

# दिल्ली विकास प्राधिकरण

अनुभाग M.P. Section

मिसिल संख्या PA/DD/MP/86/540

टिप्पणी

पत्रव्यवहार

विषय

Draft minutes of the Tech. Committee meeting held on 27/11/86 under the Chairmanship of P.C.

पिछले सदन

बाब के सदन

105248



DELHI DEVELOPMENT AUTHORITY  
(MASTER PLAN SECTION)

No. PA/D.D. (M.P)/86/546

Dt: 26/11/86

Sub: Draft minutes of the Tech.Committee meeting  
held on 27.11.86

....

Draft minutes of the Tech.Committee meeting  
held on 27.11.86 have been prepared and placed  
opposite for your kind approval please.

*C.P. Rastogi* 27/11/86.  
(C.P. Rastogi)  
Dy. Director (M.P)

Dir. (DC&B)

- Encl: 1. Draft minutes  
2. Agenda of the V.C copy  
3. List of participants of T.C.  
4. Items in hand for next T.C.

Minutes of the Technical Committee meeting held on  
27.11.86 at 10.00 A.M. in the Conference Hall of DDA, Vikas  
Minar are placed below for V.C.'s kind approval.

*864.D.D.(B)*  
*5/12*

*4/12*

V.C.

*As per*  
(S.C. GUPTA)  
DIRECTOR (DC&B)  
3.12.86

*I have time and again told minutes should be put up in 48 hrs. It has taken a week to put. This is not desirable.*

*Appr*

V.C.'s Office  
Dy. No. *PS 252*  
Date *5/12/86*

*Dir (DC&B)*  
*by air/12/86*

*Regular*  
*5/12/86*

*4/12/86*

*Pl put stencils in the usual format after doing the work of T.C. dt 11.12.86.*

*Steno I (Mrs. Chandra) has been doing the work of T.C. dt 11.12.86*  
*DOC M.P.*

MINUTES OF THE MEETING OF THE TECHNICAL COMMITTEE  
HELD ON THURSDAY, THE 27th NOVEMBER, 1986 IN THE  
CONFERENCE HALL OF DDA, VIKAS MINAR.

-----

The following were present :

DELHI DEVELOPMENT AUTHORITY

- 1) Sh. On Kumar,  
Vice-Chairman.
- 2) Sh. V. S. Murti,  
Engineer Member
- 3) Sh. D. R. Bhatia,  
Addl. Chief Architect
- 4) Sh. S. C. Gupta,  
Director (DC&B)
- 5) Sh. J. C. Gambhir,  
Director (PP)
- 6) Sh. R. G. Gupta,  
Director (CP)
- 7) Sh. V. N. Sharma,  
Jt. Director (ZP)
- 8) Sh. R. D. Gohar,  
Jt. Director (UVC)
- 9) Sh. P. N. Dongre,  
Jt. Director (CP)
- 10) Sh. D. K. Saluja,  
Dy. Director (CP) (T.T. Unit)
- 11) Sh. N. K. Aggarwal,  
Dy. Director (CP)
- 12) Sh. A. K. Jain  
Dy. Director (CP)
- 13) Sh. H. S. Sikka,  
Dy. Director (CP)
- 14) Sh. C. P. Rastogi,  
Dy. Director (MP)
- 15) Sh. Jarnail Singh,  
Arch. Plan Officer SSO (Slums)

NEW DELHI MUNICIPAL COMMITTEE

- 16) Sh. Jeet Malhotra,  
Chief Architect

MUNICIPAL CORPORATION OF DELHI

- 17) Sh. D. D. Mathur,  
Town Planner
- 18) Sh. B. S. Khurana,  
Addl. Town Planner

DELHI URBAN ART COMMISSION

- 19) Sh. R. K. Goel,  
Secretary



CENTRAL PUBLIC WORKS DEPTT.

- 20) Sh.B.N.Sinha  
S.E. C.II FOR ITEM NO.14
- 21) Sh.C.A.Menon,  
A.E. 23(DA)
- 22) Sh.R.N.Garg  
A.E. 23 (DA)

TOWN & COUNTRY PLANNING ORGANISATION

- 23) Sh.V.K.Verma,  
Associate Planner

BHARAT PETROLEUM

- 24) Sh.G.S.Gurvaswamy  
Dy.L.P.G.Manager - FOR ITEM NO. 15 & 16
- 25) Sh.Arun Kumar Manchanda -do-

ITEM NO.1 : Group Housing Societies in Trans-Yamuna Area in r/o  
CBD Shahdara (F20(15)/83-MP) 24 mts. r/w into 30 mts. in the layout plan for CGHS near

This case was explained by the Director (CP) in the meeting and submitted that due to the existence of a number of structures within the road r/w, the width cannot be achieved more than 24 mts. However, Director(PP) indicated that this is a Master Plan road and the width should be retained as 30 mts.

The Technical Committee after going into the details, recommended that the r/w of the road should remain as 30 mts. and the parties whose properties are affected in the road r/w, should be considered for alternative allotment.

ITEM NO.2 : Widening of Church Road (F.5(21)/86-MP)

The case was explained by the Director (CP) in the meeting and submitted that due to the increase in the vehicular traffic at Church Road, requests have been received from the N.D.M.C. and the Traffic Police for provision of the central verge and widening of the road on either side to the extent feasible.

The Technical Committee examined the proposal and keeping in view that a large number of buses are plying on this road, the alignment plan as proposed with the provision of the central verge, be approved.

ITEM NO.3 : Change of land use of 110 yds. portion on main GT Road in zone C-16 & 17 as commercial area/shops. (F.2(2)/80MP)  
The matter was examined in detail and the Technical

Committee observed that as the matter pertains to use of the ground floor as shops and upper floors for residential, the matter be considered under the policy of mixed land use being



finalised in the Perspective Plan Delhi-2001.

ITEM NO.4: Change of land use from 'Green' to 'Residential' in Aruna Colony, N.Delhi (F.20(9)/86-MP)

The Technical Committee observed that the Govt. of India has already notified the change of the land use in the present case, as such no further action is required.

ITEM NO.5: Alignment plan of proposed road along Najafgarh drain from New Rohtak Road to Rd.No.37 (F.5(14)/80-MP)

The Technical Committee examined the proposal and keeping in view that in case the land is not properly utilised, there are chances for further encroachment on this space, and therefore, approved the alignment plan with the proviso that there will be no fly-over over the Railway line.

ITEM NO.6: Request for issue of NOC in connection with the acquisition of land by Air Force Authorities of Radar Dhansa, N.Delhi-73 (F.3(36)/86-MP).

The matter was examined by the Technical Committee and keeping in view that the area involved is only 0.69 acres and decided that N.O.C. for acquisition of the land by Air Force Authorities may be given.

ITEM NO.7: NOC for acquisition of land measuring 90 acres at Vill.Chhawla (F.14(4)/85/CRC/DDA).

