

दिल्ली विकास प्राधिकरण

अनुभाग Master Plan

प्रतिल संख्या Fi (23)/86-MP

दिखावा

पत्रव्यवहार

विषय

Minutes of the meeting of Tech. Committee
Held on 22.8.86.

दिखावे सदस्य

बाद के सदस्य

DELHI DEVELOPMENT AUTHORITY
(DEV. CONTROL & BLDG.)

उपाध्यक्ष कार्यालय

V.C.S OFFICE

अन सं.

Sl. No.

दिनांक

Date

5039-7
28/8/86

No. PA/Dir. (DC&B)/86-10

Dated: 26.8.86

Placed below are the minutes of the meeting
of the Technical Committee held on 22.8.86 at 10.15
A.M. in the Conference Room, 5th floor, Vikas Minar
for V.C.'s kind approval.

148771
11/9/86
V.C.

Approved

Gm
26.8.86

S.C. Gupta
(S.C. GUPTA)
DIRECTOR (DC&B)
26.8.86

10430003
11/9/86

Dir (D+C)

21/9/86
for CMB

S.C. Gupta
21/8/86

For very quick action.

21/9/86

ut III

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

The following were present in the meeting of
Technical Committee held on 22.8.86.

DELHI DEVELOPMENT AUTHORITY:

1. Sh. Om Kumar, Vice-Chairman (Chairman)
2. Sh. Manjit Singh, Commr. (S&S)
3. Sh. R. G. Gupta, Director (CP).
4. Sh. S. C. Gupta, Director (DC&B).
5. Sh. Om Parkash, Director (Works).
6. Sh. T. S. Punn, ~~Asst.~~ Chief Architect.
7. Sh. P. C. Jain, Project Planner (Rohini).
8. Sh. Vijay Risbut, Jt. Project Planner (Rohini).
9. Sh. Pardeep Behari, Dy. Director (ZP).
10. Sh. Parkash Narain, Dy. Director (PPW).
11. Sh. R. K. Jain, Dy. Director (PPW).
12. Sh. D. K. Saluja, Dy. Director (CP).
13. Sh. C. P. Rastogi, Dy. Director (MP). (Convenor)

NEW DELHI MUNICIPAL COMMITTEE:

14. Sh. Surinder Singh, Elect. Deputt.
15. Sh. R. N. Mathur, Suptdg. Engineer(Elect.)

MUNICIPAL CORPORATION OF DELHI:

16. Sh. D. D. Mathur,
Town Planner.

DELHI URBAN ARTS COMMISSION:

17. Sh. R. K. Goyal, Secretary.
18. Sh. J. J. S. Majithia, A.S.(T).

LAND & DEVELOPMENT OFFICE:

19. Sh. L. D. Ganotra, Engg. Officer.

DELHI STATE CIVIL SUPPLY.

20. Sh. X. K. Mahto, S. M.
21. Sh. Maluk Singh, D.M.

CONTD.....

POLICE DEPARTMENT:

22. Sh. H. P. S. Virts, A.C.P.(Traffic).

DELHI ADMINISTRATION:

23. Sh. D. C. Misra, Development Commissioner.

P.W.D., DELHI ADMN.

24. Sh. F. L. Mongia, A.E.(PWD) XV.

Sh. G. N. Bajaj, Ex. Engr., P.W.D. XX

SPECIAL INVITEES:

DELHI ELECTRIC SUPPLY UNDERTAKING.

26. Chief Engineer.

27. Sh. S. P. Aggarwal, S.E.(400 KV).

28. Sh. G. G. Sinha, XEN (400 KV)

29. Sh. V. K. Sakhuja, Ex. Engg.

30. Sh. K. Das Munshi, Chief Engg. N. Rly.

31. Sh. P. D. Gupta, Dy. Chief. Engg., N. Rly.

32. Sh. M. K. Batra, Dy. Chief Engg., I
(Rly. (OIS).

33. Sh. U. R. Chopra, Addl. Ex. Dir. I.M.

34. Sh. S. Kumar, Architect Rly.s

35. Sh. Ranjit Singh, Jt. Chief Manager.

DIRECTORATE OF HEALTH SERVICE, DELHI ADMN.

36. Dr. S. S. Sarkar, Addl. Director.

37. Dr. T. C. Bordela, M.O.

38. Sh. J. S. Pariha, Research Officer (Plg.).)

)
)
) For Item
No. 26.

)
)
) For Item No.
28.

)
) For item no.
25.

DELHI DEVELOPMENT AUTHORITY
(DEV. CONTROL & BUILDING)

DRAFT MINUTES OF THE MEETING OF THE TECHNICAL COMMITTEE
HELD ON 22.8.86 AT 10.30 A.M. IN THE CONFERENCE ROOM,
5TH FLOOR, VIKAS MINAR, NEW DELHI.

The Minutes of the earlier meeting of the
Technical Committee held on 8.8.86 were read and
approved for taking further necessary action.

ITEM NO.1 : Gas Turbine Power Project discussed by
D.E.S.U. (F.6(1)/86/MP).

Already covered in the meeting held on
8.8.86.

ITEM NO.2: Development of Cremation Ground at Village
Lado Sarai (F.3(100)/85-MP).

Technical Committee desired that in the first
instance, Health Deptt. of M.C.D. may be consulted to
find out whether the Cremation ground is a duly notified
site for this purpose, if so, the details may be obtained.

ITEM NO.3: Proposal for setting up a Medical Centre for
the Medical Television Project.
(F.13(7)/84-MP)

Technical Committee examined the proposal for
setting up a 'Medical Centre' within Scindia Potteries Complex
and keeping in view the land use shown in the Master Plan/
Zonal Plan (b) matter about acquisition of land ^{being} ~~is~~ subjudice,
did not agree for a 'NOC' for the proposed activities.

- ITEM NO.4 : 1) Change of land use of area measuring 7.5
hectares from Agricultural Green Belt to
Residential and Facility Centre, SFS Houses
near Gitanjali Enclave, Opposite Saket)
(File No.F.29(3)/86-MP.
- 2) Change of land use of an area 0.5 hect. from
Institutional to Residential(120 houses) near
Adchini, NCERT.
File No.F.20(5)/86-MP.
- 3) Change of Land use from Agricultural land to
residential (Janta and LIG Houses) at Pulpahladpur
(File No.F.20(6)/86-MP)

Technical Committee examined all the cases and
took the following decisions:

- 1) Site under reference is marked as 'Facility Centre'
in Delhi Perspective-2001 and therefore cannot be changed for
'Residential use'.

contd..

P. don't make
basic mistake
on figures!

2) This being a small pocket, measuring 0.5 hectares and is in the vicinity of the Alkhini Village, may be used for residential use for construction of ^{tenements} ~~flats~~ at the rate of ⁶⁰ 500 per acre for which the administrative approval be separately obtained by Commissioner (SUJ).

3) This site is located in Agricultural green belt and therefore not agreed for construction of residential flats.

ITEM NO.5 : Alignment plan for Road No.4 connecting Ring Road and outer Ring Road near RSC 22.
File No.F.5(30)/44-MP.

P&D engineers were present in the meeting and they observed that the scheme is feasible at site. Technical Committee, therefore, recommended that the proposed alignment plan be approved subject to :-

i) Clearance of the Sewerage and Water Supply Undertaking of MCD as portion of Service Road is passing over the gravity duct and P&D will provide RCC slab with 'A' class loading.

ii) Delhi Administration will transplant the existing trees falling in the main carriage way.

iii) About 500 to 600 more trees will be planted along the road to compensate cutting of trees involved in the proposal.

ITEM NO.6 ^{genl} : Three sites occupied by WDC for Electric sub-station behind 6,25 and 172, Jor Bagh, New Delhi.
File No.F.20(25)/35-MP

WDC Chief Engineer (Electricity) who was present in the meeting explained that these are three existing 11-KV Sub-station located in Jor Bagh Colony. These sites have been regulated by L&DO. 'NOC' is required from DDA to construct pucca structure. The Technical Committee examined the proposal and keeping in view that there are no alternate sites available, agreed to allow the existing sub-station with to be replaced by a suitable structure subject to that the proposed structure should be bare minimum in size after ensuring uniform width of service lanes all round so as this may not be a hindrance to the traffic (b) To ensure fire safety, Chief Fire Officer may be consulted (c) the design of the proposed sub-station be got approved from Delhi Urban Art Commission (d) reduce the height of the structure above road level by partly constructing the structure underground.

