI

DIRECTIONS UNDER SEC.41(1) OF DD ACT, 1957

In the matter of petition from M/S. KAPOOR & SONS CO., Kamal Theatre Building, Safdarjung Enclave, New Delhi, for partial change of Kamal Theatre to Mini Cinema-cum-Departmental store/video hall/office.

WHEREAS a representation of M/S. KAPOOR & SONS CO., on the above matter was forwarded to the DDA under Ministry's letter No.J-13036/17/89-DDIB dated 26.3.1992 with the request that the detailed report/comments on the matter may be sent to the Ministry within one week and the DDA were also reminded on the 17th July, 1992, to send the requisite report/comments at an early date.

And WHEREAS the report called for from the DDA has not been received in the Ministry.

Taking into account the provisions of the Master Plan, in particular these regulating commercial areas where cinema theatre are permissible and also taking into account the present day realities and further taking note of the fact that the DDA Committee has agreed to the reduction of capacity to 300 - 500 seats in the matter of another similarly placed cinema theatre.

The Central Government in exercise of the powers under sub section 1 of section 41 of the Delhi Development Act, 1957 hereby directs that M/S. KAPOOR & SONS CO., be permitted to convert the cinema theatre known Kamal Theatre to commercial use subject to condition that atleast 300 seats are retained for cinema theatre and

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the remaining area for use of only such purposes as are permissible in the community centre in which the said theatre is situated. The Central Government further directs that these directive of the Central Government be implemented within 15 days from the date of receipt of the directives by issue of an appropriate communication to M/S. KAPOOR SONS & CO. by way of conversion permission-cum-demand letter for such conversion charges, if any, as may be payable in accordance with the normal Rules and that the crucial date for calculating the conversion charges be 25.6.1991.

A report of compliance with the above direction should reach the Ministry within 30 days from the date of receipt of these directions.

Sd/-

( R. BANNERJI )

Dy. Secretary to Govt. of India,

Ph. : 3019230.

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CPIO/USP (3)

Ministry of Urban Development

No.K-13011/17/92-DDIB/VA  
Government of India  
Ministry of Urban Development

Annexure-2

dated the 27th August, 1992

The Vice-Chairman,  
Delhi Development Authority  
Vikas Sudan, INA  
NEW DELHI

DIRECTIONS UNDER SEC.41(1) OF DD ACT, 1957

In further amplification of directions under Section 41(1) of Delhi Development Act, 1957 dated 19th August, 92 passed by the Ministry of Urban Development on a petition from M/s Kapoor Sons & Co., Kanial Theatre building, Safdarjung Enclave, for partial change of Kamal theatre, the Ministry is further pleased to direct that the provisions of the directions will apply mutatis mutandis to all cinema halls who apply for such permission.

2. The Government of India, as lessor directs that the DDA shall allow applications for conversion of cinema theatres to commercial use subject to the condition that atleast 30% seats are retained for cinema theatre and that the remaining area is used for such purpose as may be permissible in a dist. centre or community centre, in which the same theatre may be situated. The theatres are permitted to carry out such alterations or modifications in the existing auditoria as may be necessary for the purpose, but subject to the Unified Building Bye-laws.

( R. BANNERJI )  
Dy. Secretary to the Govt. of India  
Ph.3019280

Forwarded to the Secretary, DDA with the request that necessary action may be taken to comply with the directions. (with two copies)

( R. BANNERJI )  
Dy. Secretary (DD)

FAIR COPY

No. K-13011/17/92-DDIB/VA  
Government of India  
Ministry of Urban Development

...

dated the 27<sup>th</sup> August, 1992

The Vice-Chairman,  
Delhi Development Authority  
Vikas Sadan, INA  
NEW DELHI

DIRECTIONS UNDER SEC 41(1) OF DD ACT, 1957

In further amplification of directions under Section 41(1) of Delhi Development Act, 1957 dated 19<sup>th</sup> August, 92 passed by the Ministry of Urban Development on a petition from M/s Kapoor Sons & Co., Kamal Theatre building, Safdarjung Enclave, for partial change of Kamal Theatre, the Ministry is further pleased to direct that the provision of the directions will apply mutatis mutandis to all cinema halls who apply for such permission.

2. The Government of India, as lessor directs that the DDA shall allow applications for conversion of cinema theatres to commercial use subject to the condition that atleast 300 seats are provided for cinema theatre and that the remaining area is used for such purpose as are permissible in district centre or a Community Centre or otherwise in which the same theatre may be situated. The theatres are permitted to carry out such alterations or modifications in the existing auditoriums as may be necessary for its purpose but subject to the Unified Building Bye-laws.

Sd/-  
( R.BANNERJI )  
Dy. Secretary to the Govt. of India  
Ph: 3019230

Copy forwarded to the Secretary DDA with the request that necessary action may be taken to comply with the directions (with two copies).

Sd/-  
( R.BANNERJI )  
Dy. Secretary (DD)



TO BE PUBLISHED IN THE GAZETTE OF INDIA PART-II SEC'  
SUB-SECTION (ii)

No. K-13011/17/92-DDIB/VA  
Government of India  
Ministry of Urban Development  
(Delhi Division)

\*\*\*\*\*

New Delhi, Dated 25/10/94

NOTIFICATION

WHEREAS certain modifications, which the Central Government proposed to make in the Master plan for Delhi-2001, were published with Notice No. F.10(19)/91-MP dated 18.9.93 in accordance with the provisions of section 44 of the Delhi Development Act, 1956 (51 of 1957) inviting objections/suggestions as required by sub-section (3) of Section 11-A of the said Act within thirty days from the date of the said notice;

WHEREAS three objections/suggestions were received from the public with regard to the said proposed modifications which have been considered by the Authority.