The Technical Committee noted that this matter was examined earlier and in view of the details furnished by BSF, N.O.C. for acquisition of additional land be given.

ITEM NO.8: Development Plan of Vill.Possangipur. (FR 9(29)/83/Dir. (CP)/Pt.I).

The Technical Committee discussed this item and observed that there are two issues i.e. (i) alignment of the missing links (80' r/w), (ii) approval of Development Plan of Village Possangipur. For (i), the Technical Committee examined the case and recommended for approval of the alignment plan subject to that the parties whose properties are affected, be provided alternative allotment. For (ii), the matter was examined in detail and the Technical Committee recommended that in case of the parties whose properties were built-up by June, 1977 and have been regularised, located outside the Lal Dora, will have to pay the Development Charges in accordance with the policy.

ITEM NO.9: Layout plan on the periphery of Vill.Basai Darapur. (F.5(32)/81-MP)

The proposal was explained by Director (CP) and after the discussion, it was felt that in the first instance,



the matter may be examined by the Addl. Commissioner (Lands) keeping in view the discussions held in the Metropolitan Council and during the disposal of assurance.

ITEM NO.10: Comprehensive scheme for locating the dispensaries in the next 15 yrs. in rural areas Delhi/New Delhi to be incorporated in PDP-2001. (F.20(23)/86-MP)

The matter was discussed in detail and it was observed that in the Perspective Plan 2001, provision for dispensaries is indicated only in 9 villages. The Technical Committee desired that the dispensaries may be allowed in the rural settlements wherever Delhi Administration has a proposal and for this purpose, a provision be made in the Perspective Plan-2001. Further, the Technical Committee desired that Delhi Administration be informed that while selecting a site for the dispensary, the following care should be taken :-

- (a) It should be in the close vicinity of the village.
- (b) Proper approach, drainage and water supply is available; and
- (c) The construction should confine to maximum 20' in height with the regulations applicable for such uses in the 'rural use zone'.

ITEM No.11: Air Pollution in Delhi by Prof. J.N.Dave, JNU. (F.No.PPW/Infra/86/206).

The Technical Committee discussed the matter in detail and desired that a separate discussion be arranged wherein the experts from Water & Air Pollution Board may also be invited to explain the provision.

ITEM NO.12: Location of 33 K.V. Electric Sub-Station in Jamia Millia Institutional Complex at Okhla Road. (F.No.2926-A+2943-A/Dir.(CP)).

The Technical Committee examined the proposal and desired that the same be discussed in detail with the representative of D.E.S.U who are present in the meeting. Also, it was felt that an alternative site be looked into as the present location is just at the inter-section of the two major roads.

ITEM NO.13: Retail outlet near Azadpur on G.T.Karnal Road known as M/s.Highway Filling Station. (F.7(21)/81-MP).

The Technical Committee examined the proposed site for re-locating the petrol-pump from Sabzi Mandi area and keeping in view that it is very near to the inter-section of the road, desired that an alternative site be suggested by the Director (CP).

ITEM NO.14: Alignment Plan of Marginal Bundh Road (Ph.I) from its junction with I.P.Marg upto its junction with Wazirabad Road (F.5(36)/75-MP).



Director (CP) explained the proposal for the widening of Marginal Bundh Road. It was observed that the widening is mainly towards the river Yamuna in which a lot of earth work is involved as on the either side, there are a number of houses/constructions already regularised. Director (CP) explained that the proposal is very important from the point of view of smooth flow of traffic.

After the detailed discussion, the alignment in principle was agreed upon with the condition that the Flood Department should be consulted to examine from the flood point of view as the part of the alignment is encroaching upon the river flood plains.

ITEM NO.15: Modification/carving out of gas godown sites near Majnu-Ka-Tila (F.13(74)/85/CRC/DDA).

The proposal was explained by Director (CP) indicating that already two gas godown sites are in existence at this location. The Technical Committee examined the location of the third site and agreed for its approval subject to that the entry to the proposed site will not be directly from the Ring Road but it will be provided from the entry available to the existing gas godown sites.

ITEM NO.16: Location of gas godown sites in Shalimar Bagh Area. (F.13(11)/86/CRC/DDA.).

The proposal was explained by Director (CP) for the location of a gas godown site. The Technical Committee approved the site keeping in view that the one site is already in existence. However, it was desired that Chief Architect/should give a suitable design for the site. NDMC

The meeting ended with the vote of thanks to the chair.



27-11-86 at 10.00 AM

MOST IMMEDIATE  
MEETING NOTICE

DELHI DEVELOPMENT AUTHORITY  
VIKAS MINAR  
INDRAPRASTHA ESTATE  
NEW DELHI.

उपाध्यक्ष कार्यालय  
V.C.S OFFICE  
क्र.सं. 9656-D  
Sl. No.  
दिनांक 27/11/86  
Date

No. F.1(7)/85-MP 11045

Dated the 24/11/86.

From:

Asstt. Dir.  
Superintendent (MP),  
Delhi Development Authority

To

Mr. O.S.D to Vice-Chairman,  
D.D.A. Vikas Nagan,  
'B' Block, I.N.A.

Sir,

I am directed to inform that the next meeting of the Technical Committee of the Authority will be held on Thursday the 27.11.86 at 10.00 A.M., ~~P.M.~~ in the Conference Room of Delhi Development Authority, Vikas Minar, Indraprastha Estate, New Delhi.

2. You are requested to make it convenient to attend the meeting.

3. The Agenda is ~~being~~ sent.

Yours faithfully,

*[Signature]*  
Superintendent (MP)  
Asstt. Dir.

Encl: As above.

*[Faint text from bleed-through:]*  
the \_\_\_\_\_ at \_\_\_\_\_  
Room of Delhi Development Authority, Vikas Minar, Indraprastha Estate, New Delhi.

