

# DEHl DEVELOPMENT AUTHORITY (MASTER PLAN SECTION)

Draft Minutes of the Meeting of Technical Committee held on Friday, dated 27th Nov. 1987 at 11.00 A.M. in the Conference Room of Delhi Development Authority, 5th Floor, Vikas Minar, I.P. Estate, New Delhi.

The following were present:

## DEHl DEVELOPMENT AUTHORITY:

1. Sh. Om Kumar, Vice-Chairman
  2. Sh. V.S. Murti, Engineer Member
  3. Sh. Ranbir Singh, Addl. Commr. (I)
  4. Sh. T.S. Punn, Chief Architect (H)
  5. Sh. J.C. Ghambir, Director (PPW)
  6. Sh. R.G. Gupta, Director (CP)
  7. Sh. S.C. Gupta, Director (DC&B)
  8. Sh. V.N. Sharma, Jt. Director (PPW)
  9. Sh. P.N. Dongre, Jt. Director (CP)
  10. Sh. R.D. Goher, Jt. Director (CP)
  11. Sh. N.K. Aggarwal, Jt. Director (CP)
  12. Sh. Chander Ballabh, Dy. Director (ZP)
  13. Sh. Pardeep Behari, Dy. Director (ZP)
  14. Sh. Sabharwal, Dy. Director (ZP)
  15. Sh. D.K. Saluja, Dy. Director (CP)
  16. Sh. Harchand Singh, Asstt. Director (MP)
  17. Sh. C.P. Rastogi, Dy. Director (MP)
- (Chairmen)
- (Convenor)

## POLICE DEPARTMENT:

18. Sh. Rashedtr, A.C.P. (Traffic)
- Town & Country Planning Organization:
19. Sh. V.K. Verma, Associate Town & Country Planner.

## M.C.D.

20. Sh. D.D. Mathur, Town Planner.
21. Sh. Ram Saren, EE (B-IV)

## Special Invitees:

## H.P.C.L.

22. Sh. R. Ramnathan, D.G.M.
  23. Sh. R. Dhir, Chief R.M.
  24. Sh. P.D. Twakle, Sr. R.M.
  25. Sh. P.S. Dhillon, Dy. Manager.
- Essex Farms, (P) Ltd:
26. Sh. Arun K. Goyal

## D.A.M.S.

27. Sh. S.P. Ashro, Ex. Engr.

## Indian Oil Corp.

28. Sh. Sh. S.S. Kohli, Dy. Manager (Sales)

## NATPAC:

29. Sh. D. Sanyal, Chief Project Co-ordinator.



Item No. 1

Sub: Change of land use from rural to ware housing new road no. 50 for LPG Bottling plant. F.20(20)87-MP

Matter was explained by Director (DC) and Director (PPW) in the light of the provisions made in the draft PDP-2001 and the committee constituted under the chairmanship of EM, DDA for locating LPG bottling plants in Delhi, near road no. 50 and road no. 13. The present proposal is near road no. 50. The objection raised by Sh. Kalyan Singh member DDA and Sh. Ranbir Singh ACL was also considered as villages of this area are objecting to the proposed location. Members of the HPC Co. also took part in the discussion and impressed upon the members of the Tech. Committee that this is a priority scheme and needs to be cleared at earliest.

2. Tech. Committee decided that three alternatives suggested during discussion could be seen by the oil company for which Director (CP) shall arrange the inspections. Oil company may also discuss the issue with Sh. Kalyan Singh / L.G./Local residents. <sup>They</sup> The oil company may also attend the discussion of 14.12.87 with some other issues shall be discussed with the L.G.

Item No. 2:

Sub: City museum for Delhi F.16(36)87-MP

Director (CP) explained the proposal of Delhi Admn. for setting up the city museum in the 'recreational green area' of memorial park - 1857. the land use as per MPD 62 and as per draft PDP-2001 is 'green'.

2. Matter was discussed and Tech. Committee decided to call the following information from Delhi Admn.:

- i. FAR
- ii Ground coverage
- iii Height of buildings
- iv. Types of buildings
- v. Project relationship with the park
- vi Minutes of the discussion with the LG
- vii Authority resolution with regard to green areas may also be considered.

3. Delhi Admn. will be requested to see the suitability whether the proposed museum could be located in the Red Fort or in the Town Hall, Delhi.



Item No. 3:

Sub: Land use of 4 Arbindo Marg (owned by ESSEX Farms Pvt. Ltd. F.3(48)87-MP

Provisions of the existing MP 62 and draft PDP-2001 were explained with regard to the site under reference and according to them, the land is partly residential and partly meant for district park. The land owner of this property also explained his case wherein stating that this property is in existence since 1937 but ~~accepted~~ that at ~~no~~ stage he got the building plans of the existing structures approved by any Competent Authority. Tech. Committee decided that ACL to find out the status of the land with regard to acquisition/disposition of the land.

