

दिल्ली विकास प्राधिकरण

अनुभाग - Master Plan

मिंसिल सं. E-1 (27) / 86-MP

दिपत्रा

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विषय

Minutes of the meeting of Tech. Committee
held on 23.9.86.

पघले संदभां

बाद क संद

DELHI DEVELOPMENT AUTHORITY
(DEVELOPMENT CONTROL WING)
MASTER PLAN SECTION

No. PS/Dir. (DC&B)/86/2440

Dated, the 26th Sept., 1986.

Draft minutes for the meeting of the Technical Committee held on 23-9-1986 at 1.30 P.M. in the Conference Room, Vikas Minar, DDA are placed below for kind approval.

File pertaining item No. 2 is also placed below.

S.C. Gupta
(S.C. GUPTA)
DIRECTOR (DC&B)
26-9-1986

Encl. As above.

VICE CHAIRMAN

Seen, Stppd.
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1/2/86

D (DC&B)
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2/10/86

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For further action.

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सं. नं. 1752
दि. 26/9/86

V.C. Office
By No. 817-EP
Date 3/10/86

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

The following were present in the meeting of Technical Committee held on 23.9.86.

DELHI DEVELOPMENT AUTHORITY:

1. Sh. Om Kumar, Vice-Chairman (Chairman)
2. Sh. P. Krishnan, Engineer Member.
3. Sh. Manjit Singh, Commr. (Slum).
4. Sh. J. C. Ghambir, Director (PP).
5. Sh. C. B. Sharma, Director (Hort.)
6. Sh. R. G. Gupta, Director (CP).
7. Sh. S. C. Gupta, Director (DC&B).
8. Sh. T. S. Punn, Addl. Chief Arch.
9. Sh. V. M. Sharma, Jt. Director (ZP),
10. Sh. S. C. Gupta, Chief Engg. (SWZ).
11. Sh. S..K. Malhotra, E.X. HD XXIV.
12. Sh. D. K. Saluja, Dy. Dir.(ZP)
13. Sh. N. K. Aggarwal, Dy, Dir.(ZP).
14. Sh. P. S. Bhatnagar, Dy. Director (Hort.)
15. Sh. C. P. Rastogi, Dy. Dir.(MP). (convenor).
16. Sh. U. D. Pande, Asstt. Dir.(Plg.).

LAND AND DEVELOPMENT OFFICE.

17. Sh. Lakhmi Chang, Asstt. Engineer.

POLICE DEPARTMENT

18. Sh. H.P.S. Viok, A.C.P.(Traffic).

NEW DELHI MUNICIPAL COMMITTEE:

19. Sh. V. K. Bansal, Dy. Chief Architect.
20. Sh. V. P. Sharma, XEN (Elect.)
21. Sh.R. N. Mathur, S.E.(Elect.)

MUNICIPAL CORPORATION OF DELHI:

22. Sh. D. D. Mathur, Town Planner.
23. Sh. A. P. Sethi, Addl. Town Planner.
24. Sh. P. Swarup, Chief Engineer.

DELHI URBAN ART COMMISSION:

25. Sh. R. K. Goel, Secretary.

TOWN AND COUNTRY PLANNING ORGANISATION:

26. Sh. V. K. Verma, Associate Town & Country Planner.

SPECIAL INVITEES:

DELHI ELECTRIC SUPPLY UNDERTAKING:

1. Sh. P. D. Sharma, Chief Engg. (Plg.)
 2. Sh. H.K.L. Kaushal, S.E.(Plg.)
- } For item No.
7,9, 11

contd....

MUNICIPAL CORPORATION OF DELHI:

- | | | |
|-----------------------------------------------------------------------------------------|---|---------------------|
| 3. Sh. Harbans Singh, Ex. Engineer(P) D,
Water Supply & Sewage Disposal Undertaking. | } | For item
no. 17. |
| 4. Sh. Anand Parkash, S.E.(Plg.) Drainage,
D.W.S.&.S.D.U. | | |
| 5. Sh. R. P. Garg, XEN (Water, Constn.,
South Water Supply. | | For item
no. 2. |

INDIAN OIL CORPORATION:

- | | |
|----------------------------|-------------------|
| 6. Sh. G. Kalra, Mgrd. PG. | For item no.
2 |
|----------------------------|-------------------|

C.W.L.W.

- | | |
|------------------------------------------|--------------------|
| 7. Sh. S. L. Nagruth, C.L.Inspector (WL) | For item no.
6. |
|------------------------------------------|--------------------|

DRAFT MINUTES OF THE TECHNICAL COMMITTEE

Item No.1: Allotment of land for construction of underground tank and booster pumping station for Pahari Dhiraj Area opposite Idgah.

S. 23(1)/83-Mott.

Director of Horticulture explained that the proposed site measuring 300'x120' is fully developed by the Horticulture Department and is not suitable for this purpose. He suggested that the site opposite may be more appropriate as the same is not yet developed. However, Director(CP) explained that the site suggested by Director(horticulture) is already approved by the Technical Committee and M.C.D. could not use it because of the objections raised by the residents in the neighbourhood. The Technical Committee desired that Commissioner(Slum & JJ) and Director(Hort.) may have a joint inspection and identify a suitable site of about 200'x120' out of the residential pocket adjacent to the developed park for construction of an underground tank and booster pump.

2. Gas Godown sites behind Circular Road, Chankaya Puri.

F. 16(14)/85-MP.

The matter was discussed at great length and keeping in view that the area under reference is a prestigious area. It was observed that every care should be taken to preserve this area. Technical Committee was of the opinion that in case the gas godown sites could be located, subject to the clearance of Explosives rules, Chief Fire Officer, Delhi Admn. in the area surrounded by electric sub-station, barbed wire fencing and the Nala, the sites be provided so that the area already developed and in the front, is not utilized for any such activity. The approach to the gas godown sites should be by the existing road/lane passing in front of the electric sub-station.

3. Shifting of the stone Crushers from Lal Kuan Mehrauli-Badarpur Road to Jumandal, Delhi.

F. 3(97)/89-MP.

It was brought to the notice of the Technical Committee that there are 39 stone crushers functioning in the Union Territory of Delhi and due to the noise and air pollution etc, these need to be relocated outside the Union Territory of Delhi. However, keeping in view that these stone crushers are already in existence and are functioning, the Technical Committee recommended as follows:-

- i) temporary license may be issued only upto April, 1987;
 - ii) A meeting may be convened under the Chairmanship of Lt. Governor, Director of Industries, Delhi Admn. General Manager, DSIDC, Director of Mines, Delhi Admn., Commissioner, M.C.D. and the DDA to discuss these issues and depending on the outcome of such a meeting (iii) thereafter a meeting may be called to ascertain with Haryana authorities whether these stone crushers could be relocated in the area falling under their jurisdiction.
4. Construction of a Memorial of Acharya Shri Atam Vallabh Jain Samarak Shikshan Nidhi at G.T. Karnal Road, Delhi - reg.

F3(115)/76-MP.
The Technical Committee observed that this organisation was allowed to have its project on a piece of land measuring 6.226 acres of plot area so as to accommodate the construction within 15,000 sq.ft. in the area 1978 in the rural use zone, located in the close proximity of Delhi urban area/green belt. Expansion or additional construction in the plot area in such use zone is not desirable as Delhi Urban Art Commission also in its conceptual plan Delhi-2001 suggested a concept of Zero FAR in the rural use zone and therefore Technical Committee did not agree for any further expansion of the plot area for such use or for any additional construction.