2. You are requested to make it convenient to attend the meeting.



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

Agenda for the meeting of Technical Committee to be held on Thursday, the 27th November, 1986 at 10.00 A.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.            | Regarding Group Housing Societies in Trans Yamuna Area in r/o 24 mt. r/w into 30 mt. in the layout plan for CGHS near C.B.D. Shahdara.<br>File No. F.20 (15)/83/M.P. - (Postponed items) | 1.              |
| 2.            | Widening of Church Road<br>F-5 (21)/86/M.P.  | 2.              |
| 3.            | Change of land use of 110 sq.yds. portion on main G.T. Road in zone C-16 & 17 as commercial area/shops.<br>F.2(2)/80/M.P.  | 3.              |
| 4.            | Change of land use from 'Green' to 'Residential' in Aruna Colony, New Delhi<br>(F.20 (9)/86/M.P.)  | 4.              |
| 5.            | Alignment plan of proposed road along Najafgarh drain from New Rohtak Road to Rd.no.37<br>F.5 (14)/80/M.P.   | 5.              |
| 6.            | NOC in connection with the acquisition of land by Air Force Authorities of Radar Dhanasa.<br>F.3 (36)/86/M.P.  | 6.              |
| 7.            | No objection certificate for acquisition of land measuring 90 acres at village Chhawla.<br>F.14 (4)/85/CRC/DDA   | 7.to 8          |
| 8.            | Development plan of village possangipur.<br>FR. 9 (29)/83/Dir. (CP) Pt. I  | 9 to 13         |
| 9.            | Widening of Link Road from M.G. Rd. to the periphery of vill. Basai Darapur.<br>F.5 (32)/81/M.P.   | 14              |
| 10.           | Reg. comprehensive scheme for locating the dispensaries in the next 15 yrs. in rural areas Delhi/New Delhi to be incorporated in PDP-2001. (F.20 (23)/86/M.P.)                           | 15              |
| 11.           | Air pollution in Delhi Report by J.N.U. Prof. Dave- PPW/Infra/86/206   | 16 to 19        |
| ✓ 12.         | E.S.S. Site at Sarai Julliana<br>A-2943 &/Dir. (CP)  | 20              |



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)

.....

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.



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.

Agreed



The proposal for change of land use of 110 yads. portion on main G.T. Road in zone c-16&17 as Commercial area/shops was approved by the Authority vide its resolution no.58 dated 23.4.85 (Appendix.....A...).

2. The matter was referred to the Ministry of works and Housing, Govt. of India on 31.7.85 for approval of the central Govt. under section 11-A of Delhi Development Act, 1957 to issue a public notice for inviting the objection/suggestion for the proposed change of land use. The Ministry has forwarded a copy of the T&C.P.O. notes no. F.3-25/75-Tech./62 (c-16&17) dated 13.9.85. Wherein the following observations are as below:-

3. As mentioned in the resolution no.58 that MCD has issued the licences for commercial use to the owners of the buildings in February 1980 and vide their resolution no.1340 in March 1980 recommended that 110 yards portion of G.T. Road to be converted as local commercial area. These recommendations are not of the date prior to the Master Plan came into force and hence should not be binding on DDA. As regards the use of residential properties for commercial should not be permitted at all. Since it requires a proper planning for various related activities such as space for loading and unloading display of the products on sale and car parking etc. Change of land of these plots Commercial not only on ground floor but also on the upper floors.

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

Residential

Being  
Considered in

Modifications  
in ~~1976~~ ~~1977~~ 2000



No.  
58

Subject: Chand of land use of 110 yards portion  
in main G.T. Road in Zone C-16 and C-17  
as commercial arc/chops (F.2(2)/80-MP).

A-23.4.85

P R E C I S

Representations from the plot-pwners of certain plots located at G.T. Road in zone C-16 and C-17 to change the land use of their properties from 'residential' to 'commercial' have been received, indicating that they are using these plots for commercial purpose since long.

2. The plots under reference form part of the C.C. Colony. The layout plan of that colony was approved by the competent authority in June, 1961 and the colony was subsequently developed. In the approved layout plan, these plots were shown for residential use. However, the owners of these plots have been using the plots for commercial purpose and have been making representations to the Authority and to the Municipal Corporation of Delhi through various quarters to change the to 'commercial' purpose, taking plea of non-preparation, finalisation and approval of Zonal Plan before the date of misuse,. While D.D.A. prosecuted some of thes plot-owners against the land use under Section 14, read with section 29(2) of the Delhi Development Act, 1957 the Magistrate acquitted such prosecution on the ground that the Corporation has allowed them to use part premises a-s shops under the shop Establishment Act keeping in view the layout plan of the C. Colony was approved by the Competent Authority before the Master Plan came into force, i.e. before 1st September, 1962.

Contd....



The Corporation also passed resolution No. 1340 in March, 1980 recommending that 110 yds. portion at G.T. Road be converted as (Local commercial') In Feb., 1980, the Corporation also issued then licences for running shops in the residential buildings.

3. Earlier, in the year 1972, the Authority vide its resolution No. 64 dated 11.5.72 considered the proposal to change the land use of plot No. A/11/1, A/10/1 and B/6/2 from residential to commercial in zone C-16 and C-17 and resolved that "Commercialisation of residential plots the not approved in view of the Central policy of the Authority. The case was again examined by the Technical Committee in its meeting held on 30.9.1980 under item No. 3 wherein the following decision was taken.

"The Technical Committee desired that more details about the properties to be considered for commercial use as part of zonal development plan be obtained and matter be re-examined keeping in view the widening of G.T. Road after the site inspection".

4. The Zonal Development Plan of this area with residential use of these properties has already been approved by the Ministry of Works & Housing in the year 1981. Any amendment in the Zonal Development Plan would require the processing of case under section 11(A) of the Delhi Development Act, 1957. There are about 15 nos. of plots for which change of land use is involved within a length of 110 yds.

5. The (Appendix 'EE' Page 227 ) indicates the details of the properties along observations comments of Enforcement Branch of D.D.A. and there are 11 such cases.

Contd....



6. The proposal was re-examined in the Technical Committee meeting held on 1.12.84 and the Technical Committee noted that the case of change of use under reference was already examined and discussed in the earlier meeting of the Authority and it did not favour to recommended the change of land use. However, Technical Committee observed that earlier when the matter came up before the Authority, the factual position in regard to the part of the existing buildings for commercial use prior to the Master Plan was not clear, neither the decision of the Court in favour of the party was before the Authority. Keeping in view these points, Technical Committee recommended that the shops on the ground floor be allowed to continue subject to that the area in the front set back be used as common parking lot without having any boundary wall; (ii) no ground coverage or FAR is increased from the residential coverage (iii) the upper floors be used exclusively for residential purpose; and (iv) the conversion charges as to be decided by the Authority, be paid by individual parties.
7. The matter is placed before the Authority for consideration/ approval.

#### RESOLUTION

Resolved that the proposal contained in the agenda item be approved.



Item No. 4

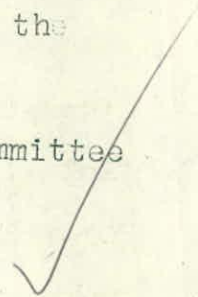
Sub: Change of land use from 'Green' to 'Residential'  
in Aruna Colony, New Delhi.  
(File No.F.20(9)/86-M.P.).

.....

Joint Director, Slum, DDA vide his D.O. letter No. J.D.(H)/S/85/52 dated 11.3.85 has requested to construct 360 slum tenements alongwith some fruit and vegetable stalls and local shopping centre in Aruna Colony, Magazine Road, Delhi in zone C-14.

2. The matter has been examined and it is found that the issue involves the change of land use of 12.4 acs. (5.02 ha.) land from 'recreational' to 'residential' in plan for zone C-14, 15 and 19 stands approved/notified by the Govt. The details of the site are indicated in the plan laid on the table.