AND WHEREAS the Central Government have after carefully considering all aspects of the matter, decided to modify the Master Plan for Delhi/Zonal Development Plan;

NOW THEREFORE, in exercise of the powers conferred by sub-section (2) of Section 11-A of the said Act, the Central Government hereby makes the following modification in the said Master Plan for Delhi with effect from the date of publication of this Notification in the Gazette of India, Part II, Section 3, Sub-section (ii) dated 1.8.94 under sub-heading 'Cinema (0.28)' the following words coming after the words 'commercial office' are deleted:

"Upto 20 per cent of the total floor area."

sd/-  
( S.C. SAGAR )  
Under Secretary to the Govt. of India

To

The Manager  
Govt. of India Press  
Ring Road, Mayapuri  
New Delhi

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Ministry of Urban Development

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## Copy to:-

1. The Secretary, DDA, Vikas Sadan, New Delhi (with 20 spare copies)w/r. to their letter No. F.11(1)/91-MP/567 dated 25.7.94 with the request that consequential modifications may be carried out in the Master plan for Delhi and copies thereof may be supplied to the NDMC/MCD/DUAC/T&CPO and other concerned authorities and publicity may be given through press.
2. The chief Secretary, Govt. of NCT of Delhi, Delhi.
3. The secretary (LB), Govt. of NCT of Delhi, Delhi.
4. The Chief Planner, I.P. Estate, New Delhi.
5. The L&DO, Nirman Bhawan, New Delhi.
6. The Member Secretary, NDMC, New Delhi.
7. The Commissioner, MCD, Delhi.
8. The Dy. Secretary (L), M/o U.D., New Delhi.
9. The Information Officer, M/o U.D., New Delhi.
10. The DG, CPWD, Nirman Bhawan, New Delhi.
11. The Secretary, DUAC, Lok Nayak Bhawan, New Delhi.
12. Guard File.
13. Change of Land use file.
14. Lands Division, M/o U.D., New Delhi.

sd/-  
( S.C.SAGAR )  
Under Secretary to the Govt. Of India

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Ministry of Urban Development



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FR: Pg 134-167/L

(55)

Letter dated 11.6.2009 from Shri Kotla Jaya Surya Prakash Reddy, MP(Lok Sabha) enclosing therewith a request from Shri Zahoor Ahmed, Delhi for regularization of Hans Cinema (earlier Vijay Cinema), G.T. Karnal Road, Azadpur, Delhi and its Incorporation in the ZDP of Zone-C may please be perused. On the same issue, letter dated 29.5.2009 from DDA conveying the decision of Hon'ble LG for Incorporating six temporary Cinemas in different zones on the basis of 'as is where is basis' may also please be perused.

The issue was earlier examined vide notes on 4-7/N. In brief, the facts of case is that the Cinema in question has been operating since 1976 based on a temporary Cinematograph Licence issued. The cinema remained in operation under the authority of stay granted by the Hon'ble High Court of Delhi against refusal of the licencing Authority to renew the temporary licence. Subsequently, based on the Intervention of LG, a Committee was constituted and based on the recommendations of the committee, the LG approved regularisation of 6 temporary cinemas (including Vijay Cinema, now known as Hans Cinema) in 1988. One of the conditions stipulated for regularization provided for maximum sitting capacity of 300 seats and regularisation of these temporary cinemas by processing change of land use of site to 'commercial' as per Section 11-A of the Delhi Development Act 1957 and approval of the plan as per building norms/ standard. Subsequently, these conditions were included in the MPD-2001. The name of the Vijay Cinema were changed as Hans Cinema in 2000 and Annual Cinematograph Licence issued by the Licensing Authority is valid up to 6.1.2013. There is however no reference of permitting continuation of these temporary cinemas in the MPD-2021. Apparently, DDA did not take any action under Section 11-A of Delhi Development Act 1957 for change of land use.

2. A request was made to take necessary action under Section 11-A of Delhi Development Act 1957 for change of land use as 'commercial' in respect of this cinema. Vide letters dated 30.4.2007, 27.9.2007 and again on 19.10.2007, DDA was requested to examine the matter and furnish its considered views. Reply dated 7.11.2007 received from DDA may please be perused. The reply received is evasive and does not specify the reason/ justification for omission/ deletion of the provision in MPD-2021 which was specifically incorporated in MPD-2001 after a conscious view taken in the matter. In case, this involves change of land use, it is not known why steps to process the case for change of land use was not initiated by DDA.

3. Related to this matter, there is another case of Seble Cinema, Mathura Road, Badarpur, New Delhi. This Cinema was also covered under the six regularised temporary cinemas as per the recommendation of DDA. Seble Cinema vide letter dated 10.5.2007 had represented to this office complaining that no action on their request dated 17.9.2004 was taken for grant of permission for re-errection of a multiplex at the site of the existing Seble Cinema. A report was called for from DDA on 9.10.2007 which has not been received.



4. It has been stated that to make the Cinema Theaters economically viable, the Ministry of Urban Development, issued instructions on 23.2.1993 stating that the Cinema Theaters be allowed to convert the existing Cinema Theaters to commercial use as may be permitted in the District centre or community centre or otherwise under the relevant plan when such theaters are located, subject to the condition that at least 300 seats are retained for cinema theater. This relaxation is subject to the provisions of applicable Building Bye-laws and further subject to the provisions of Delhi Cinematography Act and Rules made thereunder.