ITEM NO.7 : Acquisition of Land for construction of godowns by the Delhi State Civil Supplies Corporation.
File No. A-534).

Shri Mehta was present and explained that for the Karawal Nagar site now they are not interested as there have been

number of encroachments.

Regarding the site for Siraspur, located at G.T. Road in North Delhi, he explained that as the site identified by Delhi State Civil Supplied Corporation is located in the area earmarked for godowns and wholesale trade in the notification published on 6.4.85, they may be allowed to acquire 10 acres of land for this purpose. Technical Committee discussed this proposal and recommended for approval the site measuring 10 acres for godowns.

ITEM NO.9 : Intersection design of Road No.40 with Kalidas Marg and Junction design of Chander Shekhar Azad Marg with Kalidas Marg.
File No.F.5(20)/83-MP(Pt.I).

The Technical Committee examined the proposal and recommended for approval the proposed intersection design subject to that the implementation agency will ensure that trees uprooted are minimum and more trees are planted in the nearby area.

ITEM NO.12: Request from IBF Co. for resitment/upgradation of the existing utility pump at Narela, Lampur Road to Narela Bawana Road. F₂(8)/83-MP.

Director(CP) explained that detailed plan for Narela is being prepared. The Technical Committee desired that the case be put up again.

ITEM NO.18 : Change of land use from 'Green' to 'Residential' (SPS) Houses DDA at Chitorni.
File No.F.20(19)/86-MP.

The Technical Committee did not favour ~~the~~ exchange of land use to 'residential' ~~use~~ and desired that alternate use of the land, keeping in view its location and physical conditions at site, be suggested.

ITEM NO.20 : Permanent acquisition of land for construction of Guide Bunds to facilitate drainage into Karawal Nagar Drain and Trunk Drain No.1 of Shahdra Area in village Karawal Nagar & Johripur.
File No.PPW/Infr./86/87.

The Technical Committee examined the proposal of the flood deptt. Delhi Admn., for strip of land, measuring 7.31 acres in Karawal Nagar and 0.94 acres in Johripur Village required for construction of guide Bunds and noted that there is no objection for the acquisition of the same.

ITEM NO.22 : Allotment of gas godown sites in Rohini Project.
File No.F.13(102)/85/CRC/DD(Pt.).

The Technical Committee desired that in the first instance sites be got approved from Chief Fire Officer, Delhi Fire Services and from Inspector of Explosives from safety point of view as these sites ^{are} located in the vicinity of residential area.

The Technical Committee also desired that feasibility be also examined whether site could be located underground.

ITEM NO.23 : Allotment of land for construction of underground tank and booster pumping station for Pahari Bhiraj area opposite Idgh.

File No. S 23(1)/83-Instl.

The item was withdrawn.

ITEM NO.24 : Gas Godown sites behind Circular Road Chanakypuri.

File No. F.16(14)/86.

The item was postponed.

ITEM NO.25 : Change of land use from 'agricultural green belt' to 'institution' (Dispensary) in Pindiwalan Kalan, Shahabad, Mohammadpur, Delhi.

File No. F.20(13)/86-MP.

The representative of Directorate of Health Services was present and explained their proposals.

The Technical Committee recommended for approval, the proposal for a dispensary in 'Village Pindiwalan' on the site proposed. However, for a dispensary at Shahabad, Mohammadpur, Technical Committee desired that provided in the detailed plan, to be prepared for Papan Kalan Area.

ITEM NO.26 : No Objection for land use for 400 KV sub-station at Bawana, Delhi.

File No. F.6(3)/86-MP.

The representative of RDSU was present and explained the project. Technical Committee agreed in principle for 400 Kev. C/30a. on the site proposed, measuring (550 ~~M~~ M. x 750 M) as the site earlier approved was near to the 'Air Force Helipad' and required clearance was not available. However, the Technical Committee desired that a layout plan of the total site be got approved from DUNC and alignment plan for High tension line be worked out and be got approved.

ITEM NO.27 : Shifting of the stone crushers from Lal Kuan Mehrouli Badarpur Road to Jamanal, Delhi.

File No. F.3(97)/86-MP.

Postponed.

ITEM NO.28 : Proposal for (a) Change of land use from (Distt. Park/Open space) 'Recreation to 'office use' (Freight Operation Computer Complex) for Indian Railways (SE).
(b) Change of land use for 'Circulation' (Railway and Railways Station) to Park (Recreational) Zone 2-12 (Chanakypuri) and Se-21 (Sarojini Nagar) area.

File No. F.23(17)/86-MP.

Representatives of Railway's were present. They explained ^{the} ~~that~~ case in detail. It was explained to them that on site on Ring Road a 'Computer Complex' as ^{was} ~~proposed~~ ^{earlier was also} ~~is~~ not permitted because the land use of that site was earmarked as Circulation (Railways & Railway Station). Whereas 'Computer Complex' as proposed involves change of land use to 'office use category'.

2. ^{by the representatives of Railways} It was ~~also~~ explained in the meeting that other sites are not feasible because of (i) distance factor from Rail Bhawan & Baroda House (ii) Non-availability of land at Minto Road, State Entry Road, Sarai Rohila & Tuglakabad (iii) the project ^{is} a time bound project and change to other site may delay the project.

3. The Technical Committee noted that even for the proposed site, change of land use required from 'District Park' to 'office use' and the processing will take some time. Also there is no clearance from the Ministry of Urban Development for allotment of this site and change of land use from 'District Park' to Office. The E.O. ^{of} ~~and~~ L&DO confirmed that they have not taken any decision so far for change of land use and allotment of this site. Any other alternative site was not acceptable to the Railways, Chairman desired that he would like to study this case in depth and therefore will require some time.

FOR THE V.C.

DELHI DEVELOPMENT AUTHORITY
MASTER PLAN SECTION
VIKAS MINAR, I.P. ESTATE
NEW DELHI

Agenda for the meeting of the Technical
Committee to be held on Friday the 22nd Aug. 1986
at 10.15 A.M. Vikas Minar, I.P. Estate, New Delhi

S.No.	Subject	Page No.
1.	Gas Turbine Power Project by Discussed DESU (F.6 (1) /86/MP (Postponed) 8.8.86	1
2.	Development of cremation ground at village Lado Sarai (F.3 (100) /85/MP (Postponed)	2
3.	Proposal for setting up a Medical Centre for the Medical Television Project. (F.13 (7) /84/M.P.) (Postponed)	3
4.	Change of land use of area measuring 7.5 hect. from Ag- ricultural Green Belt to Re- sidential Facility Centre SFS Houses near Gitanjali Enclave Opp. Saket (F.20 (3) /86/M.P. (Postponed)	4-5
5.	Alignment plan of road no. 4 connecting Ring Road and Outer Ring Road near ROB-22. (F.5 (39) /84/M.P.)	6-7
6.	Three sites occupied NDMC for Electric Sub-Station behind 6, 25 and 172, Jor Bagh, New Delhi (F.20 (25) /85/M.P.	8
7.	Acquisition of land for construction of godowns by the Delhi State Civil Supplies Corporation (A-534)	9
8.	Approval of route for the proposed -Discussed 33 KV U/G Cable from Indoor Stadium 8.8.86 grid sub-station of Delhi Gate Grid sub station. (F.6 (13) /85/M.P.	10
9.	Intersection design of Road No. 40 with Kalidas Marg and junction design of Chander Shekar Azad Marg with Kalidas Marg (F.5 (20) /83/MP (Pt.I)	11
10.	Approval of route for the pro- posed 2 nos. 33 KV Cables from Rohtak Road 220 KV S/station to Swantrata Bharat Mills 33 KV Sub Station of DESU. (F.6 (12) /85/M.P.	Discussed 12 8.8.86