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





Item No. 15.

Sub:- Alignment Plan of proposed Road along  
Najafgarh Drain from New Rohtak Road  
to Road No. 37.  
(file No. F.5(14)/80-M.P )

The above said road is proposed on the periphery of Tri Nagar Group of unauthorised colonies (under MCD) along Najafgarh Drain. This road is neither a Zonal Plan nor a Master Plan Road. The construction of this road will benefit the residents of the area as it connects 30 mt. R/w Rohtak Road in the south and 45 mt. r/w road no. 37 in the northern side. Since many small roads, lanes and bye-lanes of the unauthorised colonies are meeting this road, it will therefore, act as a collector street.

2. In the regularisation plan of Tri Nagar Group of unauthorised colonies prepared and approved by MCD a uniform r/w is not proposed for this road and it varies between 8 mt. to 15 mt. The r/w proposed in DDA's alignment plan proposal varies between 16 mt. to 20 mt. which can be available in the entire stretch by affecting only a few structures. The alignment plan with the above r/w as prepared by D.D.A. was put up to the LOSC meeting of MCD on 6.4.85 and the same was approved from the planning point of view. The feasibility report on this proposal has also been received from MCD wherein it is observed that four pucca single storied, seven double storied pucca structure, one tin shed shop, three semi-pucca structure/jhuggies, railing/fencing of open lands, one plot, open land on temple with two shops, three urinals, two dust bins, DESU sub-stn. etc. are affected.

3. The alignment plan proposal was also discussed in a Committee under Director(CP) on 16.5.86 and the same was recommended for approval.

4. The alignment plan proposal as prepared by D.D.A. is put up before the Technical Committee for its consideration.



Sub: Request for issue of No Objection Certificate  
in connection with the acquisition of land by  
Air Force Authorities of Radar Dhansa, New Delhi-73  
(File No. F.3(36)/86/M.P.)

.....

A request has been received from Sh. A.G.Chitra,  
Wing Commandar, Officer Commanding, Air Force for issuing  
a NOC with regard to acquiring of land at village Dhansa,  
New Delhi measuring an area of 3 bighas and 3 biswas  
(0.69 acres).

2. The land under reference (plan laid on the table)  
falls outside the present urban limits (Master Plan of  
1962) and the matter has been examined in the light of  
PDP-2001. It has been found that the village Dhansa is  
on the periphery (south-west) of the Union Territory.  
The land use is 'rural use zone' and will not affect the  
tentative Urban Extension Plan prepared for Perspective  
Delhi-2001. The land measuring 3 bighas and 3 biswas (  
(0.69 acres) appears to be already under the possession  
of I.A.F.A. since the last 10 years.

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



Item No. 7

Sub: No objection certificate for acquisition of land measuring 90 acres at village Chhawla.  
(File No. F.14(4)/85/CRC/DDA)

....

The commandant, 25th Battalion, BSF has requested to issue a 'No Objection' certificate in respect of 18 bighas 15 biswas of Gram Sabha land in village Chhawla for the purpose of construction of building for security reasons. In a separate reference, the Commandant has also requested for issue of NOC for 100 bighas and 1 biswas of Gaon Sabha land in village Chhawla for M.T. Workshop, recruitment training and living accommodation.

2. The case has been examined by Dir. (PPW) and observed that there is a big Establishment near Village Chhawla. For the accommodation of certain additional troops and other activities, they have requested a 'no objection certificate' for the acquisition of 90 acres land. This proposed land is in continuation to the existing area. The various uses for which additional land is required by BSF is as under :

1. Additional training ground for trainees - Combat area/Assault Area/Weapon training area.
2. Land for Transit camp for accommodation of minimum 1000 personnels.
3. Training for ceremonials, parades etc. accommodation for 1000 men.
4. BSF animal contingents for 55 camels, 45 horses and its drivers.
5. MT Workshop-Engine Assembly/Lathe shop/ welding shop/Upholster room/Parking Area and service centre.
6. Welting of troops

3. On examination it has been found that (i) the present land use of the land in question is rural (ii) the proposed extension would make their area well defined (iii) they should be asked to leave the land for the existing road.

contd....p /.....



4. The proposal was discussed in the Technical Committee for its consideration, in its meeting held on 8.8.86 and following decision was taken.

"The Technical Committee discussed the proposal in detail submitted by Commandant 25th Battalion BSF of acquiring 90 acres of land in the vicinity of existing complex. Keeping in view the location of the land proposed to be acquired in different pockets around the complex, the Technical Committee recommended for a 'no objection' for utilisation of this land as part of the complex, however, subject to (a) that BSF has already obtained the administrative approval for this purpose and (c) that after the acquisition proper and integrated layout plan is proposed and submitted for approval."

5. In response to the decision of the Technical Committee Commandant Vikram Singh, BSF has replied vide his letter dt. 11.8.86 that financial sanction and budget provision shall be made for acquisition of 90 acres of land after receiving a NOC from D.D.A., as the cost of land has to be given by Land Acquisition Officer. In view of this, he has requested that the desired NOC may be issued at the earliest, as the same is required for security reasons.

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



Item No. 8

SUB: DEVELOPMENT PLAN OF VILLAGE POSSANGIPUR

F.No. FR9(29)83-Dir. CP/Pt.I

Possangipur is one of the urbanised villages within the urbanised limits of the 1962 Master Plan and is included within the development area of the DDA. This village falls in Zone G-13. The surrounding of this village such as Janakpuri Block-B has been developed by the DDA as a result of which some new outlook is observed in it. The village is approachable by 24 mt. wide R/W of the Janakpuri Block-A and many number of small and big shops are existing in the periphery of the village. The village is well-connected to the main city by DTC buses and other modes of transport.

2. The village is bounded by the 24' R/W in the West, district park in the East, DDA built-up houses Block-A-5 in the North and district park in the West. Since this village is located almost in the centre of the total Janakpuri, the growth of commercial activities was natural. This was due to the absence of these facilities in the planned development of the DDA. During inspection, it is observed that a large number of structures are extending and unauthorised residential as well as commercial units are to be regularised and therefore, a policy decision for the development of this village is desired.

3. The existing-population of this village is about 687 persons. To know more about this village, a physical as well as socio-economic survey was got



conducted. Due to these surveys, it is found that Panchayat Ghar, Police Post, Post Office and health facilities are required. There is a missing link of 24 mt. wide Zonal Road on the Northern side of the village adjacent to Block-A, Janakpuri which could not be constructed due to the massive construction of unauthorised shops.