2. The present use (~~portary~~ farm, piggery) has to shift from present site and could be located near the proposed slaughter house ~~within the area of about 2 acres~~. The site ~~located~~ <sup>vacated</sup> by the present owner shall be used for green and road widening, ~~however after ascertaining as at 1, above and after the present use is shifted from this site~~

Item No. 4:

Sub: Construction of an overbridge on existing railway lines near Lajpat Nagar railway station on Shive Mandir Marg. F.5(31)86-MP

The matter was discussed in the Tech. Committee and after due discussion, it rejected the proposal for constructing of an over bridge near Lajpat Nagar Railway station on Shiv Mandir Marg as it would create bottlenecks on the local roads, ~~etc. as the same is not found feasible~~.

Item No. 5:

Sub: Development of plots no. 2 & 3 Tolstory Lane New Delhi F,16(71)78-MP

Matter was explained by Director (DC) and he briefly stated the history of this case since 1978 and the recommendations made by NDRAC were explained by Director (PPW) Sh. Verma, Association Planner, TCPO also explained the views earlier expressed by TCPO for preparing the comprehensive scheme for the redevelopment of this area.

2. Land owner/also explained the position with the help of his Architect for these two plots under consideration.



✓ Technical committee decided that the envelope controls earlier prepared for these combined plots may be recommended for the approval of the Authority.

Item No. 6:

Sub: Construction of Barat Ghar and Hospital in the open space adjacent to the Govt. Girl Senior Secondary School Jama Masjid. F.FAP/Gen./39/87

✓ Matter was explained and it was felt that this is the only piece of open land available near Jama Masjid and it should be used judiciously. Sh. D.D. Mathur, Town Planner, MCD stated that a proposal is already under preparation for locating a dispensary on this plot which was earlier removed in the emergency period. Chief Architect also pointed out that there are proposals for locating a fire station and police out post for this area.

✓ 2. Tech. Committee decided that a dispensary, fire station and police post may be established in this open area of about one acre after getting due approval from the DUAC.

Item No. 7:

Sub: Layout plan of the area south of NH 24 East of Gazipur dairy farm upto Union Territory of Delhi in Trans Yamuna Area FWS 3(1)83-Dir.CP Pt.III

Matter was explained by Director (CP) and representative of DAMB. A comprehensive lay out plan was prepared and submitted for the consideration of the Tech. Committee for an area of about 63.3 hect.

✓ 2. Tech. Committee decided that the site for fish mkt. <sup>and the whole area for whole sale may be retained.</sup> may be approved and the ~~the~~ space along the ~~sterline~~ may be <sup>The rest of the area may be retained as green belt.</sup> developed with proper ~~types~~, but also recommended for approval of the location of cremation ground, burial ground etc. and one of the whole sale mkt. (upper level). Other proposals ~~were for~~ <sup>for</sup> extending the dairy farm and locating whole sale mkt. (lower level) convenience shopping centres were rejected.

Item No. 8:

Sub: Layout plan of Mangolpuri Industrial Area Ph.II bounded by outer Ring Road, Road no. 43, Ordinance Depot and Delhi Rohtak Railway lines

✓ Postponed.



Item No. 9:

Sub: Allotment of land for a bus terminal at Shakurpur  
JJ Colony F.14(1)85-JJ-Inst.

✓ Postponed.

Item No. 10:

Sub: Change of land use from existing 'Green' to commercial  
(Service Centre) located in between Sector VI to VII  
R.K.Puram F.19(13)82-CRC/DDA/Pt.I

✓ Matter was explained by ACL with reference to the letter of the Ministry for locating a 'service centre' in RK Puram. Tech. Committee recommended for the change of land use from green to commercial (service centre)

Item No. 11:

Sub: Temporary Cinemas in Delhi. F.11(6)74-MP-Pt.II

Postponed

Item No. 12:

Sub: Construction of office accommodation for Afro Asian Rural Reconstruction organisation at Chanakaya Puri  
F.16(23)87-MP

✓ Postponed.

Item No. 13:

Sub: Plans for construction of 8 units of staff quarters for operational staff of Indian Railways Centre for operational information centre. F.16(11)86-MP

Matter was considered by the Tech. Committee, and Railway officers explained that these eight quarters are required as transit accommodation for the coming ~~XXXXXX~~ *Computer* centre at Moti Bagh. Chairman took a serious view with regard to completion of constructions of these quarters before ~~sending the case to the Tech. Committee~~ *getting approvals the present case* and he desired that an undertaking should be obtained from railways that in future, they ~~shall~~ *shall* not ~~be~~ start any construction before taking the land use clearance from DDA. Subject to this conditions, the proposal was recommended for approval.