11. Extension of existing 33 KV Discussed 13
U/G cables from near 'X' shape 8.8.86
railway bridge upto the proposed
Gas Turbine Station near I.P.
station. (F.6(23)/85/M.P.)
12. Request from I.B.P.Co. for re- 14 to 15
sitement/up-gradation of the
existing utility pump at
Narela Bawana Road
(F.7(8)/83/M.P.)
13. No objection certificate Discussed 16
for acquisition of land 8.8.86
measuring 90 acres at vill-
age Chhawla (F.14(4)/85/GRC/DDA)
14. Change of land use of about Discussed 17 to 18
70 acres of land from 'Agri- 8.8.86
cultural Green Belt' to LPG
Gas Godown' at Madan Puri
Khadar, Delhi. (F.20(18)/86/MP)
15. Allotment of additional land Discussed 19
for 66 KV S/stn. at civil 8.8.86
lines. (F.6(12)/83/M.P.)
16. Development plan of the pre- Discussed 20
mises based to Aggarwal Jain 8.8.86
Temple Society, Jai Singh
Pura, New Delhi.
(F.3(12)/64/M.P (Pt.))
17. Request from DESU for lease Discussed 21
of 4.475 acres of land for 8.8.86
the expansion of existing
33 KV switchyard out of
S.No. 211 and 212 Dhaula Kuan,
New Delhi.
18. Change of land use from 'Green' 22
to 'Residential' (SFS Houses,
DDA) at Ghitori, Delhi
(F.20(19)/86/M.P.)
19. Proposal for a 100 bedded hospital-Discussed -23
in Bawana Village (F.20(12)/85/MP) 8.8.86
20. Permanent acquisition of land 24
for construction of Guide
Bunds to facilitate drainage
into Karawal Nagar drain and
Trunk Drain no. 1 of Shahdara
Area in village Karawal Nagar
& Johripur. (PPW/INFRA/86/87)

8

21. Change of land use from 'Green' to 'Institutional' (Educational) about 100 acres of land for Indira Gandhi National Open University near Madan Garhi, New Delhi. (F.20(11)/86-MP) Discussed 25 to 8.8.86 26
22. Allotment of Gas Godown sites in Rohini Project (F.13(102)/85/CRC/DDA (P t)) 27
23. Allotment of land for construction of under ground tank and booster pumping station for Pahari Dhiraj opp. Idgah. S 23(1)/83-Instl. 28
24. Gas Godown sites behind Circular Road (F.16(14)/86/M.P.) 29
25. Change of land use from 'Agricultural Green Belt' to 'Institutional' (Dispensary) in Pindwala Kalan, Shahbad, Mohammadpur, Delhi (F.20(13)/86/M.P.) 30
26. No objection for land use for 400 kv s/stn. at Bawana Delhi. (F.6(3)/86/M.P.) 31
27. Shifting of the stone crushers from Lal Kuan Mehrauli Badarpur Road to 'Jumandal', New Delhi. (F.3(97)/69/M.P.) 32 to 33

28. Change of land use
- a) for computer complex (Rly.) 34 to 36
- b) For Samrat Vaidya (No. F.20(17)/86-M.P.)

Subj: Gas Turbine-Power-Project by D.E.S.U.
File No. F 6(1)/86-M.P.

....

A reference has been received from General Manager (DESU) regarding the establishment of 6x30 MW gas turbine opposite J.P. Estate DTC Depot New Delhi as shown in the plan laid on the table. He has brought out that to meet the power requirement and to make regular supply of power in case of emergency, Govt. of India took a decision to have gas turbines installed in Delhi and consultancy work was assigned to CEA. GM(DESU) has informed that project has been cleared by Planning Commission and Public Investment Board. It was subsequently cleared by the cabinet.

2. The salient feature as mentioned by him is as follows :

- (i) There would not be any water pollution hazard as Turbines are to run on petroleum liquid fuel.
- (ii) Air pollution would be within the limits prescribed by Central Pollution Control Board.
- (iii) The noise level with all six numbers of machines running would be of the order of 73 db(a).
- (iv) There would only one small single storey building housing all control and switch gear equipment.
- (v) No addl. land is required for the project beyond what is already under the possession of DESU.

3. The proposal has been examined in the PPW and it has been observed that as per the Master Plan for Delhi Perspective-2001, the area has been earmarked for recreational use. It has been said that there would be no water pollution hazard and also the air pollution will be within the limits prescribed by Central Pollution Control Board. But as already there is a lot of air pollution because of 'C' Thermal Power Station located adjacent to it even the limited pollution by the Gas Turbines combined with the Thermal Power Station may not be desirable as shown in the plan laid on the table (P 4-3/CR)

4. The matter is placed before the Technical Committee for consideration.

ITEM NO: 2
DATED

SUI. Development of Cremation Ground at
Village Lado Sarai.
File No. F3(100)/85-MP.

Arch./Planning of the Slum Wing has informed that Addl. Commr. Co-ordn. (DDA) and Sh. Prem Singh, Executive Councillor (Dev.) inspected the area around Village Lado Sarai in Feb., 1985 for development of a regular cremation ground site in the area. During the inspection they agreed that the make shift open cremation ground which is existing in the south of Village Lado Sarai near the Old monument be converted into a regular 'cremation ground'. Accordingly, the Arch./Planning Office Slum Wing prepared the Detailed Proposal for the development of this cremation ground on the said existing site, which have been agreed to by the City Planning Wing. The site is marked on the copy of the Survey Plan of the area, which is laid on the table. According to the Master Plan/Zonal Plan and also as per the P.D.P.-2001, the site falls in the area proposed for "District Park/Play Ground/Open Spaces." The proposal has been examined in this office and the conversion of the existing temporary cremation ground into a regular site is agreed upon.

2. The proposal is put-up for consideration of Technical Committee.

whether notified or not notified

ITEM NO:
DATED

3.

3.

SUB: Proposal for setting-up a Medical Centre
for the Medical Television Project.
(File No. F13(7)/84-MP).

A proposal has been received from Dr. (Mrs.) Ragini Jain of Jain Medical Centre, ND.E Part-II, for setting-up a Medical Centre for the Medical Television Project, within the premises known as 'Scindia Potteries Complex' on Ring Road, Sarojini Nagar, New Delhi. The objective of the Project is to make the television and video technology for dissemination of information for the promotion of health, prevention of diseases and popularization of family planning practices despite providing of quality medical care services to various hospitals and institutions. Dr. (Mrs.) Jain has informed that $\frac{1}{4}$ acre of land has been allotted to them by the Haryana Government in Udyog Vihar, Gurgaon, located at Delhi Haryana Border about 7 kms. from Palam. It will take about 2 years to complete the building and to shift to that premises. And therefore, requested that 'temporary permission' for a period of 2 years be granted to use the part premises (existing buildings area) in the above premises. It has also been consented that the requisite charges, if any, levied by DDA will be paid.

The site proposed for this project is about 1.79 acres having built-up area of about 4550 sq.ft. and is located in zone D-21 of Delhi Master Plan. The land use of the premises in question, in Master Plan/Zonal Development Plan, after widening of Ring Road to 210 ft., is shown for 'Public & Semi-Public Facilities' for education and research institutions. The Zonal Plan of this area is yet to be approved and notified by the Central Government. The land in question stands notified under section (6) of the Land Acquisition Act and is a sub-judice matter, pending in the Hon'ble Supreme Court in respect of Scindia Potteries Complex, mainly on the issue of Section 53 of Delhi Development Act, 1957.

3. The proposal is placed before the Technical Committee for its consideration.

Not agreed

Item No. 4

Chief Engineer/Chief Architect, D.D.A. have proposed certain sites for D.D.A. Housing schemes. These schemes involve change of land use and their details are described below:

- 1) Change of land use of area measuring 7.5 hectares from Agricultural Green Belt to Residential and Facility Centre, SFS Houses near Gitanjanli Enclave, opposite Saket.
(File No. F.20(5)/86-MP).

The proposal forwarded by Chief Engineer (SFZ) DDA (Appended at Appendix 'A') is regarding utilisation of 7.5 hectares of land near Gitanjanli Colony, opposite Saket for the construction of SFS Houses under D.D.A.'s Housing Programme (Detailed layout plan laid on the table).

The proposal has been examined. The land under reference falls in zone F-10 and forms part of Master Plan Recreational (Green) as per the approved Zonal Dev. Plan/Master Plan. In the draft Perspective Development Plan 2001, this land is marked for Facility Centre under Public and semi-public facilities.

- 2) Change of land use of an area 0.5 acres from Institutional to Residential (120 Janta Houses) near Adhchini, NCERT.
(file No. F.20(5)/86-MP).

The proposal forwarded by Suptdg. Engineer, DDA (appended at appendix _____) is regarding utilisation of 0.5 hectares of land lying vacant near village Adhchini for the construction of Janta Houses under D.D.A.'s Housing Programme. The proposal consists of 120 Janta Houses with the density of 240 dwelling units per hectare (1080 persons per hectare). The detailed layout plan is laid on the table). The location of the land is as under:

North and West	-	Boundary of NCERT.
East	-	Old monuments with its frontage on the main mehrauli Badarpur Road.
South	-	A small Ashram.