5. It has further been stated that in the meeting of the Authority on 19.11.2007, all the non-official members recommended that 13 Cinema Halls which have been functioning for more than 20 years under valid licence from the Government in the recreational use zone should be protected under the Zonal Plan. The LG directed that ground realities and old establishments should be protected as far as possible and the plans corrected accordingly. Vide notes dated 4.3.2009 and 27.4.2009, the Hon'ble LG recorded as under:-

"Considering the fact that temporary cinemas have been in existence for a very long time, it would be best to allow them to continue on permanent basis. Accordingly, the decision of Technical Committee meeting dated 7.12.2008 to allow the temporary Cinema to continue on as is where is basis with existing number seats and following the IRC norms for parking should be conveyed to the Ministry of Urban Development for incorporation of the Zonal Plans."

"Many institutions like schools, hospitals, etc., existing prior to 7.2.2007 are getting regularized on as is where is basis on the ground that they are rendering useful services to the community. Temporary cinemas have been in existence since 1970s as per policy guidelines issued by Home Dept. Delhi Govt. from time to time. Therefore, in the scheme of things, they have a substantially meritorious claim for in-situ regularization."

6. Based on above, DDA vide their letter dated 29.5.2009 conveyed the above decision of LG and requested for incorporation of the following in the draft Zonal Plan already submitted to the Ministry:

Sl.No.	Name of Temporary Cinema	Concerned ZDP
1.	Vijay/ Hans Cinema, GT Karnal Road, Azadpur	Zone-C
2.	Swarn Cinema, Vishwas Nagar	Zone-E
3.	Chander Lok Cinema, Chittaranjan Park	Zone-F
4.	Seble Cinema, Mathura Road	Zone-F
5.	Raj Cinema, Chaukhandi, Tilak Nagar	Zone-G
6.	Lokesh Cinema, Rohtak Road	Zone-K-1

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7. In this connection, it may be mentioned that whereas the proposal of DDA as communicated vide their letter dated 29.5.2009 is for regularization of the above cinemas and their incorporation in the draft ZDPs, the proposal of Hans Cinema and Seble Cinema is for use of part of the premises for commercial use in the form of multiplex as per the decision taken by the Ministry of Urban Development in 1993. Thus, mere regularization of these cinemas is not an issue as it involves permitting part premises for commercial use also, which can be effected only by way of change of land use.

Further, the draft ZDPs sent by DDA to the Ministry incorporating a number of land use changes without seeking approval of the Ministry and which are not in consonance with the procedure outlined in Section 11-A of DD Act is already under examination separately.

8. On the above background, the following proposals are submitted for consideration:-

- (i) To incorporate the regularization of six Cinemas for which proposal has been received from DDA in the relevant ZDPs in case the legality of land use changes proposed in the draft ZDPs without following the procedure in Section 11-A of DD Act is approved by the Competent Authority; alternatively,
- (ii) Approval of the Competent Authority may be solicited for processing the case for change of land use under Section 11-A of DD Act.

Submitted for further consideration please.

[From pg. 9/14 ante]



(P.K. Santra)  
US/DDIB/ 4.8.09

~~Director (DD)~~

In continuation of the note above, the following points may kindly be noted:

1. The basic issue in case of the cinema under question is that the existing land use is not in conformity to run a cinema. In case of Hans cinema (earlier known as 'Vijay'), the land use in MPD 2001 was 'recreational'. In case of Seble cinema, it is 'residential'. Hence, in order to ensure that the cinema is regularized, it is essential to first undertake change of land use.
2. The basic planning principle involved in this case is that cinemas are to be located on lands for community centres or in commercial areas. For this reason, DDA has to undertake the planning exercise for processing the change of land use.

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3. In MPD-2001, these temporary cinemas were listed for regularization. However, no such mention is found in MPD-2021. The reasons for this omission are best known to DDA, since they have not replied on this point.
4. In the case of Hans cinema, the matter has been pursued with DDA since the stage of finalizing of MPD-2021. However, as stated in the preceding paras, DDA has not taken any action to regularize the cinema. From the papers available in file, this cinema has been running since 1976 and was finally granted an Annual Cinematograph Licence by Delhi Police in 1989. The present licence is valid up to January, 2013. It is further noted that a team was constituted by LG, Delhi in 1987 to inspect and study the temporary cinemas in Delhi. During his inspection, Hans cinema (at that time Vijay cinema) was found suitable for consideration for regularization subject to grant of relaxation in respect of front setback and compliance of usual terms and conditions. However, it appears that ever since that time, in view of the issue of change of land use, the matter has not been processed.
5. As informed by DDA, the matter was recently considered by the LG. Based on his decision, DDA has conveyed to the Ministry that the six temporary cinemas are to continue on "as is where is" basis with existing number of following seats and the IRC Norms for parking. DDA has further stated that based on this decision of the LG, the six cinemas including Hans and Seble, located in different zones, are to be incorporated in the draft ZDPs 2021 already submitted to the Ministry for approval.

⊙ F/Y (53)

✓ F/Z (134)  
(FR)

It is not clear why DDA did not consider the regularization or otherwise of these cinemas at the time of finalization of the ZDPs-2021 when this matter has been going on for several years. The exercise of finalizing the ZDPs 2021 has been undertaken in the recent few months. This omission, therefore, is surprising.