5. Proposed construction of Sweepers quarters near Nigam Bodh Store and Nigam Work-shop in Zone C-1 (Area 5.70 acres) F20(36)/80-MP.

Shri D.D. Mathur, Town Planner, M.C.D. explained the proposal and indicated that P&T Department has already agreed upon to adjust its future requirements of construction of telephone exchange and other buildings on the plot also owned by Delhi Admn. in the vicinity of the existing G.P.O. Delhi Admn. has agreed to make available the land to P&T Deptt. for its expansion programme. In view of these facts, the Technical Committee recommended that the land use of an area measuring about 5.7 acres, owned by M.C.D. (Nigam Workshop) may be processed as a change of land use from public and semi-public use to residential use. Technical Committee further desired that M.C.D. should not take up any construction without the approval of Delhi Urban Art Commission and in case any construction is started at site, it should be stopped forth-with till the land use is changed and the scheme is approved by D.U.A.C.

6. Wild life sanctuary and Bird Sanctuary in Delhi.

Kapoor
F. Inst. 7(7)/85-Div. (CP)
The proposal for setting up a wild life sanctuary and bird sanctuary in the Union Territory of Delhi was discussed *at* length. The Technical Committee recommended that the site proposed by the Wild Life Advisory Board in South Delhi near Bhatti mines area which is mainly as a hilly range of village Shakurpur/Asola (mehrauli) comprising of about 2238 acres *for and*

approval for this purpose subject to (i) the character of the area be retained and the whole area be conserved (ii) proper arrangement for water is made and (iii) no construction within the sanctuary is allowed and if any pucca boundary wall is to be constructed, the design of the same be got approved from D.U.A.C. The proposal may be brought to the notice of the Authority/L.G. for information.

7. Route alignment of 66 KV high tension line from 66 KV Pitampura sub-station to the 66 KV Mangloi sub-station, passing through 66 KV sub-station of Mangolpuri, Industrial Area Phase I and II.

F₆(24)/85-MP
The Technical Committee approved the proposed 66 KV high tension line route alignment with the provisions that (i) only narrow based pylons (maximum width of the base 3 mt) are used (ii) a clear height of 3 metres in the design of the pylons be kept by deleting the binding in the pedestrian movement direction so as pedestrians can use the space within the pylons and (iii) the design of the pylons may be got approved from D.U.A.C.

8. Alignment plan of 24 m.r/w Moti Nagar Road from Moti Nagar Hospital to Ring Road.

F₅(8)/80-MP
The Technical Committee decided that the road alignment plans for the roads having right-of-way of 30 metres and above shall continue to be prepared by the DDA and alignment plans for less than 30 metres right-of-way will be prepared by the M.C.D./NDMC and the same will be got approved by the DDA. In case MCD/NDMC is not in a position to prepare the alignment plans of the roads having right-of-way less than 30 metres, the DDA may prepare such alignment plans also as a deposit work on behalf of the concerned department.

9. Regarding approval of route alignment of 220 KV Tower line for the inter connection of the Rajghat Power House, IP Power House. *F₆(7)/85-MP*

Report
The Technical Committee observed that the proposed route alignment ^{is} in the vicinity of Indra Gandhi Indoor Stadium Complex and River Front scheme. The Technical Committee, therefore, desired that DESU should re-examine the proposal as an underground alignment.

10. Change of land use in Laxmi Bai Nagar near Safdarjang Fly-over land in unauthorised occupation by Mata Ka Mandir. *F₂₀(4)/85-MP*

The Technical Committee considered the proposal and felt that the present temple is located in the traffic island and is a traffic hazard. The Technical Committee desired that L&DD may re-examine whether the present temple could be

relocated to an alternate site in Sarojini Nagar area. Further it was desired that no harding should be allowed on the existing temple structure and L&DO should take action for the removal of the hoardings, if any.

11. Approval of route for the proposed 33 KV u/G cable feeder from Pankha Road Grid sub-station to Janakpuri Distt. Centre S/Strn.

The Technical Committee ^{F(20)/85-MP.} examined the proposal of the underground cable and found in order.

12. Request for a DESU for base of 4.475 acres of land for the expansion of existing 33 KV switch Yard out of sl.No.211 and 212, Dhaula Kuan, Delhi. F.3(32)/80-MP.

The Technical Committee decided that in the first instance, D.U.A.C. may be consulted by DESU for its expansion programme of 66 KV and 240 KV sub-station ~~station~~ at Dhaula Kuan, as site is located in the VIP route and is in the recreational area.

- 13.(i) Change of land use for regularisation of land unauthorisedly occupied by Dev Raj Temple near Shanti Van, New Delhi. F20(11)/84-MP.

The Technical Committee noted that the temple is in existence since 1958 and therefore desired that no new construction be allowed at site and it should be limited to the old existing structure for which a ~~certificat~~ certificate may be obtained for record *from L. 220.*

- 13(ii) Change of land use from residential to religious on an area of land measuring 310.05 sq.mts. under unauthorised occupation of sanatan Dharam Sabha, Hari Mandir, Timarpur. F20(11)/86-MP.

The Technical Committee recommended for approval of proposal of a religious site out of the residential area measuring 310.05 sq.mts. as a case of special appeal.

14. Grant of NOC for storage of SKO/LDO Petroleum Class 'B' in U/G tank at Khasra No.41, Shahdara. F2(36)/86-MP.

Refer
Director(CP) explained that at present there is no policy in regard to issue NOC for storage of SKO/LDO petroleum class B. Technical Committee desired that a proper policy be formulated to consider such cases.

15. Reg.the group housing societies in Trans Yamuna Area in respect of 24 mt.R/W into 30 mt. in the layout plan for C.G.H.S. near C.B.D. Shahdara. F20(15)/83-MP.

Postponed.

16. Widening of Church Road.

Postponed. F5(21)/86-MP.

17. Sewage Treatment Plan, Vasant Kunj. F20(6)/85-MP.

Director(CP) explained ~~xxxx~~ the proposed three alternate sites for sewage treatment plant to serve Vasant Kunj area. The Technical Committee desired that in the first instance a reference be made to D.U.A.C. for their views on the proposed site for sewage treatment plant in Sanjay Kunj area (recreational land use) as that site appears to be more technically feasible as compared to other sites.

R. J. Pan

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1.30 P.M.
23.9.86.

DELHI DEVELOPMENT AUTHORITY
DEVELOPMENT CONTROL WING

विकास कार्यालय

V.C.S OFFICE

क्र. सं.

Sl. No.

दिनांक

Date

6359-D

19/9/86

MOST IMMEDIATE

No.PS/Dir(DC&B)/86/2427.

September 19, 1986

Notice for the meeting of Technical Committee
to be held on 23rd Sept. 1986 at. 1.30 PM
in the Conference Room of Delhi Development
Authority, 5th Floor, Vikas Minar, IP Estate
N. DELHI

A copy of the Agenda Item containing 16 items
is enclosed for VC's kind perusal for the above referred
meeting.

Encl: AS above.

Vice-Chairman

S.C. Gupta
(S.C. GUPTA)
Director(DC&B)

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

Agenda for the meeting of-Technical Committee to be held on Tuesday, the 23rd Sept. 1986 at 1.30 P.M. in the Conference Room of Delhi Development Authority, 5th Floor, Vikas Minar, I.P. Estate, New Delhi.