The proposal has been examined. This is a case of land located between the boundary of NCERT and village Adhchini. The land is highly prone to encroachments, and the village

villagers are using this land for stocking and collection of cowdungs etc. The land under reference falls in zone F-11 and forms part of institutional land use (research institutions/special institutions), as per Zonal Development Plan/Master Plan. As per PDE 2001 also, this land is shown for public and semi-public facilities (institutional).

- 3) Change of land use from Agricultural land to residential (Janta and LIG Houses) at Pulpahladpur.
(file No. F.20(6)/86-MP).

The proposal regarding the vacant land measuring 3.38 hectares near Pulpahladpur has been forwarded by Additional Chief Architect, D.D.A. (appended at app.____) It has been decided by D.D.A. to utilise this land for the construction of Janta/LIG houses under D.D.A.'s Housing programme. The proposal consists of 608 Janta and 128 LIG houses with the density of 218 dwelling units per hect. i.e. 981 person per hectare. (detailed layout plan laid on the table).

The proposal has been examined. The land under reference is in the south of Mehrauli-Badarpur Road and outside the proposed urbanisable limits. The location of the site is as under:

- North side - Pulpahladpur village and unauthorised extension.
South side - Interstate boundary with Haryana.
West side. - The road leading from Mehrauli-Badarpur road to Suraj Kund and crusher beyond encroachments.

The land use of the area is shown as agricultural green in the Master Plan. In PDP-2001, this land is shown for 'Regional Park/Distt Park'. Unauthorised encroachments already exist in the surroundings and this piece of land and is also prone to unauthorised occupation.

These cases for the change of land uses are placed before the Technical Committee for its consideration.

DELHI DEVELOPMENT AUTHORITY
ENGINEERS
CHIEF ENGINEER (SFZ)

No. CE(SEZ)/1(43)/86/225

Dated 16.1.1986.

From:

R. L. Hans,
Chief Engineer(SEZ),
DDA, Vikas Bhawan Annexe,
New Delhi.

To:

Shri H. R. Laroya,
Consultant,
Type-V/37, Lodi Road Complex,
New Delhi.

Subject:- Construction of SFS houses at Village Begampur
opposite Saket.

...

With reference to your letter dated 20th Dec., 1985 regarding the proposal for change in land use, I am to inform you that your proposal for miz land use of residential and facility centre has since been agreed to by the Vice-Chairman, D.D.A. dated 9.1.86. You are requested to kindly go ahead with the scheme, as per the terms and conditions of the Draft agreement already given to you by this office.

This issues with the approval of CE(SEZ).

sd/-
(GURBAX SINGH)
T.O. to CE(SEZ)/DDA.

Copy to:-

- 1) Director (DC&B) & D(PPW) for taking necessary action for change of land use, as was discussed in the meeting in V.C.'s chamber on 9.1.86.
- 2) S.E. Circle-XVI for information.
- 3) Chief Arch., DDA with photostat copy of VC's approval for information.

sd/-

sd/-
TO to CE(SEZ)/DDA.

Appendix 'B' to item no. 1, 1

DELHI DEVELOPMENT AUTHORITY
OFFICE OF THE SUPTD. ENGINEER, CIRCLE V
MUNIRKA, NEW DELHI-110067.

No. SEI/4(1)/85/Misc./CPD-1(1)/106-9 Dt. 6.1.86.

From:

Suptd. Engineer, Circle-I, DDA
New Delhi.

To:

Sh. R. G. Gupta,
Director (CP), DDA, Vikas Minar,
New Delhi.

Subject:- Constn. of 120 Janta houses near village
Adchini i/c int. development.

...

A layout plan had been prepared by the Chief Architect/DDA for construction of 120 Janta Houses near village Adchini where a piece of land is lying vacant. Tenders were invited for the same and the work was about to be started. On reference of EE/CPD-III, it was learnt that this area has been earmarked for INSTITUTIONAL USE in the master plan. In this connection a reference was also made by EE/CPW III vide his letter No. F.12(1)/EE/CPD-III/DDA/1860 dated 12.12.85 to you, as the vacant land is available and it has not been allotted to any institution so far. The same is likely to be encroached upon if it is not put to the use immediately. The best and immediate use of this land could be by utilising the same for housing purposes for which the scheme had been processed as stated above.

In view of above, you are requested to kindly take up this matter immediately with appropriate authority for approval of change of the land use plan for this area and give clearance to the undersigned so that the work can be started at the earliest.

sd/-

(S.C.Gupta)

S.E.(C-I), DDA, New Delhi.

Copy to:-

- i) CE9SWZ) for information and necessary action.
- ii) Sh. M.N. Khuller, Architect. He is requested to kindly refer my letter No. SEI/4(1)/85/hisc./CPD-III/6549-51 dt. 18.12.85 addressed to the Chief Architect, DDA in this regard. He may examine the proposals immediately and pursue with the Director (CP) for early approval of land use plan so that work can be taken up at the earliest.
- iii) EE/CPD-III for information and necessary action.

sd/-

Suptd. Engineer,
Circle-I, DDA, New Delhi.

Subject:- Alignment plan of Road No. 4 connecting Ring Road and Outer Ring Road near ROB 22. (file No. F.5(39)/84-MP).

....

Road No. 4 starts from its junction with Ring Road near Lajpat Nagar (by the side of Cambridge School) upto its junction with Outer Ring Road near the starting point of the ROB-22 (under construction). This is an important link between Ring Road and Outer Ring Road. This road is abutting the existing residential area of East of Kailash, Okhla DTC Depot, New Fruit & Vegetable Market Indl. Complex. The R/W of this road as per Master Plan proposal is 30 mt. At present, two lanes of about 7.40 mt. width are existing on either side of the Central verge (1.20 mt. wide).

2. As the traffic on the above said road is increasing very rapidly and would further increase after the junctioning of the new Fruit & Vegetable Market and its connection with ROB 22, it is therefore, necessary to increase the R/W of this road to the extent available at site. The eastern side of the road is partially abutting the green belt, three gravity ducts of Delhi Water Supply and sewerage Disposal undertaking, semi pucca type with fish/vegetable market etc. As such there is a scope to widen this road on the eastern side.

3. The alignment plan of this road has been prepared based on the survey supplied by PWD(DA). The total length of the road is nearly 2.20 Km. Following are the salient features of the alignment plan.

a) Three lanes of 11 mt. width are proposed on either side of the central verge of 1 mt. width. A 1.5 mt. wide inner footpath with 6.5 mt. service wide service road on the western side, 9 mt. wide service road on the eastern side and 1.5 mt. wide outer foot paths are proposed in the R/W of the road.

b) Wider cross section of service road has been taken on the eastern side in order to allot the trucks going to the Fruit & Vegetable Market to travel on this road, keeping the main carriage ways free for other traffic.

c) There is an existing tubewell, pump house, Hanuman Temple which has been retained in the form of an island and the service road has been taken in a smooth curve as indicated in the plan. In doing so a portion of the service road may have to be laid over the gravity ducts of DWSSDU for which the RCC slab should be laid with 'A' Class loading.

APPENDIX 'C' TO ITEM NO. 44

DELHI DEVELOPMENT AUTHORITY
HOUSING AND URBAN PROJECTS WING

HUPW/ACA/86/34

15th January, 1986.

Sub: Housing project in an open land near
Pulpahlad Pur.

...

An area measuring roughly 3.38 HAC is lying vacant near Pulpahladpur. This land although falls in the outside of urbanisable limits in the agriculture green belt but is prone to unauthorised construction and encroachments.. It has, therefore, been decided to utilise this land for the construction of Janta/LIG houses under DDA's Housing Programme. Accordingly, a layout plan consisting of 608 Janta and 128 LIG houses was prepared. The V.C. has already approved the change of land use from agriculture green belt to residential as communicated by the Director (works) vide his endorsement dated 22.11.85 (copy enclosed).

The geographical location of the site is as under:-

North side

Pulpahlad pur village and unauthorised extn.

South side

Interstate boundary with Haryana.

West side

The road leading from Mehrauli-Badarpur road to Surajkund and Crusher beyojd.

East side.

Encroachments.

You are now requested to kindly process this case for change of land use on the basis of the details given in the layout plan.

sd/-
(T.S. Punn)
A.D.A.

CA/Director (DC&B).

SUP: Three sites occupied by N.D.M.C for Electric Sub-Station behind 6, 25 and 172, Jor Bagh, New Delhi.
File No. F.20(25)/85-MP.
.....