✓ *is a fair accmpl. and as such no action is required by the Technical Committee.*

*Refus.*



Item No. 14:

Sub: Allotment of land for storage of SKO/LDO on lease basis to IOC for Lodhi Road/Hauz Khas/Sarojini Ngr. area.  
F.13(20)85-CRC Case B: F.7(20)87-MP Case C F.13(101)85-CRC-DDA  
Case D: F.13(77)85-CRC

Four cases were ~~are~~ submitted for the consideration of the Technical Committee and it was decided that the sites shall be inspected by VC along with Sh. ~~S.C.Gupta~~ Director (DC), Sh. ~~T.S.Pann~~ Chief Architect and Sh. ~~R.G.Gupta~~ Director (CP) (Convenor), however *only one site of 20 mt x 15 mt was agreed in train yard area.*

Item No. 15:

Sub: Approval of cremation, cemetery and burial ground sites in the south of hindon cut along Delhi UP Border. F.13(15)85-CRC-DDA.

The matter was explained by Director (CP) and the proposal was given in para four of the agenda was approved.

Item No. 16:

Sub: Improvement of circulation around Monkey Bridge area  
F.9(34)82-Dir.TT

The proposal was explained in great detail with the help of a model of monkey bridge by the officers of ~~NATPAC~~ NATPAC. A large number of questions ~~were~~ <sup>were</sup> asked with regard to movement of fast ~~movement~~ <sup>moving</sup> vehicles/slow moving ~~vehicles~~ <sup>vehicles</sup> from railway station to Shahdara and backwards. It was also explained that this proposal is also linked up with the coming ISBT bridge and needs to be given priority. Technical Committee approved the proposal in principle.

Meeting ended with the vote of thanks to the Chair.



24-11-87 at 11.00 AM

V. C's. Office  
Dy. No. 2576 D  
Date 23/11/87

MOST IMMEDIATE.  
MEETING NOTICE.

DELHI DEVELOPMENT AUTHORITY  
VIKAS MINAR  
INDRAPRASTHA ESTATE  
NEW DELHI.

No.F.1(10)/87-MP

Dated the 23/11/87.

From:

Asstt. Director(MP),  
Delhi Development Authority,

To,

O.S.D. to Vice-Chairman,  
DDA, Vikas Minar Estate,  
New Delhi

Sir,

I am directed to inform that the next meeting of the Technical Committee of the Authority will be held on Friday the 27-11-87 at 11.00 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.

Encls: As above.

Yours faithfully,

b  
ASSISTANT DIRECTOR(M.P.)

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23/11  
for typing

for

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DELHI DEVELOPMENT AUTHORITY  
(MASTER PLAN SECTION)

Agenda for the meeting of Technical Committee to be held on Friday, the 27th Nov. 1987 at 11.30 A.M. in the Conference Room of Delhi Development Authority, 5th Floor, Vikas Minar, I.P. Estate, New Delhi.

<u>Sl. No.</u>	<u>Subject</u>	<u>Page No.</u>
1. ✓	Change of land use from rural to warehousing new road no. 50 for LPG Bottling Plant. F.20(20)/87-MP.	1 to 2
2. ✓	City Museum for Delhi. F.16(35)/87-MP.	3
3. ✓	Land use of 4 Arbindo Marg owned by Essex Farms Pvt. Ltd.) F.3(48)/87-MP.	4
4. ✓	Construction of an over bridge on existing railway lines near Lajpat Nagar, Railway Station on Shiv Mandir Marg. F.5(31)/86-MP.	5
5. ✓	Development of plots no. 2+3, Tolstoy lanes New Delhi. F.16(71)/78-MP.	6
6. ✓	Construction of Barat Ghar and Hospital in the open space adjacent to the Govt. Girl Senior Secondary School Jama Masjid. F.AP/Gen./39/87.	7
7. ✓	Layout plan of the area south of NH.24, East Ghazipur Dairy farm upto Union Territory of Delhi in Trans Yamuna Area.	8 to 13
8. ✗	Layout Plan of Magnolpuri Industrial Area Ph.II, bounded by outer Ring Road, Road No. 43, ordinance Depot and Delhi Rohtak Railway Lines. F.WS3(2)/84-Dir. (CP)	14 to 18
9. ✓	Allotment of land for a bus terminal at Shakarpur, J.J. Colony. F.14(1)/85-JJ.Instt.	19
10. ✓	Change of land use from existing 'Green' to Commercial (Service Centre) located in between Sector VI to VII, R.K. Puram. F.19(13)/82-CRC/DDA/Pt-I.	20



11. Temporary cinemas in Delhi. 21 to 24  
F.11(6)/74-MP-Pt.II
12. Construction of office accomodation for Afro Asian Rural Reconstruction organisation at Chanakaya Puri.  
F.16(23)/87-MP. 25
13. Plans for construction of 8 units of staff quarters for operational staff of Indian Railways centre for operational information centre. 26  
F.16(11)/86-MP.
14. Allotment of land for storage of SKO/LDO on lease basis to i.o.c. for Lodhi Road/Hauy Khas/Sarojini Nagar/Trans Yamuna/ Laarance Road, Ashok Vihar areas. 27 to 30  
F.13(20)/85-CRC + F.7(20)/87-MP. + F.13(101)/85/CRC/DDA + F.13(77)/85-CRC.
15. Approval of cremation, cememtry and burial ground sites in the south of Hindon cut along Delhi-U.P. border. 31 to 32  
F.13(15)/85/CRC/DDA.
16. Improvement of circulation around Monkey Bridge area. 33  
F.9(34)/82-Dir.(TT)Plg.