<u>S. No.</u>	<u>Subject</u>	<u>Page No.</u>
1.	Allotment of land for construction of under ground tank and booster pumping station for Pahari Dhiraj area opp. Idgah. S.23(1)/83-Instl.	1
2.	Gas Godown sites behind Circular Road, Chanakya Puri. F.16(14)/86-MP	2
3.	Shifting of the stone crushers from Lal Kuan Mehrauli-Badarapur Road to Jumandal, Delhi. - F.3(97)/69-MP.	3 to 4
4.	Construction of a memorial of Acharya Shri Atam Vallabh Jain Samarak Shikshan Nidhi at G.T. Karnal Road, Delhi-Regarding. F.3(115)/76-MP.	5
5.	Proposed construction of Sweepers quarters near Nigam Bodh Store and Nigam Work-Shop in zone C-I (Area-5.70 acres) F.20(36)/80-MP.	6 to 7
6.	Wild life samctuary & Bird sanctuary in Delhi. F.Instl.7(7)/85-Dir.(CP)	8 to 11
7.	Route alignment of 66 KV high tension line from 66 KV Pitampura Sub-Station to the 66 KV Nangloi Sub-Station passing through 66 KV Sub-Station of Mangolpuri, Industrial Area, Ph.I & II. (F.6(24)/85-MP)	12
8.	Alignment plan of 24 mt. R/W Moti Nagar Road from Moti Nagar Hospital to Ring Road. F.5(8)/80-MP.	13
9.	Regarding approval of route alignment of 220 KV Tower line for the inter connection of the Rajghat Power House I.P. Power House. F.6(7)/85-MP.	14
10.	Change of land use in Laxmi Bai Nagar near Safdarjang Fly-over-land in unauthorised occupation by Mata Ka Mandir. F.20(4)/86-MP.	15
11.	Approval of route for the proposed 33 KV U/G cable feeder from Pankha Road Grid S/Stn. to Janakpuri Distt. Centre S/Stn. F.6(20)/85-MP.	16

12. Request from DESU for base of 4.475 acres of land for the expansion of existing 33 KV switch Yard out of serial No. 211 and 212, Dhaura Kuan, New Delhi. F.3(32)/80-MP. 17
- 13(i) Change of land use for regularisation of land unauthorisedly occupied by Dev Raj Temple, near Shanti Van, New Delhi. F.20(11)/84-MP. 18
- (ii) Change of land use from 'Residential' to 'Religious' of an area of land measuring 310.05 sq. mts. under unauthorised occupation of Sanatan Dharam Sabha, Hari Mandir, Timarpur. F.20(8)/86-MP. 19
14. Grant of NOC for storage of SKO/LDO Petroleum Class 'B' in U/G Tank at Khasra No. 41, Shahdara. F.7(36)/84-MP. 20
15. Regarding the Group Housing Societies in Trans Yamuna area in respect of 24 mt. R/W into 30 mt. in the layout plan for C.G.H.S. near C.B.D., Shahdara. F.20(15)/83-MP. 21
16. Widening of Church Road. F.8(21)/86-MP. 22

Item No. 1

Sub: Allotment of land for construction of underground 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 Pharai Dhiraj Pumping Station.

Accordingly a plot measuring 4000 sq.yds. in Khasra No. 13 of Jhandewalan Revenue Estate, opposite Idgah, Motia Khan known as the Tikona Park was offered for allotment of 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 16.11.84 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 DDA. 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 Deptt. 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 has made the payment, has been rejected by L.G. due to the local representations vide office note dt. 12.3.86.

5. In view of above, the matter was discussed in a meeting held on 1.9.86 under the chairmanship of Commr. (Lands), DDA wherein representatives of MCD were also present and it was decided to consider a proposal of allotment of land measuring 300' x 120' out of the park already developed by the Hart. Deptt. DDA (Plan laid on the table).

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

80 x 60
43 70

Item No. 2

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. Appendix-A) in regard to location of LPG Gas Godown sites behind the Circular Road, Chankayapuri. 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-B), 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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Appendix A to Item No. 2

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 preparation 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 location and number of gas godown sites.

With regards,

*Area req'd?
How many trees are affected?
Capacity, Storage space*

526 sq m

30 PG units

500 cylinders



cover 70 sq m

B to Item No.2.

Appendix

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 owner- ship	Land use R G In. Ins	es. r dl tl.	een	
Bharat Petroleum	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.

...

Subject :- Shifting of the stone crushers from Lal Kuan Mehrauli-Badarpur Road to Jumandal, Delhi. F.3 (97)/69-MP

.....
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

to last for next 25 to 30 years, according to the assessment of stone crushers associatio. Mining and crushing of rocks is not likely to cause any environmental pollution since the area is away from existing settlement and proposed lake and Bird Sanctuary Complex.

3. As per the draft PDP-2001(as per to be modified Plan) no stone crushers are permitted in entire union territory of Delhi.
4. The proposal is placed before the Technical Committee for favour of consideration.

Bhalla.

APPENDIX 'C' to Item No. 3.Copy 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' outside 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 at least 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.

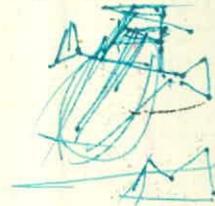
The present quarrying sites should be abandoned for good if the immediate environment of the historic Tughlakabad Fort, Tughlakabad Shooting Range and even the popular tourist resorts in the Suraj Kund and Badkal Lake Complex has to survive. Needless to say the damage done by crushing is more severe 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.

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

RESOLUTION

Resolved that the area to 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 a suitable area and the Authority may be apperised of the arrangements made in that behalf..



Item No 4.

Sub: Construction of a memorial of Acharya Shri
Atam Vallabh Jain Samarak Shikshan Nidhi at
G.T. Karnal Road, Delhi - Regarding.
(F.3 (115)/76/M.P.)

....

Reference is invited to DDA resolution no. 122 dated 29.12.76 and subsequent resolution no. 63 dated 4.3.77 and its amendment at the time of confirmation of the minutes vide resolution no. 106 dt. 29.4.77 in which it was decided that the matter be referred to the Technical Committee for examination to and report to the Authority. The Technical Committee decided that the matter be left to the Chairman D.D.A. The L.G./Chairman, D.D.A. accompanied by other officials of DDA inspected the site. The proposal for construction of memorial was considered by L.G./DDA with the condition that the total coverage should not exceed 15,000sq.ft. The decision given by the Authority/L.G. was communicated to the Nidhi vide letter no. 21.1.78. Accordingly, the Nidhi got the building plans approved from MCD and constructed the building for Smarak Bhawan/Library.

2. The land falls in the rural use zone beyond the green belt and the total area earlier was 6.226 acs. which is marked on the plan with the red boundary (Plan laid on the table) and the building constructed with 15000 sq.ft. of covered space is shown hatched in colour.

3. In continuation to the land of 6.226 acs. with the existing building, the Nidhi has procured addl. land and the total land in their possession now measures 19,928 acs. A further request has been made to allow the extension to the Nidhi by permitting the addl. buildings as given under :

1. Upashra and Indology buildings for preserving books and for research.
2. Social welfare obligations of the Trust i.e., dispensary.
3. A diagnostic centre for natural pathy and Ayurvedic Medicine plus store.
4. Gurukul extension school, Nari Welfare Centre, Dharamshala and essential watch and ward facilities.