4. Based upon the socio-economic and physical survey a development plan of the village has been prepared. Facilities mentioned above such as Bara Garh, dispensary etc. have been provided. A site for housing measuring 0.66 hect. has been provided in the North of the Village. For easy circulation, the peripheral road has been widened to 9mt. R/W which is further linked to 5 mt. wide streets opening the individual houses. As the missing link of 24 mt. wide Zonal Road is very essential from planning point of view for the smooth flow of traffic, therefore, it has been proposed to be constructed. While constructing this missing link, about 22 shops will be affected out of which about 10 shops are of 10 sq. mt. each (approx.) and the remaining shops are of about 15 sq. mts. size. All these shops are the part of about 6 big properties which are having compound walls etc.

5. AREA STATEMENT:

The area distribution as per the Development Plan of the Village is as under:-

|                          |           |        |
|--------------------------|-----------|--------|
| Total area of the scheme | 6.4 Hect. | 100%   |
| Residential              | 4.10 "    | 64.06% |
| Existing village         | 3.44      |        |



A-1  
Appendix A to Item No.

1. a. Zone G-13.  
B. Land use as per DMP/ZDP Draft PDP-2001 Residential.
2. Total area 6.40 Ha only (6.40 Ha)
3. A. Total population (1981) 687 ( as on Jan 1985)  
b. SC/ST population : 121.
4. a. Dominant land ownership outside erstwhile Lal dora : Bounday of non-Govt. land marked on the plan.  
b. Details of notification u/s 507-A of MCD A ct : vide No.F. 9(2)66 Law-Corp of 23th May, 1966  
c. Whether falls under the 'Development Area' of the DDA; Yes, Div. area No. 56.  
d. Status of the dev. plan of village : Not yet approved
6. Whether change of land use is involved : No.
7. Community facilities:
 

|                   | Existing | proposed |
|-------------------|----------|----------|
| a. H.S. School    | -        | -        |
| b. Primary school | -        | -        |
| c. Community hall | -        | Yes      |
| d. Dispensary     | -        | Yes      |
| e. Parks          | -        | Yes      |
| f. Religious      | -        | -        |
| g. ESS            | -        | -        |
| h. Others         | -        | -        |
8. Area earmarked for housing schemes : 0.66 ha c.
9. Land use details :
 

| S.No. | Facilities                       | Existing area.   | Proposed land use |
|-------|----------------------------------|--|-------------------|
| 1.    | Residential                      | 3.44   | 0.66 Ha(CH)       |
| 2.    | Commercial                       | Number of shops are existing on the periphery of the village |                   |
| 3.    | Recreational/park                | -  | Yes(0.354 Ha)     |
| 4.    | Industrial/work centre.          | -  | -                 |
| 5.    | Community facilities             | -  | 0.476 Ha.         |
| 6.    | Circulations(Existing+ proposed) |  | 1.47 Ha           |
| 7.    | Others                           |  |                   |
|       | Total                            | Existing + proposed(6.40 Ha)                                 |                   |



Item No. 9

*Lay plan out approval of*

Sub: Widening of Link Road from MG Road to the  
periphery of village Basai Darapur-F.No.F.5(32)/81/M.P.  
....

This is regarding proposal for utilisation of irregular open land near Sudharshan Park Basai Darapur. The land measures 18.3 acres and is bounded by nallah and 80' r/w road on the east, Sudharshan Park on the north west and nala in the south. The layout plan for this pocket was earlier approved by V.C. on 3.2.83. The proposed distribution of land of various uses is as under :

|                          |            |
|--------------------------|------------|
| Total area of the scheme | 18.3 acs.  |
| Hr.Sec.School            | 2.75 acs.  |
| Primary School           | 1.50 acs.  |
| Area for Group Housing   | 2.45 acs.  |
| Community facilities     | 0.37 acs.  |
| Area under park          | 4.00 acs.  |
| Shopping                 | 0.765 acs. |
| Area under road          | 4.80 acs.  |
| nallah                   | 1.66 acs.  |

(the revised layout plan laid on the table with V.C.'s approval).

2. The layout plan was again revised and was approved by V.C. on 9.8.84 but it was further decided that the plan approved by V.C. earlier on 3.2.83 may be retained.

3. In view of above, the case is again being put up to the Tech.Committee for re-consideration.

*✓*  
*approved*



Item No. 10

Sub: Comprehensive scheme for locating dispensaries in rural areas for the next 15 years  
File No. F.20(23)/86/M.P.

.....  
Proposal has been received from the Directorate of Health Services, Delhi Admn. for locating dispensaries in rural areas. A comprehensive scheme has been prepared for 27 sites for locating dispensaries in the rural areas in the next 15 years.

2. Out of 27 dispensaries 22 dispensaries at present are working in the rented building in rural villages. The Director, Health Services has requested to approve 22 sites for opening of dispensaries in such villages, in addition to these, 5 new villages have been identified for providing health services. (Plan prepared by PPW placed on table)

3. In PDP-2001, dispensaries have been proposed at following 9 villages:-

1. Bakhtawarpur
2. Jharoda Kalan
3. Dhansa
4. Jagatpur
5. Ghogh
6. Qutab Garh
7. Jaynti
8. Mitraon
9. Commanhora

In the gazette notification at page 98 under the heading "Rural Area" dispensaries are allowed and accordingly the modification will be done in the draft notification of PDP-2001.

4. The proposal is placed before the Technical Committee for change of land use from 'Agricultural' to 'Institutional' (Dispensaries)

Item No. 11

Sub:- Air Pollution in Delhi by Prof. J.M. Dave,  
JNU. File No. PPW/Infra/86/206

.....

Chief Executive Councillor has forwarded a copy of the recommendations made by Prof. J.M. Dave of Jawahar Lal University on air pollution. In 1980-81, Delhi Admn. had entrusted this study on air pollution in Delhi to Prof. Dave of JNU. The report submitted by Prof. Dave was discussed in the meeting of the state Council for Science and Technology held on 27th June, 86 and a decision was taken that concerned deptt/agencies should initiate action immediately to implement the recommendations.

2. The findings of survey on Air Pollution reveals that in Delhi total pollutants discharged from mobile and stationery sources is 986.82 MTPD. Out of this 470.03 MTPD is from stationery and 516.77 MTPD is from mobile surces. The contribution of pollution from power generation is 277.00 MTPD, from industrial sources it is 106.07 MTPD and from domestic sources pollution is 86.96 MTPD. In case of mobile sources, automobile contributes pollution of 466.40 MTPD, railways 42.08 MTPD and air craft 13.81 MTPD.

3. On an average Delhi get 828 kg. of pollution per day in every sq.km. of area.

4. The main recommendations of the report on Air Pollution and observations of the PPW on the recommendations are as under. These may be discussed in the Tech.Committee for sending the same to Delhi Administration.

Recommendations

Observation

i) All the industries should be asked to assess the existing emissions and install required control measures wherever needed.

Action on this is to be taken by the Director of Industries, Delhi Admn.

ii) An Environmental Committee be appointed for the Delhi Admn. and Delhi Development Authority for pre-examination of expansion of residential area and grant of new colonies and licences to industries keeping in view the air pollution control requirements.