9. ✓ Modified General Development Plan for Shalimar Bagh, Block C & D. *Changes,* 15 to 19  
FR.2(7)83-Dir.(CP)DDA
10. ✓ Opening of existing available gap vent in monkey bridge on either side of the central verge and construction of additional carriage ways for free flow of through traffic on Ring Road NH-2 between Yamuna Bazar intersection and Saleem Garh bridge. 20  
F.5(58)87-MP
11. *Inspection 2 Acres 100* Change of land use for 100 bedded hospital in village Madan Garhi Kh. No. 588/570 measuring 20 acres of land in Mehrauli block. 21  
F.20(11)85-MP
12. *249* Modification in the approval alignment plan of Road no. 89, part II. 22  
TP-3302(88)85-Slump-Wing.
- 13 Resitement of existing objectionable petrol pumps adjoining Azadpur Transport Centre along G.T. 23 to 24  
Karnal Road.  
F.7(21)/80-MP.
14. Proposal for setting up a cardiology centre at 3, Metchlf Road, Delhi-110054. 25 to 26  
F.13(11)/85-MP.



Sub: Change of land use from rural to ware-housing, new road No. 50 for LPG Bottling plant.

F.20(20)/87-MP.

The joint Secretary, Govt. of India, Ministry of Petroleum & National Gas has requested that a plot of 30 acres approximately be allotted to Hindustan Petroleum Corporation for setting up a LPG Bottling in Union Territory of Delhi. In this connection a letter has also been received from Chief Regional Manager, HPCL. They have requested for allotment of plot for LPG bottling plant in any one of the following locations:

(i) Near Badarpur Thermal Power Station.

(ii) Near Road 50.

2. A Committee under the Chairmanship of Shri K.L. Bali, Engineer Member, DDA was constituted by L.G. Delhi in 1983 for relocating the Shakar Basti Oil Terminals. The report of the committee was also approved by the L.G. Delhi. This site as well the site near Badarpur Thermal Power Station has inspected by Commr. (Lands), Dir. (PF) and the representatives from HPCL. The site near Badarpur Station in fact was proposed for black oil by the Bali Committee constituted by L.G. Delhi. So the site near road No. 50 was recommended because :

(i) The site for the particular purpose has been recommended by the Bali committee.

(ii) The site is very much suited for distribution of LPG to North Delhi & Trans Yamuna Area having population of about 1.5 million.

(iii) It is located in an area around which no urban development is envisaged in MPD-2001.

3. Vice-Chairman, DDA has already agreed for the proposal with the condition that no objection from Oil Co-ordination Committee for the allotment of this site to HPCL.

Contd..2/r



may be sent. However, a D.O. letter No. P-117011/26/86 Mkt. dated 7.9.87 has been received from Director, Govt. of India, Ministry of Petroleum & National Gas stating that it is not considered necessary to have an NOC separately issued from the Oil Co-ordination Committee as the site proposed for LPG bottling plant near Road No. 50 has already been cleared by the Ministry.

4. The Draft MPD approved by Authority vide Resolution No. 37 dated 30.6.87 has also recommended two road based

LPG depots- one in South-East, Delhi in the East of Agra Canal near road No. 13 & second in the North on road No. 50

5. It is brought to the kind notice of the members that villagers, around this site have objected to the location of LPG filling station. Shri Kalyan Singh, member of DDA and Shri Ranbir Singh, ACL observed that an alternative site may be selected. In this connection, it is stated that the site was selected under the Chairmanship of E.M. DDA which was duly approved by the Lt. Governor, Delhi. It was examined in PPW and it would not be possible to suggest an alternative site for this purpose.

6. It is stated that part of the land has already been acquired by the flood Department out of this site and it is for the Hindustan Petroleum Corporation Ltd. to contact the flood department and see if the land could be transferred to them.

The matter is placed before the Technical Committee for:

1. The approval of the site (16HAG) for LPG plant &
- (ii) Processing the case for the change of land use from rural use zone to warehousing.

(Plan laid on table)



Sub: City museum for Delhi.

F.16(35)87-MP.