The addl. land proposed in the layout has also been marked on the plan.

4. The matter has also been examined in PPW and it is observed that further extension of the institute in the rural use zone is not desirable.

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

land use zone
23/6/85
Not agreed

Item No.5.

Sub: Proposed construction of sweepers quarters near Nigam Bodh Store and Nigam Work-shop in zone C-1 (Area-5.70 acres) - (F.20(36)/80/M.P.)

.....

The additional Town Planner, MCD vide his letter no. TP/G.3419 dated 4.10.80 had forwarded a scheme for construction of sweepers quarters near Nigam Bodh Store and Nigam Work-shop in zone C-1. The scheme was approved by the Standing Committee of the MCD vide their resolution no. 424 dated 4.10.79 was examined and it was observed that the total area of the scheme is 5.70 acres and is earmarked for 'Public and semi-public facilities' (P&T). The composite zonal development plan for zone C-1,2,3,11 and 12 stands approved by the Government and the proposal will require change in land use from 'public and semi-public facilities' (P&T) to 'residential' use. The matter was also considered by the Technical Committee in its meeting held on 30.4.81 and the Technical Committee observed that :

"The proposal of MCD falls in the area earmarked for the use of P&T Deptt. and the P&T Deptt. may be consulted in the first instance and the ownership of the land may also be ascertained."

2. The P&T Deptt. was consulted in the matter and their views were sought on the above decision of the Technical Committee. The Dy. General Manager, P&T Deptt. vide his letter dated 14.4.83 has intimated that a total of 13.7 acres of land has been earmarked as P&T use out of which 5 acre is already under occupation of P&T Deptt and the balance area may be restored to them. The details showing the area requirement has also been supplied by him as follows :

<u>Name of the item</u>	<u>Open Area in sq.ft.</u>	<u>Covered area in sq.ft.</u>
1. Telephone Exchange (20,000 lines)	Nil	87,120
2. Circle Store Depot	57,000	1,17,500
3. A/M s Office	Nil	60,000
4. Automobile Workshop	50,000	36,500
	<u>1,07,000</u>	<u>3,01,620</u>

*G. Areas
300 Acres*

3. The Dy. Commr. (E), MCD vide his letter dated 2.1.84 has again pursued the matter stating that since a suitable piece of land is not available in the area for the construction of residential accommodation to the maintenance staff as such the matter may be re-considered for change in land use of the area to residential.

4. The proposal has been examined by PPW in the light of draft Development plan for Delhi-2001 and following suggestions are made :

- i) 2.38 acres out of the total land may be reserved for construction of a new telephone exchange for 40,000 lines.
- ii) 0.65 acres may be reserved for the expansion of the G.P.O.
- iii) Remaining 2.68 acres could be used by the MCD for construction of their housing. A plan showing the above proposal is laid on the table.
- iv) PPW has also stated that the area in question is part of 'Special Area Plan' (as part proposed Extensive Modifications-2001) for which no land uses have been indicated on the plan for walled City.

5. The proposal was considered by the Technical Committee held on 19.3.86 and it was observed that the item was postponed as the Town Planner, MCD and the representative of P&T were not present. The Technical Committee, however, desired that meanwhile the ownership of this land may also be confirmed.

6. The Dy. Commr. (E), M.C.D. vide his d.o. letter dated 3.7.86 has mentioned that the L.G. had inspected the site with officers of MCD and had directed them to take up the re-development of this site for construction of staff quarters. The matter was considered at a meeting taken by Chief Secy. on 23.11.84 which was also attended by the officers of P & T Deptt. It was agreed at the meeting that the land acquired by the MCD in this area would not be utilised for expansion and construction of Telephone Exchange and for that purpose, the land would be made available by Delhi Admn. itself. The land in question belongs to MCD

7. The matter is placed before the Technical Committee for his consideration for changing the land use from 'public & semi public facilities (P&T) to 'residential' as requested by the MCD.

DELHI DEVELOPMENT AUTHORITY.

Sub: Wild Life Sanctuary & Bird Sanctuary in Delhi.
File No. F. Instt./7(7)/85-Dir(CP)

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Under the Wild Life Protection Act 1972, a Wild Life Advisory Board has been constituted in the Union Territory of Delhi. The Board in its meeting held in September 1984 decided to establish a National Botanical Garden and Birds Sanctuary in the union territory of Delhi. It was also decided that the National Botanical Garden may be located somewhere in the central area of Delhi and the Birds sanctuary towards the South Delhi somewhere between shooting Range and Bhati mines. The Office of the Wild Life Warden (Deputy Commissioner) Delhi vide his letter dt 19.11.85 identified the hilly range of village Sakurpur/Asola (Mehrauli) comprising of 10743 bigha 2 Biswa (nearly 2238 acres) of area. In this letter, issue of NOC has been requested so that it may be declared as 'birds' sanctuary' in accordance to the provision of section 4 of the Wild Life Protection Act 1972. According to Delhi Administration the creation of a birds sanctuary has been approved as a Plan Scheme with an outlay of Rs.70 lakhs. Dir(CP) DDA raised certain questions regarding the proposal as given below:

- i) Why a Wild Life Sanctuary or Bird Sanctuary or National Bard or Safari Park should be established in Delhi? If yes, then how big? Justification of extent of area should be given.
What is the difference between differet types of sanctuaries and parks?
- ii) National Capital Region Planning and Development Act 1985 has come into enforcement; should not be consider a composite proposal for Delhi Haryana.
In the first phase, a Wild Life Sanctuary may be in 400 hects. but the total proposal may be much more.
- iii) Do we have some models of other super metropolitan cities of the world?

How the proposed sanctuary can be made more beautiful and attractive so that foreigners can also come and visit it.

Proposal may be formulated taking into area of urbanisation of Delhi upto 2010 A.D. In this reference, a new railway line in the south of Tughlakabad Shooting-Range has to come. In such case, sanctuary should be away so that there is no nuisance of railway line to the sanctuary.

iv) Exact location may be decided after super imposition of following parametres on a base map of Delhi.

- Contours of the area;
- Vegetation of the area;
- Availability of ground water.

v) Once the location is decided then a blue print should be prepared showing location, type of compound wall, type of ground furniture, type of vegetation and flora-fauna. All these items should be shown in a plan as well as in a model.

The plan has to be cleared from DDA as well as from Delhi Urban Art Commission.

2. The comments of the Chief Wild Life Warden has communicated vide his letter dated 10.3.86 on the above queries are as given below:

i) Delhi being National Capital of India is a seat of learning. Scholars from all over India and abroad carry out research in various fields of knowledge here. So need of a Bird Sanctuary has been felt for a long time so as to provide the scholars and Wild Life lovers with facilities to carry out research and study of behaviour of the birds sanctuary or National Park bigger the territory better it is to afford free natural habitat for the animals. But keeping in view the resources in hand at present the bird sanctuary may be spread over a piece of land measuring 2680 acres to start with.

A National Park enjoys a superior legal status as compared to a sanctuary. Grazing inhabitation and transport is banned in a National Park whereas these can be regulated in a sanctuary. Boundary of National Park cannot be altered except with the resolution of the legislature of the state.