NDM.C has requested for regularisation of three sites which they have occupied for electric sub-station behind plot Nos. 6, 25 and 172, Jor Bagh New Delhi. It has also been mentioned that L&DO has regularised these sites vide their letter No. LV-16(12)/79/63 dated 5.6.84.

2. The matter has been examined and it has been observed that the three sites fall in the service lanes in this residential use zone. The electric sub-station in residential areas are permitted as 'utility services' and does not involve any change of land use. The location of these sub-stations in the service lanes does not create any interfere as it is in the wider portion of the lanes.

3. The matter is now placed before the Technical Committee for consideration of issue of No objection for these three sites.

(d) In front of the Fruit & Vegetable Market, the cross section adopted is 3 lanes carriageway of 11 mt. width, 1.5 mt. wide inner footpath, 11.0 mt./9.0 mt. wide service road and 3 mt. wide footpath on either side of the central verge of 1 mt. width. This gives scope of parking space on the service road, so that the main carriageways are not affected.

(e) One entry and one exit is proposed for the Fruit & Vegetable Market along the road. The entry/exit of DTC buses from Okhla Depot will be common with the exit of the Subzi Mandi but a central verge will be provided between the entry/exit routes.

(f) Four gaps in verge have been provided in the road. One at the junction of 24 mt. R/w road leading to Sapna Cinema, second in front of the road leading to Garhi Village/Chander Vidya Mandir and the rest two are in front of the Fruit & Vegetable Market.

(g) It is proposed that the final phase cross section may now be directly implemented since the central verge, services etc. will be shifted and due to the increased load of Fruit & Vegetable Market.

(h) After the functioning of the ROB 22 which is under construction, the load on this road will be further multiplied.

(i) One Petrol Pump cum service station site of 45 mt. x 36 mt. is also proposed opposite to Fruit & Vegetable Market as there is no petrol pump located in this area.

(j) The details of the affected structures/services are given on the print. Mainly, three temples a semi-pucca type vegetable/fish market, tea shops and about 120 trees will be affected apart from the shifting of the services.

(k) The r/w proposed is vary between 44 mt. to 52 mt.

5. The case is placed before the Technical Committee for its consideration.

/such

Plum No-7

Subject:- Acquisition of land for construction of godowns by the Delhi State Civil Supplies Corporation.
'file No. A-534)

A request has come from Sh. X. K. Mahto for land use clearance for construction of godowns by Delhi State Civil Supplies Corporation. Two locations proposed are:-

Dropped
i) Village Jimaudinpur located near Karawal Nagar in the north of National Bye-pass (Wazirabad Village in Trnas-Yamuna area).

ii) At Village Siraspur located on G. T. Road in North Delhi.

2) The case was examined and it is observed that the land at (i) and (ii) fall in the 'agricultural green belt' and site no. (ii) belongs to Gaon Sabha. According to Delhi Master Plan, the proposed use could only be continued as a case of special appeal by the Competent authority. As per Perspective Plan Delhi-2001, it is observed that sites for godowns and whole-sale trade have been specifically earmarked (copy of the plan placed on the table) and therefore, the godowns may be constructed in such areas proposed in the modified Master Plan.

3. The matter is now placed before the Technical Committee for consideration.

.....

Subject:- Int rsection design of Road No. 40 with Kalidas Marg and junction design of Chander Shekhar Azad Marg with Kalidas Marg.
(File No. F.5(20)/83-M.P. Pt.I).

The above said plan has been prepared based on the survey supplied by MCD. The R/w of the Road No. 40, Kalidas Marg and Chander Shekhar Azad Marg are 45 mt., 30mt., and 18 mt. respectively as per Zonal Master Plan proposal.

2. At present, the above said inter-section design is a 'T' junction. This needs improvement as the traffic will increase considerably after the completion of RUB - Shakti Nagar due to the widening of the other connected approached. Road no. 40 cannot be extended beyond to connect Rani Jhansi Road due to some existing encroachments. The plan prepared is for the final phase. A two phase signalised inter-section design has been prepared with slip road for left hand turning (indicated on the plan). The junction of Chander Shekhar Azad Marg with Kalidas Marg has also been improved to provide adequate turning radious after leaving a distance of about 50 mt. from the starting point of the fly over.

3. As per the feasibility report submitted by MCD one single storey house, 6 pucca shops, compound wall of Hr. Sec. School, bus stands, one temple, one piao, one cattle trough, D.D.A. site office and barbed fencing of D D.A. quarters are affected in this proposal.

4. The case is placed before the Technical Committee for consideration.

14
Item No. 12

Subject:- Request from IBP Co. for resitement/
upgradation of the existing utility
pump at Narela Lampur Road to Narela
Jawana Road.
(file No. 7(3)/83-M.P.)
...

Dy. Commissioner of Police, vide his letter
Nos. 15714/DCP/Lic. dated 20.10.83 has asked the DDA
to grant No Objection Certificate for the installation
of MS/HSD filling station on Narela Bawana Road, bear-
ing Khasra No. 20/24/1 village Kurani Delhi in favour
of M/s Gobind Kumar Padam Sain 1989 F Lampur Road, Nare-
la, Delhi. The Divisional Manager, IBP Co. vide his
letters No. D/1/GKPS dated 5.3.85, GKPS Dt. 19.4.85
and GKPS Dt. 5.6.85 has also applied for the same to
DCP(L). The Company has also submitted the following
documents for consideration:

- i) Location plan of the existing diesel utility
pump on Narela Lampur Road.
- ii) Permission for operating existing utility
pump licence form No. XII from DCP (Licence)
renewed upto 31.12.85.
- iii) Copy of the letter from Ministry of
Petroleum vide letter No. P-1904/84-IOC
dt. 14.11.84 has recommended for granting
permission in site of existing utility
pump.
- iv) Owner of the pump M/s Gobind Kumar Padam
Sain has submitted the bills of electricity
for the existing utility pump bearing No.
K-22995, dated 5.2.82, house tax receipt
for the year 1981-82 bearing No. 702059
of MCD for Rs.500.60 p. He has further
stated that he has lost the registry of the
said property
- v) Proposed plan for MS/HSD petrol pump on
Bawana Road.
- vi) Proof of ownership of sale deed executed
between M/s Gobind Kumar Padam Sain and
others for the proposed site which on
left side of the road from Narela Bawana
Road at a distance of about 1 Km. from
railway line crossing Khasra No. 20/24/1.

2. Master Plan for petrol pump for rural planning
area earlier proposed by T&CPO indicates the two petrol
pump sites on Narela Lampur Road, one opposite existing
utility pump and second near Pto Manari Road and are
shown in red colour in zonal plan of zone I-1(Laid on
the table).

contd.....

- : -

3. Proposed site No. 1 opposite existing utility pump is shown out of the hospital site proposed in the approved zonal plan of zone I-1. The entire area above the road is fully built up with shops and pucca houses at the back. And the site No. 1 is not available for the petrol pump. The site No. 2 is also surrounded by pucca houses of village Mamarpur abadi and is shown for residential use in zonal plan. Here also the area is not available for any petrol pump site.

4. Existing utility pump site is affected by road R/W (100' r/w) and is also surrounded with shops and pucca houses and has no scope for further expansion. This site is also shown for the residential use in the zonal plan I-1.

5. In view of the above all these three sites stated above cannot be considered for allotment/regularisation which are not feasible due to non availability of place.

6. IBP Co. has proposed a site on Narela Bawana Road at the distance of about one kilometer from railway crossing. The area is lying vacant at site to M/s Gobind Kumar Padam Sain in lieu of their existing site at Narela Lampur Road after leaving the 100' road right of way.

7. The matter is put up before the Technical Com. for consider a site measuring 120' x 100' as proposed by IBP Co. for the petrol pump cum-service station on Narela Bawana Road after leaving land required for proposed R/W of this road (shown No. 3 site on the Plan laid on the table).

.....

Item No. 18

Subject:- Change of land use from 'green' to
'residential' (SFS) Houses DDA) at
Chitorni,
(file No. F.20(19)/86-M.P.)

....

A proposal received from Addl. Chief Architect, D.D.A. For quite some time, the D.D.A. had been using the Chitorni area for the manufacture of bricks for the D.D.A. projects. Now the brick manufacturing activity has been suspended and the D.D.A. proposes to use this area as a housing complex. This area falls according to the first Master Plan in force in the rural zone beyond the urbanisable limits. In the Master Plan, 200' this site is in rural use zone.