- F.A. Conveyance  
Height*
1. Senior Architect (DA) I vide his letter No SE(DDA)/653 dated 16.7.87 has forwarded a proposal for a city museum in the area bounded by city wall, Boulevard Road and road in front of ISBT. A meeting regarding this was held in the chamber of Hon'ble L.G. on 15.9.87 which was attended by eminent architects. Town Planners and Land scape Experts viz. S/Sh. H. Rahman, Ex. Chief Architect, CPWD/ Secretary DUAC, S.S. Shafi, Ex. Chief Town Planner, TCPO and planning member, DDA, Raj Niwas, practising Architect and Ravindra Bhan, landscape Architect were amongst others who attended the meeting.
  2. The site under consideration is part of 1857 Memorial park and is bounded by Kashmere Gate and city wall. The land use of this area is for recreational use as per MPD-62 as well as PDP 2001 as part 1857 Memorial Park. In the above said meeting, Hon'ble L.G. pointed out that construction of city museum will be of low height, probably by partially going below the ground and it will be camouflaged by earthen mounds, duly landscaped and will also with the city wall. The whole area including existing Nicholson Park will be properly integrated and suitably landscaped to enhance these surroundings. The proposed access to the City museum would have to be suitably integrated with the circulation plan of the area especially with regard to the new ISBT fly over proposal. This land belongs to L&DO.
  3. There is an existing Seeds Corporation office and other temporary structures at this site which will have to be removed.
  4. The proposal is put up to the Technical Committee for its consideration for location of the proposed city museum.
    - i. Change of landuse from 'Recreational' to Institutional' for an area of about 5.5 Hect.

(Plan laid on table)



Sub: Land use of 4 Arbindo Marg (Owned by ESSEX Farms Pvt. Ltd. File No. F.3(48)87-MP

M/s Essex Forms Pvt. Ltd. have represented to the Minister of Urban Development Govt. of India vide their letter no. 3150 dt. 28.5.87 with regard to the land use of their property located at 4, Arbindo Marg, New Delhi. The request was forwarded by the Ministry to the DDA vide their letter no. K-13011/12/87/DDIA dt. 7th July 1987.

2. Matter is examined and it is stated that the land use of the property under reference is partly residential and partly recreational (district park, playgrounds and open spaces as per Master Plan 1962) As per the Draft PDP-2001 (duly approved by the Authority on 30.6.87 and now submitted to the Govt. of India for final approval), the land use of this pocket is indicated as 'Recreational'. In view of the above plans, the use of the property under reference is non-conforming and required to be shifted. The party has again requested V.C. DDA vide this letter dt. 25.5.87 for the consideration of his request.

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



Sub: Construction of an overbridge on existing railway lines near Lajpat Nagar railway Station on Shiv Mandir Marg.

F.5(31)86-MP.

1. Ex. Engineer (Bridge-IV), MCD has forwarded the proposal for the construction of an overbridge near Lajpat Nagar Railway Station on Shiv Mandir Marg on the representation made by the Chief Secretary, Bhartiya Janta Party. This case was also discussed in the LOEC Committee of MCD in which it was desired that the proposal of the residents of the area be sent to DDA for examination and advise.
2. Shiv Mandir Marg is neither a zonal nor a master Plan road, it is a peripheral road of Lajpat Nagar I/II and has an existing green belt with trees on either sides of it. The existing R/W of this road varies between 12 mts. to 30 mts. At present, a large number of DTC buses and other vehicular traffic ply on this road which get stranded at the Lajpat Nagar Railway Station level crossing which remains closed quite often. This road is located at a distance of about 0.65 km. from Defence Colony and Ashram flyovers.
3. The existing Shiv Mandir Marg from Lajpat Nagar II main bus stand, near ring road upto the railway lines can be widened, but, as there is no zonal/master plan road beyond the railway lines in continuation of this road, nor is there any other existing road having the scope of widening of R/W, the proposal of an overbridge at this location may result into creation of bottlenecks on the local roads, of Jangpura area as the entire cross traffic from ring road would then like to utilise this road, once the overbridge is constructed. The proposal of an overbridge at this location is, therefore, not desirable from the planning point of view.
4. The case is put up to the Technical Committee for consideration.



Item No. 5

Sub: Development of plots no. 2 & 3 Tolstoy Lane,  
New Delhi File No. 16(71)78-MP

Sh. Vikramjit, the owner of 2 Tolstoy lane has been requesting DDA to allow him development of his plot in Tolstoy lane. DDA had prepared development proposals for 2 plots namely, 2 & 3 Tolstoy lane by reconstitution of these plots on the basis of the recommendations of erstwhile New Delhi Redevelopment Advisory Committee. This was done on the request of Ministry of Works & Housing which was forwarded by Under Secy. vide his letter dt. 16.5.78. The clearance from the Chief Planner, TCPO was also received vide his letter dt. 22.7.78 regarding the preparation of necessary drawings for these two plots. A proposal was forwarded on the recommendations of Technical Committee to Land & Development Office, Ministry of Works & Housing mainly on the point whether exchange of land as envisaged in this scheme is feasible. The Dy. Land & Development officer conveyed their no objection to the integration of these 2 plots on 27.5.81. The scheme was then approved by the Technical Committee on 18.12.81 and by Authority vide Res. no. 40 dt. 1.2.83 for inviting objections/suggestions on this scheme.