- ii) Wild Life is a state subject with separate Wild Life authorities in each state for enforcement of the Wild Life.(Protection) Act, 1972 and preservation and protection of Wild life in their respective states. So the Bird Sanctuary should be set up within the Union Territory of Delhi itself for its proper functioning and administration by a distinct authority on a piece of land measuring 2680 acres. A write up for the Plan Scheme is being sent to the Director, City-Planning.
- iii) The Wild Life Department is thinking to develop the sanctuary on the model of an ideal sanctuary already in existence in an identical environment land, vegetation etc. Such suitable trees, plants, herbs and shrubs will be planned as may attract the different species of birds and tend to provide them environment to flourish and thrive therein. The prime object of the proposed sanctuary will be to provide them facilities for research and study to the scholars and wild life lovers. Keeping in view the area of urbanisation of Delhi upto 2010 the sanctuary is proposed to be developed on the gaon sabha land or villages Asola, Sahurpur and Madangarhi in Mehrauli area bordering Haryana instead of area behind Tughlaqabad shooting range which has been abandoned keeping in view the proposed railway line through the area.
- iv) Location of the proposed Bird Sanctuary has already been decided by E.C.(Dev.) after superimposition of following parameters on a base map of delhi.
- Contours of the area;
 - Vegetation of the area;
 - Availability of ground water.

The area is required to be clearly demarcated.

Assistance of Revenue department is being taken for this purpose.

v) After deciding the exact area for the sanctuary a Project report is being prepared by the project implementation committee.

3. The proposal has also been examined by Director (PPW) DDA and he has observed that the proposed site falls in Air Tunnel which would require clearance from the Civil Aviation Authorities. The comments of the City Planning Wing are as below:

The site is not suitable for a birds sanctuary in view of the following:

a) It is located on rocky area which is full of mines and devoid of greenery and water which are essential for creation of a proper environment for a birds sanctuary.

b) Such land use in the south of Urban Delhi does not provide equitable distribution of recreational facilities. A more suitable location of such use will be on the western bank of the river Yamuna towards Northern border of union territory of Delhi (i.e. towards east of Haridwar).

The item is placed before the Technical Committee, DDA for its consideration.

Item No.7.

Sub: Route alignment of 66 KV high tension line from 66 KV Pitampura sub/station to the 66 kv Nangloi s/station, passing through 66 kv s/station of Mangolpuri Industrial area, Ph. I & II (File No. F.6(24)/85/MP)

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This case was discussed earlier in the Technical Committee meeting on 17.10.85 in which it was recommended that a composite scheme of the entire route from Pitampura sub/station to Nangloi sub station be put up by DESU instead of piecemeal proposal. A composite proposal has since been received from DESU which was discussed in a meeting held on 25.4.86 under Director (CP), when DESU officials were also present. In this meeting, it was desired to change the location of the 66 kv grid sub/station site as it was deep inside the layout to some other site along the 45 mt. r/w road as the earlier proposal would affect the aesthetics of the proposed community centre. Accordingly, the site of the 66 KV grid sub/station is now proposed along the 45 mt. r/w road opposite the green buffer as indicated on the copy of the plan. The route alignment details are given below.

2. The route starts from the 66 KV Pitampura, Ph. II, Sub/Station along outer Ring Road upto Mangolpuri Indul. Area, ph. II 66 KV s/station. In this stretch the H.T. Line is proposed to be taken in the inner footpath at a distance of 13.90 mt. from the edge of the road as indicated in the cross section 'AA'. From Mangolpuri Industrial Area, Ph. II grid sub/station, the overhead line would cross the outer Ring Road and run on the northern side of the proposed 45 mt. r/w road (along the green strip) in the inner footpath upto the proposed 66 kv grid s/station site in Mangolpuri Indl. area, ph. I. In this stretch, the H.T. Route is proposed to be taken in the inner footpath upto the proposed 66 KV grid sub/station site in Mangolpuri Industrial Area, Ph. I. In this stretch, the H.T. route is proposed to be taken in the inner footpath at a distance of 7.75 mt. from the edge of the road. From Mangolpuri Industrial Area. Ph. I grid sub/station, the route is proposed to be taken along the inner footpath (abutting the green strip) then along the periphery of the industrial area, existing nala after crossing the Delhi-Rohtak railway line to meet with the 66 kv sub/station at Nangloi. The entire route proposed is on overhead H.T. lines. The route alignment proposed by DESU may be considered for approval subject to its clearance from the railway authorities for crossing the Delhi-Rohtak railway line. One set of plans indicating the proposed route is placed on the table.

3. The case is put up to the Technical Committee for its consideration.

Sub: Alignment plan of 24 mt. r/w Moti Ngr. Road
from Moti Ngr. Hospital to Ring Road
(File No. F.5(2)/DD/MP)

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Senior Technical Officer, MCD in his letter dt. 8.5.86 has informed DDA to prepare an alignment plan of roads having r/w less than 80' , wherever such roads are master Plan/zonal roads. The decision of the LOSC Committee meeting dt.21.4.74 of MCD in this regard is that alignment plan of roads having r/w less than 80' is also to be prepared by DDA wherever such roads are shown in the Master Plan/Zonal Plan Roads.

2. This was discussed in a meeting held on 3.10.80 under the Chairmanship of Commr.(Plg.), DDA and it was attended by the officers of DDA, MCD & TCPO. It was decided that since this is a zonal plan road and so DDA do not have any responsibility of preparing the alignment plan of roads with r/w of 30 mt. and above.

3. The matter is placed before the Technical Committee for its consideration as there are large number of cases pending for a final decision.

Item No. 9.

Sub: Regarding approval of route alignment of 220 KV Towerline for the inter connection of the Rajghat Power House & I.P. Power House (File No. F.6(7) /85/M.P.)

A reference from the Ex.Engineer (Pl.II) of the DESU has been received for the approval of route alignment of 220 KV Towerline for the inter-connection of the Rajghat Power House and I.P. Power House as two nos. 67.5 MW generators are being installed at Rajghat Power House.

2. The proposal of the route alignment was submitted by the Ex.Engineer (PL IV) of the DESU (laid on the table). According to which the 220 KV route is proposed through the buffer along the railway lines on the eastern side of the I.G Complex starting from Rajghat Power House up to 220 KV Switchyard of I.P. Power Station. The entire route proposed is overhead. This proposal was discussed in the meeting taken by Dir. (P) on 25.4.86 and it was recommended to consider for approval the proposed route subject to its clearance from DUAC.

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

Item No 10

Sub: Change of land use in Laxmibai Nagar near Safdarjung Fly-over- land in unauthorised occupation by Mata Ka Mandir.
(File No. F.20(4)/86/M.F.)

.....

next time

Reference is invited to the Ministry's letter No. K-13011/1/86-DDIIA dated 22.1.86 by which they have requested that the matter for change of land use in Laxmibai Nagar near Safdarjung Fly-over specially the land in unauthorised occupation of Mata-Ka-Mandir may be examined and comments of the Authority on the proposal be communicated to the Ministry. The proposal is that a piece of land measuring 601.528 sq.mts. will be regularised in favour of Temple authorities on the condition that excess land will be vacated by them and they will pay the necessary damages. The total land in their possession is 640 sq.mts. The land is located in the green buffer which forms part of the circulation pattern of the fly-over. From the location point of view, this is not a proper site for any public use like the one under reference.

2. The matter is placed before the Technical Committee for its observation.

Item No. 11.