6. It may also kindly be noted that the actual proposal of DDA is not clear in terms of how these temporary cinemas are going to be incorporated in the ZDPs. Essentially what the LG has directed to be done is "spot zoning". But the term 'spot zoning' has not been used by DDA here. It may kindly be recalled that in the main file where we have examined the ZDPs-2021 forwarded by DDA for approval of the Central Government, one of the anomalies noticed is spot zoning as a concept, which is not MPD-2021 compliant.

From the aforementioned facts and issues, the only way forward for regularization in the case of these appears to be

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change of land use, and DDA has not sent a proposal u/s 11A of the DD Act, 1957 in this regard. Whether this can be achieved by the ZDP route is yet to be decided, for which the main file is already under consideration of UDM.

May kindly see.

*[Signature]*  
[Sujata Chaturvedi]  
Director (DD)  
06.08.2009

~~JS(DL)~~

The main file indicating the issues involved in finalization of Zonal Plans is under consideration of the UDM. The issue relates to change in land use and, therefore, a view has to be taken whether it is advisable to effect change in land use without following the procedure under Section 11-A of the D.D. Act while finalizing the Zonal Plans of Zones whose Zonal Plans were approved earlier.

*[Signature]*  
(Dr. M.M. Kuttu)  
JS (DL)/7.8.09

~~S(UD)~~

UDM

OFFICE OF UDM

By: 391/F

Date: 10/08/09

Recd. back from  
UDM extra on  
25/11/11

202  
29/1/11

~~JS(DL)~~

For further necessary action  
as ordered by S (UD) vide his  
note dated 21.1.11 placed at F/MM.

*[Signature]*  
Di (mm)

US (IB)

*[Signature]*  
25/1/11

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*[Signature]*  
Min. of Urban Development

Reg. No. - 52

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From: - **ZAHOOR AHMED**  
R/o-2186, AHATA KALEY SAHIB,  
QASIM JAN STREET BALLIMARAN,  
DELHI-110006.  
MOBILE NO.9810120320  
E mail: zahoor@princeindus.com

Dated: 30.04.2012.

To

The Director (Planning),  
Delhi Development Authority,  
(Planning Unit, Zone 'C'),  
New Delhi.

Subject: Representation regarding inclusion of provisions for the continuance of temporary cinemas in MPD-2021 as was existing in MPD-2001 – Case of Hans Cinema, GT Karnal Road, Delhi.

Sir,

Respectfully, I am to state that I am running a Cinema namely Hans Cinema (earlier known as Vijay Cinema) at GT Karnal Road, Delhi for the last over 35 years. In one of the meeting of the Authority held on 10-8-2009 at Raj Niwas, New Delhi, Sh. Subhash Chopra, MLA and Member of the Authority raised the points regarding the temporary cinema halls being allowed to develop like other cinema halls in the city. Hon'ble LG agreed to the suggestion and said that days of cinema halls having 800-1000 seats are gone and that these are not viable today. The Hon'ble Lt. Governor, Delhi said that temporary cinemas have been running with due permission from the Govt. since mid seventies and that these should be allowed to develop on modern lines. A copy of the minutes of the said meeting is enclosed. There is already a policy of the Govt. of India, MOUD, New Delhi for development of cinemas in Delhi vide letter No.K.13011/17/92-DDIB/VA, dated 23.02.1992 (copy enclosed). On the basis of this policy, the permission was accorded by the Govt. of India, MOUD, New Delhi vide letter No.K-13011/17/92-DDIB, dated 19.8.1992 (copy enclosed) for the development of Kamal Cinema at Safdarjung Enclave, New Delhi. The Govt. of India, MOUD, New Delhi vide their letter No.K-13011/17/92-DDIB/VA (copy enclosed) also directed that the permission granted to the Kamal Cinema will be apply mutatis mutandis to all cinema halls who apply for such permission. The Govt. of India, MOUD, New Delhi had also issued a notification vide No.K-13011/17/92-DDIB/VA, dated 25.10.1994 (copy enclosed) whereby the condition of limitation of commercial office in the cinema premises, "upto 20% of the total floor area" was also deleted which means that apart from the mini cinema and the area meant/earmarked for 'public utility' e.g. parking etc., the

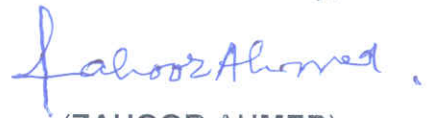
remaining entire area could be commercial. A number of cinemas either on DDA's land or **otherwise** were given permission for development as per the said policy. Natraj Cinema at Moti Nagar and Odeon Cinema at Connaught place are those cinemas which were erected on **private land** but have been developed under the same policy.

The Govt. of India, MOUD, while examining our matter, also of the view that these cinemas may be allowed to develop under the said policy already approved by the Govt. In support, I am enclosing herewith a copy of note of relevant file of MOUD. However, it is strange that said policy of the MOUD is stated to be not applicable on my cinema as the ZDP of Zone C-18 approved under MPD-2021 does not show my cinema.

In view of above, it is my humble request that I may be allowed to develop my cinema namely Hans Cinema at GT Karnal Road, Delhi under the same policy which the MOUD has already formulated by treating me at par with other cinemas of Delhi which is also agreed in principle by the Hon'ble Lt. Governor and MOUD, as referred to above.

Thanking you,

Yours faithfully,



(ZAHOOR AHMED)  
OWNER, HANS CINEMA

Encls: As above.



14  
my (50)

DELHI DEVELOPMENT AUTHORITY

Minutes of the meeting of the Delhi Development Authority  
held on 10<sup>th</sup> August, 2009 at 11.00 A.M. at Raj Niwas, New  
Delhi.