2. In response to the public notice on 14.5.83, the two objections were received on this scheme. One of the objections was from TCPO on the issue of comprehensive development of entire pocket and the other objection was by the owner of the plots for compensating the areas which was proposed to be taken off for road widening from their plots. These objections were considered by the Screening Board on 24.4.84 and the proposal was recommended for approval of the Authority. The Authority vide Res. no. 49 dt. 23.4.85 did not approve the recommendations of the Screening Board. No reason was given for not accepting these recommendations.

3. The case is, therefore, put up to the Technical Committee for re-consideration.



Item No. 6

Sub: construction of Barat Ghar and Hospital in the open space adjacent to the Govt. Girl Senior Secondary School, Jama Masjid  
F.FAP/Gen./39/87

Director (Works) has forwarded vide letter no. 8(26)85/672 dt. 9.1.87 a request from the Ministry on behalf of Mohalla Sudhar Committee Kucha Ustad Hira (Regd.) for construction of Barat Ghar and a Hospital in the open space adjacent to Govt. Girls Senior Secondary School, Jama Masjid, Delhi.

2. The area under reference falls in zone A-21. The case has been examined by Slum Deptt. and various planning Units of DDA. The land under reference has been earmarked for public & Semi Public facilities (Paiwala Complex). PPW has observed that this land forms part of the school complex and also observed that no building could be constructed in this area.

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



Item No. 7

Sub: Layout plan of the area south of In 24, East of Ghazipur dairy farm upto Union Territory of Delhi - in Trans Yamuna Area FWS 3(1)83-Dir.CP Pt.III

INTRODUCTION:

1. Delhi Development Authority vide its resolution no. 29 dated April 1976 approved a layout plan of Patparganj Complex in an area of 815 ha. comprising of uses like residential, meat processing plant and fish and poultry market, cattle farm and car cass centre. The land use of the scheme envisaged in the approved plan had a break up of 590 ha. for residential, 90 ha. for meat processing plant/fish and poultry market, 82 ha. for cattle farm and the balance for other activities. Residential area to the extent of 590 ha alongwith necessary social infrastructure has been developed. This 590 ha. consists of 4 resettlement colonies namely Kalayahpuri Khichripur, Trilokpur, Mirmatpuri & villages namely Khichripur, Kotla, Patparganj and Chilla and the areas reserved for group housing. Besides the development of 4 resettlement colonies, along with necessary infrastructure, JDA has taken up construction of a group housing, allotment of land to coop. group housing societies, and regularisation of unauthorised colonies as per the Policy of the Govt. on the subject.

Gazipur cattle farm which was proposed in an area of 54 ha. had a break up of 25 ha. for cattle sheds, 9 ha. for residential use of cattle owners, 17.75 ha. for parks and playgrounds and the balance area for school, health centre, graveyard, car cass centre, roads etc.

Project of meat processing plant, fish and poultry market could not be developed for various reasons and the land so fallen vacant has partly been encroached upon and partly utilised for residential purposes (allotted to co-operative group housing societies) The site of the meat processing plant has been decided to be shifted out from this complex.

ii. Scheme of planning development and construction of fish and poultry market has been under active consideration for a long time and since 1983 efforts are going on for the development of this market which would not only provide the facilities for such an area in the union territory of Delhi but would also take care of shifting of the existing market



from Jama Masjid area. Various studies, inspections and decisions have been taken so far since 1983 as details given below. Surveys of existing market of Jama Masjid was conducted in 1983 update and a tentative proposal for land requirements was worked out of the order of 3.5. ha (annexure I) was discussed with the local leaders and various representatives of the markets in a meeting held at Jama Masjid on 2.6.86. The proposal was further discussed in a meeting held under the chairmanship of LG Delhi at Raj Niwas on 18.6.86. Later on about 4 meetings have taken place at Raj Niwas with the officers of DDA Delhi Agricultural Marketing Board and Slum Department of DDA in addition to the site inspections with the representatives of the area, Delhi Agricultural Marketing Board, LG Delhi and the representatives of Ministry of Agriculture, Government of India. Consequent to the decisions taken in the various meetings and the site inspections, Delhi Agricultural Marketing Board is agreeable for development of egg, fish and poultry market. An area of the order of 6 ha. instead of about 3.5. ha. as assessed earlier, keeping in view the future expansion requirements, and the site in the east of existing Gaziur Cattle Farm and south of NH 24 would meet the requirements of locating such a market. The site identified is acceptable to Delhi Agricultural Marketing Board as well as the traders in Jama Masjid area who are to be shifted and LG has already decided that the allotment to the extent of 6 ha. be made in favour of Delhi Agricultural Marketing Board for the development of egg fish and poultry market (Annexure II)

iii. Two wholesale markets are also proposed in the scheme area measuring about 6.4. hac. and 8.6. hac. each to meet the demand of wholesale markets in trans Yamuna area for a projected population of 2 million by 2001. The markets are located based on the studies conducted by Delhi Agricultural Marketing Board in 1985 and a comprehensive report of location of whole sale markets in trans Yamuna area.