2. In a meeting held under the chairmanship of the E.M., D.D.A. on 18.11.85 which was attended by Chief Architect, Dir. (PPW), Chief Engineer (SWZ) and Director (Works). E.M. decided that since there is hardly any possibility of shifting the Masood Br Cattle Farm on this site, it would be worthwhile to utilise this area for group housing to save the same from unauthorised occupation. In view of this decision, the case is now being submitted for the change of land use of an area about 37.7 hact. from 'Agricultural green belt/'rural use zone' to 'residential' and also to declare the same as a development area so that the construction activity could be undertaken (plan showing location of this area laid on the table).

3. The proposal has been examined by the Perspective Planning, D.D.A. and it has stated that the brick kiln site would not be a proper site for the housing purposes.

4. Matter is placed before the Technical Committee for its consideration.

ITEM NO.-20

Sub: Permanent acquisition of land for construction of Guide Bunds to facilitate drainage into Karawal Nagar Drain and Trunk Drain No. 1 of Shahdara Area in Village Karawal Nagar & Johripur. (File No. PPW/Infra/86/87)

.....

*trel Division No. IV. A request has been received from Ex.Engineer IV, Flood Control Delhi Administration for a land use certificate with regard to a strip of land measuring 12 00x22.5 mtrs. (7.31 acs.) in Karawal Nagar and a strip of land 250 x 15 mts. (0.94 acs.) in Johripur Village along the U.P. boundary which are required for the construction of guide bunds to facilitate drainage into Karawal Nagar Drain & Trunk D rain No. 1 of Shahdara Area in Village Karawal Nagar & Johripur. (Index plan laid on the table 'A')

2. It is stated that the scheme has already been cleared by the T.A.C. of Delhi Administration and Executive Counciller (Development) has desired the implementation of scheme before current monsoon season. In this connection, it is pointed out that the said scheme comes under rural use zone.

3. Request has been examined in Perspective Planning Wing of DDA and they have recommended for the issue of 'no objection' certificate for the construction of bunds.

4. The matter is placed before the Technical Committee for its consideration.

Agreed

Item No. 22

Subject:- Allotment of gas godown sites in Rohini Project.
(File No. F.13(102)/85/CRC/DDA(pt)).

...

A proposal has been received for allotment of gas godown sites on compassionate grounds from Project Planner (Rohini) vide his letter No. PPR/1001-14-86/9144 dated 7.5.86. It is stated that no allotment of gas godown sites has been made in Rohini and a comprehensive proposal has been prepared by his office and the same is as follows:-

- i) The site of the gas godown measuring 26 mt. x 20mt. (86 ft. x 66 ft.) with 7 mt. (23 ft.) set back on all the sites as per the requirement of Chief Inspector of Explosives.
- ii) Capacity of the gas godown - 550 cylinders.
- iii) Additional plot area of 26 sq.mt. each for chowkidars hut and showroom space.
- iv) The location of the sites was suggested to be in DCF area (other community facility) approximately located in the centre of catchment.

2. Deputy Director (MP) has drawn the attention of Project Planner Rohini on the resolution no. 34 dated 8.5.80 of the Authority. The Project Planner has modified this proposal according to the above mentioned D.D.A. resolution upto some extent and stated that according to this resolution, the location of such gas godowns should be in Master Plan green areas as permanent sites which are accessible by road provided the areas are not being used for public recreation, or is useful as green area. No such type of land can be identified in the Rohini Project and looking into the centre of the catchment and convenience to the consumers these sites are proposed to be located in the selected DCF areas as indicated on the plan (laid on the table). Adequate set-backs (safety distance) as prescribed by Chief Inspector of Explosives has been provided on the plot, the location in the DCF area is appropriate.

3. The matter is placed before the Technical Committee for its consideration.

....

1. *Is*
2. *Explosives*
3.

Item No. 23.

Subject:- Allotment of land for construction of under ground tank and booster pumping station for Pahari Dhiraj area opposite Idgah. (file No. S23(1)/83-Instl.)

....

Delhi Water Supply & Sewage Disposal Undertaking of MCD has requested for allotment of a piece of land measuring 250' x 200' for construction of an underground reservoir and Booster Pumping Station for augmentation of Water supply in the command area of Pahari Dhiraj Pumping Station. Accordingly, a plot measuring 4000 sq.yds. in Khacra No. 13 of Jhandewalan Revenue Estate, opposite Idgah, Motia Khan known as the Tikona Park was offered for allotment to MCD, but this proposal was objected by the residents of that area saying that there were graves in the said plot.

2. It is stated that the site for location of a Booster Pumping Station at Idgah was considered by the Tech. Committee meeting held on 15.11.84 wherein two sites were considered:-

- i) Tikona Park - It is reported that this site contains more than 137 big and small trees and these trees will be affected by the construction of the proposed reservoir.
- ii) Site No. 2 - This site is free of trees and is suitable for the construction of proposed reservoir and pumping house.

The Technical Committee approved the site no. 2 and accordingly, MCD was allotted the site and MCD has already made the payment to D.D.A. They have requested for the possession of land.

3. The Executive Engineer (Water) South Zone has now informed that the site No. 2 has already been allotted to Slum Department for construction of 64 tenements on 10.5.82.

4. The site no. 2 which was earlier approved by the Technical Committee for which MCD had made the payment, has been rejected by Lt. Governor due to the local representations vide office note dated 12.3.86.

5. In view of this, MCD has again requested for the allotment of site no. 1 i.e. Tikona Park for the construction of proposed reservoir as the site no. 2 has been rejected by the Lt. Governor. Further, it is pointed out that earlier Tikona Park was rejected on the grounds that there were 137 big and small trees existing at the site.

6. The matter is placed before the Technical Com. for re-consideration of site no. 1 (Tikona Park).

Item No. 24

Subject:- Gas godown sites behind Circular Road,
Chankyapuri.
(File No. F.16(14)/86)

....

A request has been received from Shri Sastry, Engineer Officer, L&DO, Ministry of Urban Development (app. _____) in regard to location of LPG Gas Godown sites behind the Circular Road, Chankyapuri. The proposal was processed in the City Planning Wing and they have located two Gas Godown sites on L&DO plan (laid on the table).

2. These two Gas Godown sites were examined from the land use point of view as per Master Plan/Zonal Plan and it is stated that these two sites are located in the 'Residential use', adjoining the green strip alongwith Nallah. It is further stated that there are 25 to 30 grown up plants ranging from 2'-6" in height in this area.

3. As per policy decided vide D.D.A. resolution No. 34 dated 8.5.80 (Appendix _____), such plots are to be located in the green spaces which are not to be effectively used, Keeping this in view it was suggested that only one site near the existing nallah be carved out.

4. The matter is placed before the Technical Com. for its consideration.

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C-1

Appendix 'C' to Item No. 24

Copy of D.O. No. L-III/8/5(191)/86 dated 16th June, 86
from Sh. D.S.P. Sastry, Engineer Officer to Shri R. G. Gupta,
Director (CP), D.D.A.

....

Kindly refer to your D.O. No. PA/Dir.(CP)/
86/185 dated 30.5.86. This office does not have any
facility for conducting plane table survey of the area
referred to. However, I am enclosing herewith a layout
plan of the area bearing L&DO No. 3421/1. After selection
of site, I would request you to kindly put up the proposed
gas godown site for approval by the Committee for prepa-
ration of Master Plan and selection of gas godown site
at Delhi constituted by the Ministry of Urban Development
and functioning under the Chairmanship of Shri S. C. Gupta,
Director (DC&B), D.D.A. for approval of the proposed loca-
tion and number of gas godown sites.

With regards,

...

Appendix 'D' to Item No. 24

Copy of resolution no. 35 dated 8.5.80.

Subject:- Master Plan for Gas Cylinder Godown sites
in Delhi/New Delhi.
(file No. F.7(2)/79-M.P.)

....

At the meeting of the Tech. Com. held on 22.4.79 it was decided to prepare an overall Master Plan for providing suitable sites for gas cylinder godowns, keeping in view that it is a neighbourhood facility. A detailed study of the subject was undertaken by the Director (CP) and recommendations were made, details of which are given below:-

Position of gas godown in Delhi.