In this there are two important issues :

(i) Urban extension are a dition of new residential and other areas in relation to the air pollution

(ii) Grant of licences to industries.

*Air water  
noise*



For the expansion of the urban areas and planning of new residential areas the consideration for air pollution in relation to the industrial areas has to be done at the time of preparation of division(zonal) plans for these areas. For the project preparation, the planners in-charge of the zonal plan/division has to take with consideration the environmental aspects like air pollution etc. Statutory approval of these plans is done by inviting objections/suggestions from the general public and government departments. At this stage if there are any suggestions these could be incorporated. Therefore, it is felt that if may not be necessary to make another committee where these plans are referred. This may become cause of delay. However, it is suggested that on the Technical Committee of the DDA where a residential and industrial schemes within the urban area and even in the extensions are discussed, a member of Air & Water Pollution Board may be invited so that his views could be incorporated into the development schemes.

(ii) Regarding issue of licences for industrial units, concerns the Director of Industries.

iii) Highly polluting industries such as power stations, chemicals, metrological etc. which even with control are potentially health hazard should be shifted far away from capital area.

In the Master Plan for Delhi, there is a provision of shifting of polluting industries. It has also been recommended in the Draft Master Plan for Delhi Perspective-2001 that noxious and hazardous industrial unit and also heavy and large scale industries should not be permitted within the Union Territory of Delhi.

However, the suggestion to shift the power stations does not look to be practical. The suggestion in the draft PDP-2001 is that the thermal power stations in Delhi should be fitted with electrostat precipitators to reduce the air pollution to a reasonable unit.



- iv) In case of existing industries where stack height are low, they should be asked to raise its level to a maximum of 80-100 mts within a reasonable time limit. It seems to be general suggestion to increase the stack height to 100 mts. which looks to be very high. It may not be necessary for most of the industries although some industries may require. This is to be further studied by the Water Pollution Board.
- v) A revised plan of land use of the future development of Delhi should be thought of while preparing these plans, it will be beneficial to use the data collected and presented in the J.N.U. report to properly segregate from the residential area. Proper use with analysis of metrological and climatological conditions should be made along with the information given in the report for deciding the location of the new industries and other residential colonies. This suggestion is good for urban extension. At the time of division (zonal) plans for the urban extension the air pollution aspect should be taken into consideration.
- vi) The industrial and residential area should be separated with adequate green belt and plantation of trees. The minimum width should be 500 mts. where industry is seriously polluting nature. It may not be necessary to segregate light industrial units with the green belt area, however, for extensive industrial units, green belt segregation is useful. Although 500 mts. buffer in urban area looks to be on higher side but could be seen while preparing the division plans. The Draft PDP-2001 has specially mentioned that the industrial estates for food should be fully segregated from all side through green buffer of about 100 mts. to keep the food units away from pollution and road dust.
- vii) As a general policy no industry of air polluting should be allowed to come up in capital region. As already agreed, the industrial licences should be channelised through water & Air Pollution Board so that no industry of air polluting should be allowed to come up in the Union Territory of Delhi. This mainly concerns Director of Industries, Delhi Admn.
- viii) The improvement of the existing arterial road by proper control techniques like vegetation partition etc. should be done to reduce levels in the adjoining areas. Wherever green belt is provided along with the road and as part of the road r/w in the road cross sections tree plantation be done. The suggestion may be considered in the residential and other areas being developed by the Authority.
- postponed*



AGENDA ITEM FOR TECHNICAL COMMITTEE

Sub: Widening of 33 k.v. electric sub-station in  
Jamia Millia Institutional Complex at Okhla Road.

File No. 2926-A+2943-A/Dir(CP)

1. Delhi Electric Supply Undertaking have requested for allotment of one plot for the construction of 33 k.v. electric sub-station measuring 75 mts. X 45 mts. to meet the power requirements of Jamia Millia Institutional area on Okhla Road and of its adjoining areas.
2. The case has been examined in detail and two possible locations for the same are convened by DESU vide their letter dt. 17-9-86 as (marked 'red' on plan) placed on the table.
3. As per zonal plan both the following sites are located in residential planning area (local shopping area).
  - (a) Site No. 1 marked 'Black' suggested by DESU would involve cutting of about 40 Guava trees but part of it handed over to escorts Heart Foundation for the residential purposes so that same cannot be considered to be allotted.
  - (b) Site No. 2 marked 'red' would involve cutting of more than 100 Guava trees in order to set-up the electric sub-station. (plan laid on table)
4. No other site is available in the area for setting up electric sub-station except site No. 2. The proposed site falls in the residential planning area as per the zonal development plan wherein such facilities are permitted.
6. The case is placed before the Technical Committee for its consideration:
  - (i) For electric sub-station site approve for permission.
  - (ii) Cutting of 100 Guava trees subject to the condition that DESU will plant 4 to 5 times the trees to be cut.
  - (iii) The site could be adjusted between the land allotted and shown for school.

Item No. 13

Agenda for Technical Committee meeting

Sub: Retail outlet near Azadpur on G.T. Karnal Road,  
known as M/s Highway Filling Station  
File No. F.7(21)/81/M.P.

This case regarding resitement of a BPC Petrol Pump known as M/s Highway Filling Station on G.T. Karnal Road near Transport Truck Centre, Azadpur. The resitement of Highway Filling Station has been earlier examined and the State-Coordinator was advised to approach MCD for allotment of alternative site in Sanjay Transport Centre. The applicant has further suggested that a site on road No. 41 within Pitampura District Centre may be allotted for resitement of objectionable petrol pump.

2. The matter was examined and it is observed that the Master Plan for Petrol Pumps indicates a site for petrol pump which is marked as 'A' on the copy of the location plan placed on table, but the site for petrol pump is not available at this location due to development of group housing. The site proposed marked 'B' in the Zonal Development Plan is within the land marked for 'hospital' purpose in the Master Plan. In the district centre which is on the other side of the road, three petrol pump sites are already indicated. This matter was examined in the office of the Chief Architect and they have mentioned that only a conceptual plan of the district centre has so far been prepared and working of the details will take a long time before a site for petrol pump could be earmarked for allotment.

3. Another location for Petrol Pump has been suggested near the University centre at Pitampura on Ring Road close to road No. 41. A layout plan of University centre stands approved by V.C., DDA (Plan placed on table) A belt of open space has been proposed in the layout plan between the Ring Road and the site No. 1 proposed for the college.



It has been suggested that the location of the petrol pump in this open space could be an alternative site in lieu of the petrol pump site proposed on road no. 41. The proposed site is marked on the copy of the layout plan placed on page 35/C and it may be 100' X 120' (standard size) and the actual site in possession is 100' X 103'.

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

Item No. 14

Sub: Alignment plan of Marginal Bundh Road (Ph.I)  
from its junction with I.P. Marg upto its junction  
with Wazirabad Road. File No. F5(36)/75-MP.