iv. As regards the shifting of car cas centre from Pitam Pura area, the issue remains unresolved for quite some long time besides causing a health hazard to the residents of Pitam Pura area, which is falling on the land earmarked for a hospital in Master Plan of Delhi 62 and for facility centre in PDP 2001. The various alternatives to locate alternate site for car



cas centre like North of road no. 50 west of Vikas Puri, near Village Masudabad on ~~Majafgarh Road~~ have so far not succeeded due to the resistance offered by the people and local leaders of the area. Since in the plan approved by the authority in the year 1976, there has also been a provision for a car cas centre (site measuring about 1 ha) while preparing the plan of the area, the site is proposed to be rationalised so as to have an independent access on the proposed 45 m wide road with a green buffer between the existing and proposed developments.

## 2. EXISTING DEVELOPMENTS:

In the scheme of about 82 ha. of Gazipur Cattle Farm approved by the authority as a part of Patparganj Complex in the year 1976 about 265 cattle sheds out of a total no. of 290 cattle sheds are developed and occupied. Green buffer in between the NH 24 and Gazipur cattle farm is also developed.

The area planned for development of 760 residential plots in 4 pockets namely A-1, A-2, B-1 and B-2 could not be developed and subsequently was planned for construction of group housing wherein pocket A-1, & A-2 the group housing scheme as planned stands implemented while in pocket B-1 and B-2 the Group Housing Scheme could not be implemented. As the site was not found suitable for the purpose. Out of the total scheme area of about 82 ha. area of the order of about 24 ha. is still undeveloped for topographical and physical site constraints. (Plan laid on the table)

## 3. SITE CONDITIONS:

The site area i.e. to the east of Gazipur Cattle Farm upto union territory boundary, including the area of approved Gazipur Cattle Farm which has not yet been developed measuring about 63.3 ha. is basically low lying with reference to the existing Gazipur Cattle Farm as well as NH 24 besides there are few deep formations and Kikar bushes (jungle) which shall have to be cut partly while implementing the proposed scheme for which at present it will not be possible to ascertain the exact no. The site, east of Gazipur Cattle Farm is presently being used by MCD for the purposes of sanitary land fill.



#### 4. PROPOSALS

- i. Concept: Keeping in view the considerations for locating and relocating of egg, fish and poultry market, car cas centre, wholesale market and utilisation of vacant land out of the approved scheme of Gazipur Cattle Farm, a comprehensive plan for the area bounded by Gazipur drain in the west, union territory boundary in the east and NH 24 in the north and hindon cut canal in the south integrating the plan already approved by the authority is prepared (copy laid on the table)
- ii. A 45 meter wide road is proposed in between the existing Gazipur Cattle Farm and wholesale market area linking it to Nh 24 in the north.
- iii. Wholesale market activities are located to the east of proposed 45 m wide road with an arterial road system of 30 m width in the wholesale market area in order to have an appropriate circulation system.
- iv. The area west of proposed 45 m wide road is to be used for carving out of additional plots for cattle (62 nos) each measuring about 848 sq. m (16 x 53 m) besides locating a site measuring 1.6 hac. for car cas centre, 0.75 hac. for graveyard, 0.75 hac. for cemetery and a total area of 1.6 hac. (including 0.55 hac. of existing cremation ground) for cremation ground to meet the requirements of these facilities in trans yamuna area.
- v. The peripheral roads on the west and north of the approved Gazipur Cattle Farm, layout plans are proposed to be widened to 30 m width in order to take care of future transportation requirements besides wherever it has been found feasible to increase the road widths within the approved scheme, the existing widths are proposed to be increased, as shown on the copy of the plan referred above.
- vi. The locations of activities like egg, fish and poultry market, car cas centre, cemetery, graveyard and cremation ground have been selected in such a way that the use of internal Gazipur Cattle Farm roads is avoided so as to have the proposal acceptable to the residents of this area.
- vii. Wherever required green buffers between the various activities stated in para (vi) above have been provided so as



to minimise pollution of environmental effect if any of locating such activities in the area.

viii. Facilities like convenient shopping centre, electric sub stations, tot lot area for other community facilities had been provided for in the scheme to meet the requirements of the complex.

ix. The linking of 24 m wide road of cattle farm to the Nh 24 in the approved scheme has been deleted so as to have minimum functions on NH 24, and increase its efficiency.