Following were present:

CHAIRMAN

1. Shri Tejendra Khanna  
Lt. Governor, Delhi.

VICE-CHAIRMAN

2. Shri Ashok Kumar

MEMBERS

3. Shri Nand Lal  
Finance Member
4. Shri A.K. Bajaj  
Engineer Member
5. Shri Subhash Chopra, MLA
6. Shri Naseeb Singh, MLA
7. Dr. Harsh Vardhan, MLA
8. Shri Rajesh Gahlot  
Councillor, MCD
9. Shri Sudesh Kumar Bhasin  
Councillor, MCD
10. Dr. M.M. Kuttu  
Jt. Secretary (D&L), MOUD, Govt. of India
11. Shri J.B. Kshirsagar  
Chief Planner (TCPO)

SECRETARY

Shri V.M. Bansal

III. Sh. Subhash Chopra, MLA, and Member of the Authority also raised the point regarding the temporary cinema halls being allowed to develop like other cinema halls in the city.

Hon'ble LG agreed to the suggestion and said that days of cinema halls having 800-1000 seats are gone and that these are not viable today. He said that temporary cinemas have been running with due permission from the Government since mid seventies and that these should be allowed to develop on modern lines.

2. Shri Naseeb Singh pointed out that facilities like Bus Terminal, Dispensary, Sports Complex etc. have not been provided in the IP Estate Extension which has 115 Group Housing Societies. Neither any provision has been made for these facilities in future.

11. The Lt. Governor directed that these are essential facilities and must be provided in the area. He advised the Vice-Chairman to take a meeting on the subject with all the concerned officials.

3. Dr. Harsh Vardhan desired to know the deadline for construction of new DDA Officers Institute at the site which has been cleared by the Screening Committee and wanted to have action taken report on the employee welfare measures approved by the Authority during its Golden Jubilee Year.

11. The Lt. Governor directed that action taken report on all the decisions taken by the Authority towards employees' welfare during the Golden Jubilee year and the status of construction of officers Institute at the site approved by the Screening Committee be put up in the next meeting of the Authority.

66 (61) 58

No.K-P3011/17/92-DDIB/VA  
Government of India  
Ministry of Urban Development  
(Delhi Division)

New Delhi, dated 23<sup>rd</sup> Feb, 1992

To

1. The Administration,  
MDC, Palika Kendra,  
New Delhi
2. The Commissioner,  
MCD, Town Hall, Delhi,  
Delhi
3. The Secretary, DUAC  
Lok Nayak Bhawan,  
Khan Market,  
New Delhi
4. The Executive Officer,  
Delhi Cantonment Board,  
Delhi Cantonment.

Sub: Relaxation of land use in r/o Cinema plots.

Sir,

I am directed to state that the Govt. have considered the problems faced by Motion Picture Exhibitors regarding the economic viability of cinema theatres, with reference to the provisions of the Master Plan and it has been decided that the cinema theatres be allowed to convert the existing cinema theatres to commercial use as may be permissible in the district centre or community centre or otherwise under the relevant plans when such theatres are located, subject to the condition that at least 300 seats are retained for cinema theatre.



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This relaxation is subject to the provisions of applicable building bye-laws and further subject to the provisions of Delhi Cinematographic Act and rules framed thereunder.

Any Plan required by the concerned cinema theatre owners may be examined in the light of the above said decision.

Yours faithfully,

Sd/-

(R.BANNERJI)

Dy. Secretary to the Govt. of India.

Copy forwarded to:-

1. The Vice Chairman, DDA, Vikas Sadan, New Delhi
2. The Under Secretary (IB)
3. The Desk Officer (IA).

①  
NO. K-13011/17/92-DDIB  
Government of India  
Ministry of Urban Development

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Dated the 19th August, 1992

TO

The Delhi Development Authority,  
Vikas Sadan INA,  
NEW DELHI

DIRECTIONS UNDER SEC.41(1) OF DD ACT, 1957

In the matter of petition from M/S. KAPOOR & SONS CO., Kamal Theatre Building, Safdarjung Enclave, New Delhi, for partial change of Kamal Theatre to Mini Cinema-cum-Departmental store/video hall/office.

WHEREAS a representation of M/S. KAPOOR & SONS CO., on the above matter was forwarded to the DDA under Ministry's letter No.J-13036/17/89-DDIB dated 26.3.1992 with the request that the detailed report/comments on the matter may be sent to the Ministry within one week and the DDA were also reminded on the 17th July, 1992, to send the requisite report/comments at an early date.

And WHEREAS the report called for from the DDA has not been received in the Ministry.

Taking into account the provisions of the Master Plan, in particular these regulating commercial areas where cinema theatre are permissible and also taking into account the present day realities and further taking note of the fact that the DDA Committee has agreed to the reduction of capacity to 300 - 500 seats in the matter of another similarly placed cinema theatre.

The Central Government in exercise of the powers under sub section 1 of section 41 of the Delhi Development Act, 1957 hereby directs that M/S. KAPOOR & SONS CO., be permitted to convert the cinema theatre known Kamal Theatre to commercial use subject to condition that atleast 300 seats are retained for cinema theatre and

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Cont'd...2...

  
CPIC/US(17/92)

Ministry of Urban Development

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the remaining area for use of only such purposes as are permissible in the community centre in which the said theatre is situated. The Central Government further directs that these directive of the Central Government be implemented within 15 days from the date of receipt of the directives by issue of an appropriate communication to M/S. KAPOOR SONS & CO. by way of conversion permission-cum-demand letter for such conversion charges, if any, as may be payable in accordance with the normal Rules and that the crucial date for calculating the conversion charges be 25.6.1991.