Name of the gas agency.	total no of dealers.	Without proper godowns.	capa- city range.	Allo- tted by D.D.A.	Unau- tho- rised.	Pri- vate own- er ship.	Land use R G In. Ins es.r dl tl. een			
Bharat Petro- lium	12	1	125 to 600 cylinders.	2	5	4	5	4	1	1
Hindustan Petroleum	18	10	"	2	3	3	12	3	1	-
Indian Oil Corpn.	47	2	"	34	1	10	10	23	3	2
Total	77	13		38	9	17	33	30	5	3

INTRODUCTION OF THE PROBLEM:

2. At present, three petroleum companies namely, BPC, HP, and IOC responsible for the supply of liquified cooking gas to Delhi. These companies appoint their authorised dealers to district gas cylinders to individual customers. At present there are authorised dealers of all the three companies with major share of IOC which has 47 dealers for distribution of gas. The dealers require chokidar hut and a godown for storage of cylinders and it is the responsibility of the dealer to fix suitable site for these godowns. The Chief Inspector of Explosives, Nagpur lays down certain standard specifications for the construction of such godowns. Every dealer is supposed to get his godown duly approved by the explosives deptt.

contd....2

3. The two recent accidents which took place, one in Model Town and the other in Kotla Mubarakpur, due to the explosion of gas cylinder has invited the attention of every one concerned, to locate these gas godowns properly. There is a big pressure from these gas dealers for allotment of suitable piece of land for storage of gas cylinders.

4. The general practice so far adopted by D.D.A. is to allot to individual distributors, godown sites on licence basis for temporary period only and thus no transfer of land was involved. Till today about 38 godown sites have been allotted by D.D.A. Most of the sites were given to the persons whose godowns were affected during the clearance operation.

5. To rationalise the state of affairs the three oil companies, namely IOC, Bharat Refineries and HP were asked to supply list of their authorised dealers. A detailed survey of the existing godowns was carried out to determine their catchment areas. Informal meetings were also arranged with the representatives of the three oil companies.

6. Following are our conclusions/recommendations on the basis of survey analysis and discussions with the representative of oil companies.

1. Standardisation of size of plot.
2. Grouping of gas godown sites.
3. Location of gas godown sites.
4. Method of allotment.
5. Planning for future.

STANDARDISATION OF SIZE OF PLOT:

The Chief Inspector of Explosives has recommended different plot sizes and required safety distances for various capacities of gas godowns. As per the decision of Ministry of Petroleum, every dealer can have a maximum of 4000 refills per month, which means about 5000 consumers can be served by one dealer and the maximum capacity of gas godowns is 550 cylinders. The table below gives storage space set backs, and plot sizes required for different capacities, as specified by Chief Inspector of Explosives.

Capacity	Storage space	Set back (safety distance)	Plot sizes.
1000 kg.	200 sq.ft.	10'	1200 sq.ft. (40' x 30')
2000 kg.	400 sq.ft.	17'	2916 sq.ft. (54' x 54')
8000 kg. (550 cylinders)	800 sq.ft.	23'	5676 sq.ft. (66' x 86').

8. It is suggested that different godowns sites for maximum capacity of 550 cylinders could be earmarked.

9. GROUPING OF GAS GODOWN SITES: The gas godown sites should be grouped together on suitable spaces wherever possible.

10. Location of gas godown sites:- The gas godown sites should be located in Master Plan green areas as permanent sites, which are accessible by road provided the area is not being used for public recreation, or is useless as green areas.

11. METHOD OF ALLOTMENT:- It is suggested that instead of allotting the gas godown sites to dealers, we can hand over the sites to the respective oil companies as per the requirement on the lines of the petrol pump sites. The oil companies will then distribute these among its authorised dealers. The D.D.A. should charge money directly from the oil companies as in the case of petrol pumps.

12. These recommendations were considered by the Tech. Com. of the D.D.A. in its meeting held on 18.12.79. The Tech. Com. agreed with the recommendations given by the Planning Cell and approved the following:-

i) The plot for gas godowns be standardised to three

contd.....4/-

sizes VZ (1) 40' x 30' (2) 54' x 54' (3) 66' x 86' which would include chowkidar's hut of 10' x 15'.

- ii) The gas godowns may be grouped where possible.
- iii) Gas godowns be located as permanent sites in Master Plan recreational areas unsuitable for useful development i.e. along nallah.
- iv) The sites be allotted to oil companies on the lines of petrol pump sites.

13. The item was placed before the Authority in its meeting held on 15.4.80 (item no. 25) but was postponed.

14. The item is placed before the Authority to approve the recommendations as made by the Tech. Com. vide para 12 above.

RESOLUTION

Resolved that the words "i.e. along nallah" in sub-para (iii) of para 12 of the precis be deleted and the proposals made in the amended said para 12 be approved.

...

Item No. 25

Subject:- Change of land use from 'agricultural green belt' to 'institution' (Dispensary) in Pindiwalan Kalan, Sahabad, Mohammadpur, Delhi. (file No. F.20(13)/86-M.P.)

...

A proposal for a dispensary at village Pndiwalan Kalan, Delhi was received from Directorate of Health Services, Delhi Admn. for serving the people of low-socio-income group of the area.

2. The proposal was been examined by the Perspective Planning wing in view of the Gazette Notification for Master Plan (as proposed to be modified) and the observations made are:-

- i) Area for Dispensary mentioned in the Gazette notification is 0.08 to 0.12 ha. and the plot area of the proposed building is 0.10 ha.
- ii) Proposed building plans has two separate blocks for Dispensary and residential accommodation (plan laid on the table).
- iii) According to the building plan, proposed ground coverage = 33.29%, F.A.R. = 87.31.
- iv) Proposed accommodation for Dispensary and residential quarters have been accommodated in 3 storeyed independent building blocks and total nos. of residential quarters are 5 (five.)
- v) According to Gazette notification for Master Plan Modifications:
 - a) There is no provision for residential accommodation with poly clinic, nursing home, child welfare, maternity centre and dispensary.
 - b) One Dispensary has already been proposed in village Ghummanhera which is only 4 Km. south of this village along the same road.
 - c) Permissible ground coverage and FAR for dispensary is not mentioned in the Gazette notification for Master Plan modifications.

3. PPW has no objection if the Dispensary as proposed in the above mentioned letter of Directorate of Health Services, Delhi Admn., New Delhi is approved.

4. Sahabad Mohammandpur site - PPW has reported that this village is the part of recently notified land for Pankha Road extension Scheme and Health facilities shall be automatically provided there whenever urban development takes place there soon after acquisition of land. Hence, this site was not favoured.

5. The matter is placed before the Technical Committee for favour of consideration.

Item No., 26

Sub: - No objection for Land Use for 400 KV
S/Stn. at Bawana, Delhi.
(File No. 1.3(27)/1984)

(File No. F6(3)/86-MP)

A proposal has been received from DESU for the issue of No Objection for the construction of 400 KV sub-station at Bawana Delhi.

2. The proposal has been examined and it is observed that earlier Authority vide its resolution no. 116 dated 16.3.84 approved three sites for the construction of 400 KV S/stn. in Delhi including the site in question.

3. Executive Engineer (DESU) has submitted that because of existing bricklines in surrounding area, there are some problems. On further discussion with Sh. Suri, Exen., he has informed that dust from the brick klins causes a dust layer on transformers which results in disruption of power supply. An alternate site has been suggested along western Yamuna Canal and near to main power line. This alternate site measuring 55m X 75m, falls within the residential area planned for further extension. A copy of the plan indicating the location is laid on the table.

4. The matter is placed before the Technical Committee for consideration.

Subject :- Shifting of the stone crushers from Lal Kuan Mehrauli-Badarpur Road to Jumandal, Delhi. F.3 (97)/60-MP

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Reference is invited vide Authority resolution no. 83 dated 22.4.83 (appendix.....) and it was resolved that the area be preserved/be acquired and in case it was Gaon Sabha Land, the same may be got transferred. Further, resolved that land may be identified for locating licenced stone quarries in suitable area and the Authority may be apprised of the arrangements made in that behalf.

2. The matter was discussed in a meeting, under the chairmanship of the Lt. Governor when the Managing Director, DSIDC. Dir. Industries, Delhi Admn. and Commissioner, MCD were also present and it was decided on the basis of consensus that it would not be feasible to shift these stone crushers from the Lal Kuan site for the time being. Therefore, there licences may be renewed only on this condition that they will instal anti-pollution equipments soon. Stone crushers in the Anand Parbat area will also be directed to do the same. Accordingly, DSIDC/MCD were informed vide our letter dated 22.4.85. However, there are a large number of representations from local residents against the functioning of Lal Kuan crushers on health ground and Authority has also disired earlier to locate an alternate site in the U.T. for these crushers. The proposal for alternate site has been examined by the City Planning Wing in consultation with Lal Kuan Stone Crushers Association Office bearers w.r.t. shifting of stone crushers to 'Jumandal' which is situated about 5 K.M. of Mehrauli -Badarpur Road. Since the earlier proposed location at Rajokari was not suitable in view of the inadequate stone deposits in the area and lack of basic amenities, like potable water, the site at Jumandal was inspected with reference to existing mining areas shooting ranges, Suraj Kund Complex and availability of rocky land (stone deposits) and the land use of the area. The area is a rocky land about 6 K.M. south of Mehrauli-Badarpur Road and 2.5 K.M. west of shooting range will be fairly away from the existing settlements. The rock deposits in this area are likely

APPENDIX 'E' TO ITEM NO. 27Copy of resolution no.83 dated 22.4.83.