Subject:- Approval of route for the proposed 33 KV
U/G cable feeder from Pankha Road Grid
S/Stn. to Janak Puri Distt. Centre S/Stn.
(file No. F.6(20)/85-M.P.)

...

A reference has been received from Ex. Engineer (Pl. I) of the DESU to provide 33 KV feeder to Janak Puri Distt Centre where a 33 KV S/Stn. has been proposed to meet the power demand of commercial complex developed by D.D.A. It has been proposed to lay 2 nos. 3 x 400 sq.mm. 33 KV Under ground cables from their existing 66/33 KV grid S/Stn. at Pankha Road.

2. The case was discussed in a meeting on 18.10.85 in which officers from PPW, D.C.Wing, DESU and C.P. Wing were present. The proposal was recommended for approval subject to the condition that the cable shall be laid under ground at a distance of 1.5 m to 3 m from the edge of the 100' R/W. So R/w of both the roads was to be kept 100'.

3. DESU officials personally submitted the modified drawings and were facing some problem regarding the implementation, if the proposed r/w of the road along Janakpuri Distt. Centre is taken as 100'.

4. After considering 100' r/w and assuming that the widening will be done towards District Centre side, the position of the cables falls in the existing green area at site, if the distance of 1.5 m to 3 m is followed.

5. Hence, the matter was again discussed in the meeting held on 21.4.86 and it was recommended that the alignment of the cable shall follow the 100 ft. r/w standard section as indicated in the plan submitted by DESU. If the alignment of the cable cuts across any structure that might exist in the 100' r/w, the same should be shifted for allowing the cables to be laid as per the standard cross section.

6. The matter is placed before Technical Committee for consideration.

Item No. 12

Sub: Request for lease of 4.475 acres of land for the expansion of existing 33 KV switch yard out of serial no. 211 and 212, Dhaula Kuan, New Delhi.F.No. F.3(32)/80/M.P.

....

DESU has requested for allotment of 4.475 acres of land in Dhola Kuan Area for expansion of their existing 33 KV switch yard and for establishment of another 66 kv sub station. Desu has stated that the proposal is based on the recommendations of studies carried out by Indian Institute of Science, Bangalore on large Range System and also taking into consideration to requirements of Cantonment Area and its surroundings.

2. The proposal has been examined and it is observed that the land proposed for allotment is located in 'Recreational Area' in zone F.6 and covering considerable land along the VIP route.

3. This case was discussed in the Technical Committee meeting held on 17.10.85 wherein it was decided that a joint site inspection be carried out by Dir. (DC&B)/PPW/CPW/NDMC / DUAC as the proposed allotment is along the VIP route (Ring Road). Accordingly, a joint inspection was carried out and as a result thereof DESU has submitted the revised proposal (laid on the table). Accordingly, to this proposal most of the undeveloped land is being utilised by DESU. The proposal is to eat away the green area which should be restricted to the minimum as per the essential requirement if it could not be met somewhere else.

4. The proposal was discussed in the Tech.Committee meeting held on 8.3.86 wherein it was felt that the location being on the VIP route (Dhaulta Kuan), maximum care should be taken for considering the proposal. Chairman, Tech.Committee agreed to inspect the site himself. Accordingly, site was inspected on 26.8.86 and a detailed discussion was held with officials of DESU. A revised proposal was required to be submitted after reducing the area to be minimum extent. DESU vide their letter no. CE(Plg.)/XEN/PL IV/20/692 dt. 3.9.86 has submitted a revised proposal of the same. The area required is about 3.1 acres and cutting of about 40 Kikar trees (plan laid on the table).

5. The matter is again placed before the Tech. Committee for its consideration.

Item No. 13(1)

Sub: Change of land use for regularisation of land unauthorisedly occupied by Dev Raj Temple, near Shanti Van, New Delhi
(File No.F.20(11)/84/M.P.)

A proposal was received from Ministry of Works & Housing and now Urban Development, Govt. of India regarding change of land use for the regularisation of land measuring 500 sq.yds. from 'Green' to 'Institutional' (religious) unauthorisedly occupied by Dev Raj Temple, near Shanti Van, Delhi.

2. The matter has been examined in this office and it is observed that as per page 45 of Master Plan Book religious uses such as temples, mosques, churches, Jain temple, Parsi fire temples etc. are not to be treated as non conforming if they are existing before the date of implementation of Master Plan i.e. September, 1962. In view of this provision, there is no need to change the land use of this area into Institutional (Religious) as the temple is in existence since 1958 as per letter of I&DO dated 19.7.85.

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

W. S. G. G. G.

Item No. 13(ii)

SUBJECT:- Change of land use from 'Residential' to 'Religious' of an area of land measuring 310.05 Sq.mts. under unauthorised occupation of Sanatan Dharam Sabha, Hari Mandir, Timarpur. (File No. E20(8)86/M.P.)

The Ministry vide letter No.K-13011/6/86-DDIIA dated 5.3.86 has informed D.D.A. that they are considering to regularise the Sanatan Dharam Sabha, Hari Mandir, Timarpur which is in unauthorised occupation of land measuring about 500 sq.yds. in Timarpur out of 500 sq.yds. occupied unauthorisedly by the temple out of which an area measuring 15'.6" X75' is part in the road & after deducting this area the land proposed to be regularised comes to 370.83 sq.yds. (310.05 sq.mts.). Action for vacation of land coming in the road is being taken separately by the L&DO.

2. Ministry further stated that the land use of the proposed site is "Group Housing" & as such before the regularisation is ordered, land use of the area in question has to be changed suitably. They have desired comments on the change of land use from DDA.

3. The proposal has been examined and it is observed that the proposed change of land use from residential may be considered as a case of special appeal for a temple use in residential use zone.

4. The matter is placed before the Technical Committee for its consideration, the proposal received from the Ministry of Urban Development, Govt. of India.

A. J. J. J.
M. J. J. J.

Item No.

14.

Sub: Grant of NCC for storage of SKO/LDC Petroleum Class B in U/G Tank at Khasra No.41, Shadara, File No.F.7(36)/34/H.P.)

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A request has been received from D.S.P.(Licensing) vide his letter dated 23.8.85 wherein he desired to have a N.O.C. with regard to Shri Sushil Kumar Vadhera, for locating a SKP/LDC dealership of IOC on the land on main G.T. Road opposite Shyam Lal College, Shadara.

2. The site measuring 20 mt. x 20 mt. has been allotted by DDA on temporary licence basis as indicated in clause I of the allotment letter dated 29.1.85 and the land has also been handed over to the IOC on 10.6.85. The proposal has also been approved by V.C. DDA on 29.3.84 in file No.F.13(51)/34/CRC placed below.

3. It is stated that there is no policy formulated so far for the allotment of such sites for such uses. However, the matter was referred to the Perspective Planning Wing and they have observed that there is no such mention of kerosene oil depots and these could only be located in service centres or as a part of commercial centres or in industrial areas as per draft PDP-2001.

4. It is also stated that the land use of the site as per draft zonal plan is but terminus. Now this is to be considered whether the allotment made by DDA is to be agreed upon.

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

Item No.
15.