A report of compliance with the above direction should reach the Ministry within 30 days from the date of receipt of these directions.

Sd/-

( R. BANNERJI )

Dy. Secretary to Govt. of India,

Ph. : 3019230.

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CPIO/USP (11)

Ministry of Urban Development



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No.K-13011/17/92-DDIB/VA  
Government of India  
Ministry of Urban Development

Annexure-2

dated the 27th August, 1992

The Vice-Chairman,  
Delhi Development Authority  
Vikas Sadan, INA  
NEW DELHI

DIRECTIONS UNDER SEC.41(1) OF DD ACT, 1957

In further amplification of directions under Section 41(1) of Delhi Development Act, 1957 dated 19th August, 92 passed by the Ministry of Urban Development on a petition from M/s Kapoor Sons & Co., Kamal Theatre building, Safdarjung Enclave, for partial change of Kamal theatre, the Ministry is further pleased to direct that the provisions of the directions will apply mutatis mutandis to all cinema halls who apply for such permission.

2. The Government of India, as lessor directs that the DDA shall allow applications for conversion of cinema theatres to commercial use subject to the condition that atleast 30% seats are retained for cinema theatre and that the remaining area is used for such purposes as are permissible in a class. centre or community centre, in which the same theatre may be situated. The theatres are permitted to carry out such alterations or modifications in the existing auditoria as may be necessary for the purpose, but subject to the Unified Building Bye-laws.

( R. BANNERJI )  
Dy. Secretary to the Govt. of India  
Ph.3019280

Forwarded to the Secretary, DDA with the request that necessary action may be taken to comply with the directions. (with two copies)

( R. BANNERJI )  
Dy. Secretary (DD)

FAIR COPY

No. K-13011/17/92-DDIB/VA  
Government of India  
Ministry of Urban Development  
...

dated the 27<sup>th</sup> August, 1992

The Vice-Chairman,  
Delhi Development Authority  
Vikas Sadan, INA  
NEW DELHI

DIRECTIONS UNDER SEC 41(1) OF DD ACT, 1957

In further amplification of directions under Section 41(1) of Delhi Development Act, 1957 dated 19<sup>th</sup> August, 92 passed by the Ministry of Urban Development on a petition from M/s Kapoor Sons & Co., Kamal Theatre building, Safdarjung Enclave, for partial change of Kamal Theatre, the Ministry is further pleased to direct that the provision of the directions will apply mutatis mutandis to all cinema halls who apply for such permission.

2. The Government of India, as lessor directs that the DDA shall allow applications for conversion of cinema theatres to commercial use subject to the condition that atleast 300 seats are provided for cinema theatre and that the remaining area is used for such purpose as are permissible in district centre or a Community Centre or otherwise in which the same theatre may be situated. The theatres are permitted to carry out such alterations or modifications in the existing auditoriums as may be necessary for its purpose but subject to the Unified Building Byelaws.

Sd/-  
( R.BANNERJI )  
Dy. Secretary to the Govt. of India  
Ph: 3019230

Copy forwarded to the Secretary DDA with the request that necessary action may be taken to comply with the directions (with two copies).

Sd/-  
( R.BANNERJI )  
Dy. Secretary (DD)

TO BE PUBLISHED IN THE GAZETTE OF INDIA PART-II SEC'  
SUB-SECTION (ii)

No. K-13011/17/92-DDIB/VA  
Government of India  
Ministry of Urban Development  
(Delhi Division)

\*\*\*\*\*

New Delhi, Dated 25/10/94

NOTIFICATION

WHEREAS certain modifications, which the Central Government proposed to make in the Master plan for Delhi-2001, were published with Notice No. F.10(19)/91-MP dated 18.9.93 in accordance with the provisions of section 44 of the Delhi Development Act, 1956 (51 of 1957) inviting objections/suggestions as required by sub-section (3) of Section 11-A of the said Act within thirty days from the date of the said notice;

WHEREAS three objections/suggestions were received from the public with regard to the said proposed modifications which have been considered by the Authority.

AND WHEREAS the Central Government have after carefully considering all aspects of the matter, decided to modify the Master Plan for Delhi/Zonal Development Plan;

NOW THEREFORE, in exercise of the powers conferred by sub-section (2) of Section 11-A of the said Act, the Central Government hereby makes the following modification in the said Master Plan for Delhi with effect from the date of publication of this Notification in the Gazette of India, Part II, Section 3, Sub-section (ii) dated 1.8.94 under sub-heading 'Cinema (0.28)' the following words coming after the words 'commercial office' are deleted:

"Upto 20 per cent of the total floor area."

sd/-  
( S.C. SAGAR )  
Under Secretary to the Govt. of India

To

The Manager  
Govt. of India Press  
Ring Road, Mayapuri  
New Delhi

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Ministry of Urban Development



-2-

Copy to:-

1. The Secretary, DDA, Vikas Sadan, New Delhi (with 20 spare copies)w/r. to their letter No. F.11(1)/91-MP/567 dated 25.7.94 with the request that consequential modifications may be carried out in the Master plan for Delhi and copies thereof may be supplied to the NDMC/MCD/DUAC/T&CPO and other concerned authorities and publicity may be given through press.
2. The chief Secretary, Govt. of NCT of Delhi, Delhi.
3. The secretary (LB), Govt. of NCT of Delhi, Delhi.
4. The Chief Planner, I.P. Estate, New Delhi.
5. The L&DO, Nirman Bhawan, New Delhi.
6. The Member Secretary, NDMC, New Delhi.
7. The Commissioner, MCD, Delhi.
8. The Dy. Secretary (L), M/o U.D., New Delhi.
9. The Information Officer, M/o U.D., New Delhi.
10. The DG, CPWD, Nirman Bhawan, New Delhi.
11. The Secretary, DUAC, Lok Nayak Bhawan, New Delhi.
12. Guard File.
13. Change of Land use file.
14. Lands Division, M/o U.D., New Delhi.