Subject:- Regarding renewal of Municipal Licences in r/o Stone crushers at Lal Kuan (Badarpur-Mehrauli Road), New Delhi.F.3(97)/69-MP

The Lal Kuan Stone Crushers owners Association have represented for renewal of the licences, functioning in Lal Kuan Badarpur Area. The issue of renewal of Municipal Licences of Stone Crushers is also pending with the Municipal Corporation of Delhi and Commissioner, M.C.D. has also asked for the views of the Authority on the subject.

2. The Stone Crushing activity in South Delhi are at present being undertaken south of Mehrauli-Badarpur Road at two locations (a) Rajokari (b) Lal Kuan near Abilabad. At Rajokari, 34 units are functioning and they have been given permanent licences keeping in view that these are located on the 'Ridge' out side urban area and mining operation in controlled form, is permissible in this area. At Lal Kuan, 39 stone crushers are functioning at present. Of these 30 licences have been extended/renewed from time to time, while 9 have not yet been given official permission.

3. Environmentally, the Lal Kuan operations are an eye-sore, being in a prime area. During Asiad, it was decided that these operations at Lal Kuan be discontinued and alternate sites be located south of the road to Surajkund after leaving a belt of atleast half a kilometer south of this road. This land belongs mainly to Goan Sabha and it was felt that an appropriate site for this activity on permanent basis be identified in this area and operations along Lal Kuan be shifted.

4. This proposal was discussed with the President and Secretary of the Lal Kuan Stone Crushers Owner's Association who have categorically stated that it will not be viable to shift from the Lal Kuan site and no alternative site on the road to Suraj Kund would be feasible and acceptable to them. Under the circumstances, there is no alternative site/area which could be made acceptable to the Association except the site of Lal Kuan.

5. The matter was further examined with the following comments:-

The quarry licences and the stone crushing operators have shown great reluctance to move from the present area, not only because of the nearness to the source of supply and the point of transportation, but also to avoid investment in re-installing their machines elsewhere.

The present quarrying sites should be abandoned for good if the immediate environment of the historic Tughlakabad Fort, Tughlakabad Shooting Range and even the popular tourist resorts in the Suraj Kund and Badkal Lake Complex has to survive. Needless to say the damage done by crushing is more severe in spite of the assurance given by the stone crushers that they have installed stone soaking water jets in the machines to curb clouds of dust.

The department of the Environment have also shown deep concern and distress over continuing quarrying operations which pose a major health hazard greatly compounded by smoke and soot from the neighbouring Badarpur Thermal Plant. Environmental considerations are imperative and if any significant improvement has to be made, stone quarrying has to move deep south in the Delhi territory away from the main habitation or even withdraw into neighbouring territories of Haryana and Rajasthan of course, in consultation with the respective state Govt.

Item No. 28
22.8.86

- Sub: Proposal for (a) Change of land use from
(Distt. Park/Open Space)
'Recreation to 'Office Use'.
(Freight Operation Computer
Complex) for Indian Railways (BG)
(b) Change of land use for 'Cir-
culation' (Railway and Railway
Station) to Park (Recreational)
Zone D-13 (Chanakya Puri) and
D-21 (Sarojini Ngr.) area.

(File No. F.20(17)/86/M.P.)

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In a meeting held under the Chairmanship of Lt. Governor, Delhi on 10th May, 1985 it was decided to construct Samriti Vatika within the land located between Ring Road and Railway Line (passing near Moti Bagh area) in front of Main Gurdwara of Moti Bagh. The approx. area for this purpose was suggested about 11 acres out of which about 5.6 acs. belongs to Northern Railway. Subsequently, the Vice-Chairman, DDA vide his letter dt. 29.11.85 and 10.12.85 requested the Chairman, Railway Board to transfer the Railway Land to DDA to be used for this project.

2. The land belonging to the Railways is earmarked as part of the Circulation land use (Railway and Railway Station) in Delhi Master Plan 1962 and also in the Zonal Development Plan for Zone D-21 (Sarojini Nagar Area).

3. Earlier the Railways moved a case for the change of land use of this area to residential use for the construction of their staff housing as multi-storeyed apartments, however, the same was examined in detail and the proposal have not been found feasible and accordingly, the Railways were informed.

4. The Northern Railway while negotiating the transfer of land for Samriti Vatika suggested that an alternate plot be given to them at the crossing of S.P. Marg and Ring Road which is shown as park area. This plot they wanted to use for Freight Computer Complex for Indian Railways i.e. for building a complex for office purpose to house Computer. DUAC did not favour to change the land use of the plot and suggested the site at Minto Road, Sarai Rohila, Tughlakabad etc., where the Railways have adequate land. Alternatively, they have also recommended allotment of a portion of land across the Railway Track in the area earmarked as Distt. Park, proportionate to the building requirements. This was communicated by the Hon'ble Lt. Governor, Delhi to the Chairman Railway Board.

5. Accordingly, the Chairman of Railway Board vide his letter dated July 2, 1986 addressed to the Lt. Governor, Delhi that the shifting of the site at this stage will cause delay of about 3 months to the project which is an important project of the Railways which is monitored by the Prime Minister himself and indicated that the normally to change the site at this stage causes delay to the project but since Delhi Admn. is in a difficult position in regard to the Sanriti Vatika they would like to take over the Distt. Park of the land equivalent to their land near Sanriti Vatika and the land belongs to L&DO and the formalities to transfer and change of land use will normally take lot of time.

6. Dev. Commissioner Delhi Administration/Member Secretary, Sanriti vatika vide his letter dated 21st July, 1986 addressed to Jt. Secy. to the Ministry of Urban Development requested that the land earmarked for Distt. Parks across Railways which belongs to L&DO may kindly be transferred to the Indian Railways for Freight Computer Centre for the Railways. However, we have not yet received any correspondence whether the Ministry of Urban Development/L&DO have agreed to transfer this land to Railways for this purpose.

7. According to the proposal vide letter dt. 6.8.86 received from Chief P-project Administration Central Organisation indicated that 36150 sq. mt. (8.928 acs.) of the land belongs to L&DO/Ministry of Urban Development and the present land use of this plot is Distt. Park and would require to be changed for the project. This activity would need installation of High Power Computer System in an area of 5,500 sq. mtr. and the centre is to be completed by April, 1987. For computerisation of operation of information system. 2 more independent computer centres, one for central segment which will co-ordinate with the zonal computer centres and the other zonal computer centre of the Northern Railway are to be installed in Delhi on this piece of land. The area requirement of these 2 computer centres are 13,500 sq. mts. and 5,000 sq. mt. respectively. Besides these the central office of central system of Operation Information System need a built up area of 2,500 sq. mtr. is also required to be erected in this complex by August 88. Further the Training Centre etc. with a built up area of 3,500 sq. mts., thus, their requirement-s of the built up space is about 36,500 sq. mts. and they suggested that they may be allowed 100 FAR with 25 % ground coverage with a height restriction of 15 mts.

8. In this connection, it is submitted that out of the 4 locations suggested by the L.G. in his above letter, Railways selected one site which in the vicinity of their land. The land use of this site is clear from the above not as Distt. Park. The L&DO clearance that they will transfer this land is not yet available. The proposal as submitted is a huge construction with 100 FAR on a plot, measuring 11 acres whereas in case of this area, the max. FAR permissible is 75. Infact Railway should

have selected a site where change of land use, especially from green is not involve. A site/location is possible in the vicinity of the New Delhi Railway Station on Chemsford Road/State Entry Road or on the other side Thompson Road/Minto Road/second entry to New Delhi Railway Station.

9. As the matter involves change of land use from 'green' to 'Govt. Offices' (Freight computer Centre Complex) Norther Railway, the same is placed before the Tech. Committee for its consideration.