Marginal Bundh Road is a part of the total Ring Road around trans Yamuna Area comprising of Wazirabad Road in the north, NH-4 in the south, Road No. 56 in the east and marginal bundh road in the west. The alignment plan of this road was earlier prepared in 1979 and was approved by the Authority. As some more developments have taken place during this period revised plan of this road has been prepared. After the completion of the construction of new bridge on river Yamuna near ISBT, most of the regional/local traffic from ISBT and from north/western part of Delhi going towards U.P. will be passing through this bridge will meet G.T. Shahdara Road. Due to the increased traffic intensity on G.T. Shahdara Road and subsequent congestion at Shahdara Chowk area, it is very essential to improve/widen the Marginal Bundh Road along river Yamuna subsequently. The entire proposal has been prepared in three sheets i.e. No. (i) from I.P. Marg to Old road cum railway bridge/G.T. Shahdara Road. (ii) from G.T. Shahdara Road to Jagjit Nagar. (iii) from Jagjit Nagar to Wazirabad Road.

2.(i) Between I.P. Marg and Old road cum railway bridge/  
G.T. Shahdara Road

At present, a two lane carriageway is existing by the side of the bundh in the above said stretch. A 33 KV H.T. line is passing on the bundh and a 220 KV H.T. Line is existing along the trunk drain under construction on the eastern side which is, however, beyond the R/W. The street light poles, bus stands and trees are existing along the two lane road as indicated in the plan. Between I.P. Marg and



the road leading to spur No.10, there is hardly any scope of widening towards Laxmi Nagar side as the unauthorised construction is almost touching the foot of the slope of the existing two lane road.

- (ii) Between ii) G.T. Shahdara Road to Jagjit Nagar  
and iii) Jagjit Nagar to Wazirabad Road.

Between G.T. Shahdara Road to Wazirabad Road a single lane carriageway is existing in this stretch. A 33 KV H.T. line is passing along the Bundh portion. Apart from this, a number of semi pucca, kuchha structure have come up on the western side in the river bed. On the eastern side the unauthorised colonies are almost abutting the foot of the slope of the existing raised single lane carriageway road as indicated in the plan.

3. Proposal:

The proposal of Marginal Bundh has not been conceived in the Master Plan of Delhi'1962, however, in the draft PDP-2001, it is proposed as part of the Ring Road of Trans Yamuna as explained above. The R/W of this road is proposed as 61 mt. in the alignment plan proposal, prepared by city Planning Wing.. Standard junction/inter-section designs are proposed with zonal/Master Plan Roads as indicated in the plan. The implementation of this road is proposed under two phases, under phase-I, two lane (7.5 mt. width) divided carriageway is proposed on either side of the central verge of 1.5 mt. width along with 5.25 mt. wide track for cycles/slow moving traffic and 1.0/4.0 mt. wide divider/footpaths as indicated in the plan. In the final phase, 16.5 mt. wide divided carriageway are proposed along with tracks for cycle/slow moving vehicles and footpaths as proposed in the immediate plan. The width of the central verge will keep varying in order to adjust the existing bundh in



the central verge wherever necessary.

- i) Between I.P. Marg and Old road cum railway Bridge/  
G.T. Shahdara Road.

The R/W line between I.P. Marg and road leading to Shastri Park has been taken along the Outer edge of the trunk drain of Flood Deptt.(DA), under construction on the eastern side, the widening in this portion in the immediate and final phase will be mainly in the river bed portion due to the encroachments of Laxmi Nagar unauthorised regularised colonies. The existing 33 KV H.T. line may have to be adjusted by taking the existing bundh in the centralverge of the proposed two lane divided carriageway. The width of the central verge may be suitably increased to accommodate the existing H.T. line. From the road leading to Shastri Park upto the road to Jheel Chowk the R/W line has been taken in continuity with the outer edge of the drain. The immediate and final phase widening in this particular stretch will be mainly on the eastern side as indicated in the plan. From the road to Jheel Chowk upto Gandhi Nagar the existing property line will be taken as the edge of the R/W line on the eastern side and the immediate/final phase widening will be partly on the eastern/partly of the western side in the river bed portion.

- ii) From Gandhi Nagar to G.T. Shahdara Road, the alignment is proposed by the side of the Kailash Nagar through proposed under bridge below the railway lines as indicated in the plan.

- iii) Between G.T. Road and Jagjit Nagar and ~~iii)-from Jagjit Nagar to Wazirabad Road.~~

From G.T. Road to Wazirabad Road the immediate and final phase widening is proposed in the river bed portion by taking the edge of the existing DDA flat, the existing property of the unauthorised colony as the R/W line on



the eastern side and the corresponding 61 mt. R/W line on the western side will fall in the river bed portion.

4. No. of structures & trees are affected.

As per the feasibility reports submitted by Ex. Engineer, PWD(DA) along with his letter dated 22-9-86, 9 pucca structure, 13 semi pucca, 56 trees, six temples 173 electricity poles, 440 jhuggies, 83 H.T. poles, 5 bus stands, 1 pump house, water supply pipe lines, three sewer line and P & T junction box is affected in the stretch between Vikas Marg and old road cum railway bridge.

Between G.T. Road to Wazirabad Road, 10 pucca structure, 250 semi pucca structures, 730 jhuggies, 109 trees and a Masjid are affected in this stretch.

5. The proposal is placed before the Technical Committee for its consideration and approval of modified alignment plan.

Item No. 15

AGENDA FOR TECHNICAL COMMITTEE MEETING

Sub: Modification/carving out of gas godown sites near  
Majnu Ka Tila - F.No. F.13(74)/85/CRC/DDA

BFCL has requested for allotment of L.P.G. storage site to Uttam Chand Verma in the Kashmere Gate Area.

2. The case for carving of LPG storage site was considered by DDA vide its resolution no. 34 dt. 8-5-80. (copy of the resolution annexed) wherein the following decisions were taken:

| Capacity                    | Storage space | set back<br>'SAFETY DISTANCE') | Plot sizes                  |
|-----------------------------|---------------|--------------------------------|-----------------------------|
| 1000 Kg.                    | 200 sq. ft.   | 10'                            | 1200 sq. ft.<br>(40' X 30') |
| 2000 Kg.                    | 400 sq. ft.   | 17'                            | 2916 sq. ft.<br>(54' X 54') |
| 8000 kg.<br>(550 cylinders) | 800 sq. ft.   | 23'                            | 5676 sq. ft.<br>(66' X 86') |

3. Regarding the location of the site it was decided that the site should be located in the Master Plan Green Areas as permanent sites which are accessible by road provided the area is not being used for public recreation. It was further approved by the Authority that the gas godown sites may be grouped where possible.