Sub. Regarding the Group Housing Societies in Trans-Yamuna Area in r/o 24 mt. r/w in to 30 mt. in the layout plan for C.G.H.S. near C.B.D. Shahdara. (File No.F.20(15)/83 MP)

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The proposal forwarded by the Director (PPW) is regarding the Group Housing Societies in Trans Yamuna area in r/o layout plan for C.G.H.S. near C.B.D. Shahdara with the following comments :

" According to the draft land use plan for PDP-2001 a 30 mts. wide road is proposed which connects two major roads near Basti Bhikam Singh. According to the layout plan this road is shown partly as 9 mts. and partly as 24 mts. This connection is mainly connecting two major roads. It is, therefore, felt this link should not be reduced and be retained as 30 mts. wide road. It is also observed from the layout plan that this link probably can be widened to the proposed width which may be examined and incorporated accordingly in the layout plan."

2. The proposal has been examined by the City Planning Wing and observed that the r/w proposed in the layout plan by City Planning Wing was taken considering the existing encroachments in this area which has been indicated in the layout plan laid on the table. It will be seen that the structures falling within the proposed 30 mt. r/w road include a temple, Gurudwara, newly constructed mosque besides in existing primary school, some residential structures and some juggies. Under these circumstances whether it will be really possible to achieve 30 mt. r/w.

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

Item No.
16.

Sub: Widening of Church Road (File No. F.5(21)/86/M.P.)
.....

The case of widening of Church Road has been received from A.C.P. (T), Hd.Qr., Delhi Police stating that there is a great rush of commuters and DTC buses on the Church Road particularly in the evening peak hours. For the Safety of the users, it has been proposed that Church Road may be widened at least by 15' to 20'.

2. The Ex.Engg. (R-II) NDMC has conveyed that National Planning Transportation & Research Centre was requested to prepare a suitable plan for widening of Church Road. Accordingly, the plan has been prepared and submitted (plan laid on the table).

3. The NATPAC has prepared the road widening plan of Church Road and according to plan, it is proposed to widen to the extent possible within the existing avenue of trees with 9 mt. wide carriage ways on the either side of the Central verge of 1.2 mt. width with 3 mt. wide side walk for pedestrians and the rest of the area as kucha path. The above cross section has been proposed in the available r/w 37.40 mts. (plan laid on the table).

4. The proposal prepared by NATPAC has been duly examined in City Planning Wing and it has been observed that the r/w of the road near to the rotary has been reduced and it should be uniform through out the road for the smooth flow of traffic as indicated in the plan (red ink). However, in this process, a petrol pump has to be shifted which is very near to the rotary. The r/w as per zonal plan/Master Plan is 36 mts. The proposal of NATPAC also envisages the construction of the central verge whereas in NDMC area, generally yellow line is indicated in the centre of the road due to aesthetic reasons. The City Planning Wing has recommended the construction of a central verge as proposed by NATPAC for this particular stretch since the intensity of heavy vehicular traffic is too much.

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

Site No. 3 - West of UNU - The site is proposed in the west of JNU along 150' r/w road adjacent to JNU. The site has existing Nallahs adjoining to it and can be used for disposal of effluent after its treatment.

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

20,000 → 1 lakh

Item No. 17

Sub: Sewage treatment plant for Vasant Kunj SFS Area opp. IAAI land across Mehrauli-Mahipalpur Road - File No. F.20(6)/85/M.P.

.....

A site measuring 24 hacts. opposite IAAI across Mehrauli Mahipal Road was earlier considered in the Tech. Committee meeting held on 21/3/85 and it recommended for approval. The proposal was further discussed in the Authority vide resolution no. 69 dt. 20.7.85 and it approved the same and also observed that it should be checked once again if this location would not cause any air pollution to the traffic on the Mehrauli-Mahipalpur Road and the International Airport Complex.

2. In view of above, the matter was examined with the help of Chief Engineer (South) DDA and Sh. O.P. Wadhwa, Sr. Aerodrome Officer (ATCP). Sh. Wadhwa in his letter dt. 22.1.86 has observed that the present proposal of treatment plant is coming in the Air funnel as well as it will attract large number of birds and hence it is not a suitable site.

3. The matter was further examined in the City Plg. Wing with the help of Chief Engineer, DDA and Chief Engineer (Flood & Irrigation Deptt. Delhi Adm.). The City Plg. Wing have suggested 3 alternatives mentioned below :

Site No. 1 - Near Ghitorni Village - There is a possibility of locating a treatment plant adjacent to Ghitorni Village. This location takes care of the future needs of the urbanisation.

Site No. 2 - Within Sanjay Van - The second possible alternative considered is to locate the Sewage Treatment Plant within the green area of Sanjay Van in the east of JNU to cater to only the present need of Mehrauli Mahpalpur Complex. This proposal was considered by Sh. O.P. Satiza, Asst. Dir. Air Safety (O) vide his letter dated 22.9.86. He has issued no objection for the site in question subject to the following :

1. All exposed mass of water eg. aeration and settling tanks etc. at the plant shall be covered suitably by wire mesh to prevent bird concentration over them.
2. The general environment within and around the proposed plant shall be maintained free from any sources of possible bird attraction.

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

The following were present in the meeting of
Technical Committee held on 23.9.86.

DELHI DEVELOPMENT AUTHORITY:

1. Sh. Om Kumar, Vice-Chairman (Chairman)
2. Sh. P. Krishnan, Engineer Member.
3. Sh. Manjit Singh, Commr. (Slum).
4. Sh. J. C. Ghambir, Director (PP).
5. Sh. C. B. Sharma, Director (Hort.)
6. Sh. R. G. Gupta, Director (CP).
7. Sh. S. C. Gupta, Director (DC&B).
8. Sh. T. S. Punn, Addl. Chief Arch.
9. Sh. V. N. Sharma, Jt. Director (ZP).
10. Sh. S. C. Gupta, Chief Engg. (SWZ).
11. Sh. S. K. Malhotra, E.X. HD XXIV.
12. Sh. D. K. Saluja, Dy. Dir.(EP)
13. Sh. N. K. Aggarwal, Dy, Dir.(ZP).
14. Sh. P. S. Bhatnagar, Dy. Director (Hort.)
15. Sh. C. P. Rastogi, Dy. Dir.(MP). (convenor).
16. Sh. U. D. Pande, Asstt. Dir.(Plg.).

LAND AND DEVELOPMENT OFFICE.

17. Sh. Lakhmi Chang, Asstt. Engineer.

POLICE DEPARTMENT

18. Sh. H.P.S. Viok, A.C.P.(Traffic).

NEW DELHI MUNICIPAL COMMITTEE:

19. Sh. V. K. Bansal, Dy. Chief Architect.
20. Sh. V. P. Sharma, XEN (Elect.)
21. Sh. R. N. Mathur, S.E.(Elect.)

MUNICIPAL CORPORATION OF DELHI:

22. Sh. D. D. Mathur, Town Planner.
23. Sh. A. P. Sethi, Addl. Town Planner.
24. Sh. P. Swarup, Chief Engineer.

DELHI URBAN ART COMMISSION:

25. Sh. R. K. Goel, Secretary.

TOWN AND COUNTRY PLANNING ORGANISATION:

26. Sh. V. K. Verma, Associate Town & Country Planner.

SPECIAL INVITEES:

DELHI ELECTRIC SUPPLY UNDERTAKING:

1. Sh. P. D. Sharma, Chief Engg. (Plg.)
 2. Sh. H.K.L. Kaushal, S.E.(Plg.)
- } For No.
7,9

contd..