sd/-

( S.C.SAGAR )

Under Secretary to the Govt. Of India

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Ministry of Urban Development

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FR: Pg 134-167/L

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Letter dated 11.6.2009 from Shri Kotla Jaya Surya Prakash Reddy, MP(Lok Sabha) enclosing therewith a request from Shri Zahoor Ahmed, Delhi for regularization of Hans Cinema (earlier Vijay Cinema), G.T. Karnal Road, Azadpur, Delhi and its incorporation in the ZDP of Zone-C may please be perused. On the same issue, letter dated 29.5.2009 from DDA conveying the decision of Hon'ble LG for incorporating six temporary Cinemas in different zones on the basis of 'as is where is basis' may also please be perused.

The issue was earlier examined vide notes on 4-7/N. In brief, the facts of case is that the Cinema in question has been operating since 1976 based on a temporary Cinematograph Licence issued. The cinema remained in operation under the authority of stay granted by the Hon'ble High Court of Delhi against refusal of the licencing Authority to renew the temporary licence. Subsequently, based on the Intervention of LG, a Committee was constituted and based on the recommendations of the committee, the LG approved regularisation of 6 temporary cinemas (including Vijay Cinema, now known as Hans Cinema) in 1988. One of the conditions stipulated for regularization provided for maximum sitting capacity of 300 seats and regularisation of these temporary cinemas by processing change of land use of site to 'commercial' as per Section 11-A of the Delhi Development Act 1957 and approval of the plan as per building norms/ standard. Subsequently, these conditions were included in the MPD-2001. The name of the Vijay Cinema were changed as Hans Cinema in 2000 and Annual Cinematograph Licence issued by the Licensing Authority is valid up to 6.1.2013. There is however no reference of permitting continuation of these temporary cinemas in the MPD-2021. Apparently, DDA did not take any action under Section 11-A of Delhi Development Act 1957 for change of land use.

2. A request was made to take necessary action under Section 11-A of Delhi Development Act 1957 for change of land use as 'commercial' in respect of this cinema. Vide letters dated 30.4.2007, 27.9.2007 and again on 19.10.2007, DDA was requested to examine the matter and furnish its considered views. Reply dated 7.11.2007 received from DDA may please be perused. The reply received is evasive and does not specify the reason/ justification for omission/ deletion of the provision in MPD-2021 which was specifically incorporated in MPD-2001 after a conscious view taken in the matter. In case, this involves change of land use, it is not known why steps to process the case for change of land use was not initiated by DDA.

3. Related to this matter, there is another case of Seble Cinema, Mathura Road, Badarpur, New Delhi. This Cinema was also covered under the six regularised temporary cinemas as per the recommendation of DDA. Seble Cinema vide letter dated 10.5.2007 had represented to this office complaining that no action on their request dated 17.9.2004 was taken for grant of permission for re-erection of a multiplex at the site of the existing Seble Cinema. A report was called for from DDA on 9.10.2007 which has not been received.



4. It has been stated that to make the Cinema Theaters economically viable, the Ministry of Urban Development, issued instructions on 23.2.1993 stating that the Cinema Theaters be allowed to convert the existing Cinema Theaters to commercial use as may be permitted in the District centre or community centre or otherwise under the relevant plan when such theaters are located, subject to the condition that at least 300 seats are retained for cinema theater. This relaxation is subject to the provisions of applicable Building Bye-laws and further subject to the provisions of Delhi Cinematography Act and Rules made thereunder.

5. It has further been stated that in the meeting of the Authority on 19.11.2007, all the non-official members recommended that 13 Cinema Halls which have been functioning for more than 20 years under valid licence from the Government in the recreational use zone should be protected under the Zonal Plan. The LG directed that ground realities and old establishments should be protected as far as possible and the plans corrected accordingly. Vide notes dated 4.3.2009 and 27.4.2009, the Hon'ble LG recorded as under:-

"Considering the fact that temporary cinemas have been in existence for a very long time, it would be best to allow them to continue on permanent basis. Accordingly, the decision of Technical Committee meeting dated 7.12.2008 to allow the temporary Cinema to continue on as is where is basis with existing number seats and following the IRC norms for parking should be conveyed to the Ministry of Urban Development for incorporation of the Zonal Plans."

"Many institutions like schools, hospitals, etc., existing prior to 7.2.2007 are getting regularized on as is where is basis on the ground that they are rendering useful services to the community. Temporary cinemas have been in existence since 1970s as per policy guidelines issued by Home Dept. Delhi Govt. from time to time. Therefore, in the scheme of things, they have a substantially meritorious claim for in-situ regularization."