4. As per the approved zonal plan of C-14, 15 & 19 the location of the under reference site is district park, play ground and open spaces. There are 3 sites proposed in this area. Site No. 2 has been considered for the allotment in the present case (plan attached at flag 'A').

5. Earlier, the site as per approved plan was handed over to BFCL on 1.1.86 and was not cleared by the Chief Fire Officer as high tension lines were passing over the same (plan attached on page 22/c). In addition to gas godown



site, they have asked for provision of chowkidar hut in the proposed site. However, resolution on the subject does not provide for a separate provision of chowkidar hut due to objections raised by Explosive/Fire Deptt. As a practice now a chowkidar hut attached to the gas godown site measuring 1.75 mts. X 4.15 mts. is also being allotted to Oil Corp'n. in continuation to gas godown sites on usual terms & conditions.

6. The layout plan carving out the gas godown sites is approved by V.C. in pursuance of Authority Resolution no. 161 dt. 21-10-76 on the subject delegation of power to the Vice-Chairman, DDA under section 13 of Delhi Development Act (copy of the resolution is annexed).

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

Item No. 16

Sub: Location of Gas Godown sites in Shalimar Bagh  
Area - File No. F.13(11)/86/CRC/DDA

.....

Indian Oil Corpn./Bharat Petroleum Corpn. vide their letter no. DDL/229 dt. 15.5.86 have requested for allotment of LPG storage site for newly appointed dealer Shri Chand Kumar Chutwal in the area of Shalimar Bagh who has been issued a letter of intent for operating the same.

2. The case for carving out LPG storage sites was considered by DDA vide its Resolution no. 34 dt. 8.5.80 in file no. F.7(2)/79/M.P. (Copy of resolution annexed), wherein the following decisions were taken :

| Capacity                    | Storage Space. | Set back (Safety distance) | Plot sizes                 |
|-----------------------------|----------------|----------------------------|----------------------------|
| 1000 kg.                    | 200 sq.ft.     | 10'                        | 1200 sq.ft.<br>(40' x 30') |
| 2000 kg.                    | 400 sq.ft.     | 17'                        | 2916 sq.ft.<br>(54' x 54') |
| 8000 kg.<br>(550 cylinders) | 800 sq.ft.     | 23'                        | 5676 sq.ft.<br>(66' x 86') |

2. Location :

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. It was further approved by the Authority that the gas godown sites may be grouped where possible.

4. The present case is examined by City Planning Wing of DDA and a layout plan carving out two number of sites is prepared as per details given below :

- Location Shalimar Bagh Block 'B'
- Land use as per Master Plan Residential
- Land use as per Zonal Plan Green
- Land use as per approved scheme of the area.  
Neighbourhood park (Area 5.83 hect.)
- Total Number of sites proposed. Two
- Title of land. Belong to DDA

5. The case was referred to Chief Fire Officer, Delhi who has issued the clearance in r/o site no. Two under consideration to be allotted in the present case vide letter no. F.6/DFS/MS/LPG/86/1382 dt. 29.8.86



6. Remarks :

- a) Resolution on the subject does not provide for a separate provision of chowkidar hut due to objections raised by Explosive/Fire Deptt. As a practice now a chowkidar hut attached to the gas godown site measuring 1.75 mt.s.x 4.05 mts. is also being allotted to Oil Corpn. in continuation to gas godown sites on usual terms & conditions.
- b) Site no. 1 already allotted to IOC for the dealer Mrs. Aruna Nanda.

7. The layout plan carving out the gas godown sites is approved by Vice Chairman in pursuance of Authority Resolution no. 161 dt. 21.10.76 on the subject delegation of powers to Vice Chairman, DDA under section 13 of Delhi Development Act (copy of the resolution is annexed)

8. The layout plan carving out 2 number of gas godown sites is placed before Technical Committee for its consideration.

B-1

B to Item No. 2

Appendix 'B' to Item No. 16.

Copy of resolution No. 34 dt. 8.5.80.

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

.....

At the meeting of the Tech. Comm. 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- range by DDA      | Allo- tted by DDA | Unau- thor- ized | Pri- vate own- er- ship | Land use          |        |     |     |
|-------------------------|-----------------------|-------------------------|-------------------------|-------------------|------------------|-------------------------|-------------------|--------|-----|-----|
|                         |                       |                         |                         |                   |                  |                         | Re- si- den- tial | Gr. In | Ins | tl. |
| Bharat Petroleum        | 12                    | 1                       | 125 to 600 cy- linders. | 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 1 |
| Total                   | 77                    | 13                      | 38                      | 38                | 9                | 17                      | 33                | 30     | 5   | 3 1 |

#### INTRODUCTION OF THE PROBLEM:

2. At present, three petroleum companies namely, EPC, 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 chowkider hut and a godown for storage of cylinders and it is the responsibility of the dealer to fix suitable site for these go-downs. The Chief Inspector of Explosives, Nagpur lays down certain standard specifications for the construction of such godowns. Every dealer is supposed to get his go-down duly approved by the Explosives Deptt.

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 DDA 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 DDA. 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, listing their authorised dealers. A detailed survey of the existing godowns was carried out to determine their catchment areas. Informal meeting 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 representatives 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                  |
|-----------------------------|---------------|----------------------------|-----------------------------|
| 100 Kg.                     | 200 sq. ft.   | 10'                        | 1200 sq. ft.<br>(40' X 30') |
| 2000 Kg.                    | 200 sq. ft.   | 17'                        | 2916 sq. ft.<br>(54' X 54') |
| 8000 Kg.<br>(550 cylinders) | 800 sq. ft.   | 23'                        | 5676 sq. ft.<br>(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 in 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 amongst its authorised dealers. The DDA should charge money directly from the oil companies as in the case of petrol pumps.

12. These recommendations were considered by the Technical Committee of the DDA in its meeting held on 18-12-79. The Technical Committee agreed with the recommendations given by the Planning Cell and approved the following:-

i) The plot for gas-godowns be standardised to three 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 Technical Committee 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.

.....



No.  
161

Subject:-Delegation of powers to be Vice-Chairman, DDA under section 13 of the Delhi Development Act.  
(PA/VC/78/510-N)

---

PRECIS

Under Section 13 of the Delhi Development Act any person desirous of developing land has to submit plans for approval of the Authority. Theoretically the layout plan of the land to be developed ranging from a single plot to a multiplicity of plots would go to the Authority. The approval of the layout plans is basically a technical function and does not involve any decision of policy. It is, therefore, proposed that in exercise of the powers vested in the Authority under Section 52 of the Delhi Development Act the powers under section 13 be delegated to the Vice-Chairman, who will exercise it in consultation with the Member incharge of planning.

2. The proposal is placed before the Authority for consideration and approval.

RESOLUTION

Resolved that in exercise of the powers vested in the Authority U/s. 13 of the said Act be delegated to the Vice-Chairman, DDA, who shall exercise the same in consultation with the DDA's Member In-charge of the Planning.