MUNICIPAL CORPORATION OF DELHI:

- | | | |
|-----------------------------------------------------------------------------------------|---|---------------------|
| 3. Sh. Harbans Singh, Ex. Engineer(P) D,
Water Supply & Sewage Disposal Undertaking. | } | For item
no. 17. |
| 4. Sh. Anand Parkash, S.E.(Plg.) Drainage,
D.W.S.&.S.D.U. | | |
| 5. Sh. R. P. Garg, XEN (Water, Constn.,
South Water Supply. | | For item
no. 2. |

INDIAN OIL CORPORATION:

- | | |
|----------------------------|-------------------|
| 6. Sh. G. Kalra, Mgrd. PG. | For item no.
2 |
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C.W.L.W.

- | | |
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| 7. Sh. S. L. Nagruth, C.L.Inspector (WL) | For item no.
6. |
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Urgent.

Palat/DC&B/86/2475

DELHI DEVELOPMENT AUTHORITY
(MASTER PLAN SECTION)

No. PA/DD(MP)/86

23rd September, 1986.

Draft minutes of the meeting of Technical Committee held on 23.9.86 at 1.30 p.m. in Conference Room, Vikas Minar, D.D.A. are placed below for approval.

[Handwritten signature]

(C. P. Rastogi)
Deputy Director (MP)
23.9.86

Director (DC&B).

*These have been
finalized by me.
[Signature]*

[Signature]
Deputy Director (MP)

[Signature]
31/10/86

W/T

1986 MP
31/10/86

Draft minutes of the meeting of Technical Committee held on 23rd September, 1986 at 1.30 p.m. in Conference Room, Vikas Minar, New Delhi.

....

Item No 1:-

Sub:- Allotment of land for construction of underground tank and booster pumping station for Pahari Dhiraj area opp, Idgah.

Director (Hort.) ^{explained} submitted that the proposed site measuring 300' x 120' is fully developed by his Department and ^{is not suitable for this purpose.} may not be allotted to MCD. He suggested that the site almost opposite to the same may be appropriate. The Technical Committee decided that a site of only 200' x 420' may be allotted after having a joint inspection with the Slum Department, D.D.A.

However, Director explained that the site is not suitable for this purpose. He suggested that the site almost opposite to the same may be appropriate. The Technical Committee decided that a site of only 200' x 420' may be allotted after having a joint inspection with the Slum Department, D.D.A.

Item No. 2:-

Sub:- Gas godown sites behind Circular Road, Chankaya Puri.

The matter was discussed at a great length and it was observed that this area is a very prestigious one and all care should be taken to preserve it. The Tech. Committee recommended that a medium site of 400 sq.ft. may be considered opposite ESS subject to clearance of Explosives Department and in case it is acceptable by IOC, then a new site may be suggested in consultation with NDMC.

The matter was discussed at a great length and it was observed that this area is a very prestigious one and all care should be taken to preserve it. The Tech. Committee recommended that a medium site of 400 sq.ft. may be considered opposite ESS subject to clearance of Explosives Department and in case it is acceptable by IOC, then a new site may be suggested in consultation with NDMC.

Item No. 3:-

Shifting of the stone Crushers from Lal Kuan Mehrauli-Badarpur Road to Jumandal, Delhi.

...

It was brought to the notice of Technical Committee that planners of D.D.A. do not favour any stone crusher in the Union Territory of Delhi due to noise and air pollution etc. The Technical Committee decided the following as follows:

It was brought to the notice of Technical Committee that planners of D.D.A. do not favour any stone crusher in the Union Territory of Delhi due to noise and air pollution etc. The Technical Committee decided the following as follows:

- i) Temporary licence may be issued till April, 87.
- ii) A meeting under the chairmanship of L.G. may be called in which General Manager, DSIDC, Dir. of Industries, Director of Mines, Delhi Admn., D.D.A. may be called.
- iii) Thereafter a meeting with Haryana Authorities may be furnished so that these stone crushers may be shifted to their area.

That these are already present.

relocated in the area falling under the called to record contd...
Lmcm

The Technical Committee decided that the alignment plans for the roads ^{having 7/10 of} more than 30 mts. shall continue to be prepared by D.D.A. and the roads ^{and also} less than 30 mts. shall have to be prepared by MDC. In case, MDC is not able to prepare alignment plans/road alignments of roads less than 30 mts., then they have to deposit money to D.D.A. for construction ^{doing the needful}.

Item No. 9:-

Sub:- Regarding approval of route alignment of 220 KV Tower line for the intx connection of the Rajghat Power House, IP Power House.

The Technical Committee considered the proposal and felt that this tower line is very near to River Yamuna and hence, it would be appropriate that route is taken underground. DESU may re-examine the proposal.

Item No. 10:-

Sub:- Change of land use in Laxmi Bai Nagar near Safdarjang Fly-over-land in unauthorised occupatio by Mata Ka Mandir.

...

The Technical Committee considered it and decided that hoardings on the temple site may be removed by NDMC/L&DO as they are traffic hazardous and also re-examine whether this temple could be shifted to an alternate site in Sarojani Nagar area.

Item No. 11:-

Sub:- Approval of route for the proposed 33 KV U/G cable feder from Pankha Road Grid S/Stn. to Janakpuri Distt. Centre S/Stn.

The Technical Committee approved the proposal.

Item No. 12:-

Director may kindly dictate it as it was discussed in the chamber of V.C. after the meeting.

It was decided that in the first instance, D.D.A. may be concerned by MDC for this exposure program.

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a way decided that there should be...

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Item No. 13(ii).

Sub:- Change of land use for regularisation of land unauthorisedly occupied by Dev Raj Temple, near Shanti V_{an}, New Delhi.

The Technical Committee ^{noted that} approved ~~it as the temple~~ ^{and decided that} is in existence since 1958 but ~~no new construction shall~~ ^{be permitted on the site.} ~~be permitted on the site.~~ ^{And that any d}

Item No. 13(ii)

Subject:- Change of land use from Residential to religious on an area of land measuring 310.05 sq.mts. under unauthorised occupation of Sanatan Dharam Sabha, Hari Mandir, Timarpur.

^{case of special appeal} The Technical Committee ^{approved for appeal as a} approved ~~the change in~~ ^{land use from residential to religious as a case of} ~~land use from residential to religious as a case of~~ ^{special appeal.} ~~special appeal.~~

Item No. 14:-

Sub:- Grant of NOC for storage of SKO/LDO Petroleum Class 'B' in U/G Tank at Khasra No. 41, Shahdara.

Director (CP) observed that there is no policy with regard to issue of NOC for storage of SKO/LDO petroleum class 'B' and Technical Committee desired that a policy is to be made before such cases are considered.

Item No. 15 and 16:-

Postponed.

Item No. 17:-

Sub:- Sewerage Treatment Plant, Vasant Kunj.

^{forward} Director (CP) explained ~~the three alternatives~~ ^{prepared by them for the} ~~Water Treatment Plant, Vasant~~ ^{Water Treatment Plant, Vasant} Kunj. ^{On the observations of Mr. Goel, Secretary, DUAC,} ~~it was decided that the matter may first be referred to~~ ^{DUAC with regard to site at Sanjay Kunj.} ~~DUAC with regard to site at Sanjay Kunj.~~ ^{The matter} may be brought before the Technical Committee ~~thereafter~~ ^{obtaining the views of DUAC.}