6. Based on above, DDA vide their letter dated 29.5.2009 conveyed the above decision of LG and requested for incorporation of the following in the draft Zonal Plan already submitted to the Ministry:

Sl.No.	Name of Temporary Cinema	Concerned ZDP
1.	Vijay/ Hans Cinema, GT Karnal Road, Azadpur	Zone-C
2.	Swarn Cinema, Vishwas Nagar	Zone-E
3.	Chander Lok Cinema, Chittaranjan Park	Zone-F
4.	Seble Cinema, Mathura Road	Zone-F
5.	Raj Cinema, Chaukhandi, Tilak Nagar	Zone-G
6.	Lokesh Cinema, Rohtak Road	Zone-K-1

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Ministry of Urban Development



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7. In this connection, it may be mentioned that whereas the proposal of DDA as communicated vide their letter dated 29.5.2009 is for regularization of the above cinemas and their incorporation in the draft ZDPs, the proposal of Hans Cinema and Seble Cinema is for use of part of the premises for commercial use in the form of multiplex as per the decision taken by the Ministry of Urban Development in 1993. Thus, mere regularization of these cinemas is not an issue as it involves permitting part premises for commercial use also, which can be effected only by way of change of land use.

Further, the draft ZDPs sent by DDA to the Ministry incorporating a number of land use changes without seeking approval of the Ministry and which are not in consonance with the procedure outlined in Section 11-A of DD Act is already under examination separately.

8. On the above background, the following proposals are submitted for consideration:-

- (i) To incorporate the regularization of six Cinemas for which proposal has been received from DDA in the relevant ZDPs in case the legality of land use changes proposed in the draft ZDPs without following the procedure in Section 11-A of DD Act is approved by the Competent Authority; alternatively,
- (ii) Approval of the Competent Authority may be solicited for processing the case for change of land use under Section 11-A of DD Act.

Submitted for further consideration please.

[From pg. 9/14 ante]

(P.K. Santra)  
US/DDIB/ 4.8.09

Director (DD)

In continuation of the note above, the following points may kindly be noted:

1. The basic issue in case of the cinema under question is that the existing land use is not in conformity to run a cinema. In case of Hans cinema (earlier known as 'Vijay'), the land use in MPD 2001 was 'recreational'. In case of Seble cinema, it is 'residential'. Hence, in order to ensure that the cinema is regularized, it is essential to first undertake change of land use.
2. The basic planning principle involved in this case is that cinemas are to be located on lands for community centres or in commercial areas. For this reason, DDA has to undertake the planning exercise for processing the change of land use.

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Ministry of Urban Development

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3. In MPD-2001, these temporary cinemas were listed for regularization. However, no such mention is found in MPD-2021. The reasons for this omission are best known to DDA, since they have not replied on this point.
4. In the case of Hans cinema, the matter has been pursued with DDA since the stage of finalizing of MPD-2021. However, as stated in the preceding paras, DDA has not taken any action to regularize the cinema. From the papers available in file, this cinema has been running since 1976 and was finally granted an Annual Cinematograph Licence by Delhi Police in 1989. The licence is valid up to January, 2013. It is further noted that a team was constituted by LG, Delhi in 1987 to inspect and study the temporary cinemas in Delhi. During his inspection, Hans cinema (at that time Vijay cinema) was found suitable for consideration for regularization subject to grant of relaxation in respect of front setback and compliance of usual terms and conditions. However, It appears that ever since that time, in view of the issue of change of land use, the matter has not been processed.
5. As informed by DDA, the matter was recently considered by the LG. Based on his decision, DDA has conveyed to the Ministry that the six temporary cinemas are to continue on "as is where is" basis with existing number of following seats and the IRC Norms for parking. DDA has further stated that based on this decision of the LG, the six cinemas including Hans and Seble, located in different zones, are to be incorporated in the draft ZDPs 2021 already submitted to the Ministry for approval.

① F/Y (53)

✓ F/Z (134)  
(FR)

- It is not clear why DDA did not consider the regularization or otherwise of these cinemas at the time of finalization of the ZDPs-2021 when this matter has been going on for several years. The exercise of finalizing the ZDPs 2021 has been undertaken in the recent few months. This omission, therefore, is surprising.
6. It may also kindly be noted that the actual proposal of DDA is not clear in terms of how these temporary cinemas are going to be incorporated in the ZDPs. Essentially what the LG has directed to be done is "spot zoning". But the term 'spot zoning' has not been used by DDA here. It may kindly be recalled that in the main file where we have examined the ZDPs-2021 forwarded by DDA for approval of the Central Government, one of the anomalies noticed is spot zoning as a concept, which is not MPD-2021 compliant.

From the aforementioned facts and issues, the only way forward for regularization in the case of these appears to be

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Ministry



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change of land use, and DDA has not sent a proposal u/s 11A of the DD Act, 1957 in this regard. Whether this can be achieved by the ZDP route is yet to be decided, for which the main file is already under consideration of UDM.

May kindly see.

*[Signature]*  
[Sujata Chaturvedi]  
Director (DD)  
06.08.2009

~~JS(DL)~~

The main file indicating the issues involved in finalization of Zonal Plans is under consideration of the UDM. The issue relates to change in land use and, therefore, a view has to be taken whether it is advisable to effect change in land use without following the procedure under Section 11-A of the D.D. Act while finalizing the Zonal Plans of Zones whose Zonal Plans were approved earlier.

*[Signature]*  
(Dr. M. M. Kuttu)  
JS (DL)/7.8.09

~~S(UD)~~

*[Signature]*  
10/8

UDM

OFFICE OF UDM

Dr. P. 39/11

Date 10/28/09

Need back from  
UDM extra on  
25/11/11

202  
29/1/11

~~JS(DL)~~

For further necessary action  
as ordered by S (UD) vide his  
note dated 21.1.11 placed at F/MM.

*[Signature]*  
Di/Comm

US(1B)

*[Signature]*  
25/1/11

Certified Copy Supplied to: [ ]

*[Signature]*  
Minister

*[Signature]*  
27/1/11