#### 5. LAND USE BREAK UP

Based on the planning considerations and position explained in para 4 above, land use break up of the scheme works out as under :

Area of the pocket- (Proposed scheme + already implemented scheme)	117.30 ha	
Area of the scheme already implemented including green belt	54.00 ha	
Total area of the proposed scheme (including 23.9 ha of already approved scheme and vacant area)	63.30 ha	100%
1. Area under the proposed cattle farm plots 62 nos 16 x 43 m each	4.26 ha	6.73%
2. Commercial	21.0 ha	33.17%
a. Site proposed for fish and egg market	6.0 ha	
ii. Sites proposed for wholesale mkt.	15.0 ha	
3. Site proposed for car cas centre	1.60 ha	2.52%
4. Facilities	5.49 ha.	8.67%
i. Convenient shopping centres (2 nos.)	0.22 ha	
ii Site proposed for graveyard	0.75 ha	
iii. Site proposed cemetery	0.75 ha	
iv. Site proposed for cremation ground (existing site i.e. 0.55 ha + proposed additional land)	1.60 ha	
v. O.C.F. ( 3 sites )	1.09 ha	
vi. E.S.S. 33 KV ( 1 no.)	1.08 ha	
5. Park and Open spaces	20.83 ha	32.9%
6. Circulation	10.12 ha.	16.0%



6. LAND USE OF THE AREA:

As per MPD 62, the land use of the area is agricultural green while as per PDP 2001 it is partly for the extension of Gazipur Dairy Farm and partly green.

7. The case is placed before the technical committee for the approval of layout plan of the scheme measuring 63.3 hac. (plans laid on the table) and change of land use of:

- a. 21.0 ha. from agricultural green belt to commercial (whole sale markets)
- b. 10.12 ha from agricultural green belt to circulation (roads 30 m and above.)
- c. 5.49 ha. from agricultural green belt to public and semi public use (facilities)

There is a poultry market at Gazipur, as per land use map 2001.

The area of 63.3 hac. is situated in the village of Gazipur. It was decided to develop the area as a poultry market at Gazipur. The area is situated in the village of Gazipur. It was decided to develop the area as a poultry market at Gazipur. The area is situated in the village of Gazipur. It was decided to develop the area as a poultry market at Gazipur.

1. The area of 63.3 hac. is situated in the village of Gazipur. It was decided to develop the area as a poultry market at Gazipur. The area is situated in the village of Gazipur. It was decided to develop the area as a poultry market at Gazipur.

2. There are 101 houses in the village of Gazipur. It was decided to develop the area as a poultry market at Gazipur. The area is situated in the village of Gazipur. It was decided to develop the area as a poultry market at Gazipur.

1. No. of houses	101
2. No. of shops	2
3. No. of schools	1
4. No. of clinics	1
5. No. of temples	1
6. No. of mosques	1
7. No. of public places	1
8. No. of private places	1

3. It was decided to develop the area as a poultry market at Gazipur. The area is situated in the village of Gazipur. It was decided to develop the area as a poultry market at Gazipur.



Survey Report of existing egg fish and poultry market at Jama Masjid and land requirements for proposed site.

In one of the special meetings of the walled city under the Chairmanship of LG Delhi on 12th May 1986, it was decided to survey the existing fish, egg and poultry market at Jama Masjid and then to discuss the matter to the representatives of the area to formulate a workable solution to shift the existing congested market at a suitable place. The survey of the existing markets was conducted in the year 1983 and the findings are as under:

1. The area of the existing market is of the order of 1 ha. which is inadequate even for the present volume of trade resulting in extreme congestion.
2. There are about 131 traders in the existing market with the following break up:

Fish traders	105
Egg Traders	2
Egg and poultry traders	9
Poultry traders	8
Traders in the ice	2
Packing units	5
3. Most of the traders in the existing market have an area varying between 5 sq.m. 20 sq.m.

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Based on the surveys conducted and the decisions taken within the representatives of the traders of Jama Masjid on 2.6.86 and meeting held in the room of LG on 18th June 1986 the following proposals have been formulated:

Number of proposed units with areas:

a. Numbers:

Proposals have been formulated by adding 50% more to the existing numbers of fish, egg and poultry units and will be as under:

Item	Number of units	
	Existing	Proposed
Fish	105	150
Eggs	2	6
Eggs and Poultry	9	18
Poultry	8	12
Ice	2	4
Packing	5	10
	<u>131</u>	<u>200</u>

B. Area of existing and proposed units:

SL.	EXISTING AREA	NO.	AREA IN SQUARE METRE		TOTAL AREA
			PROPOSED AREA	NO.	
1.	upto 4	15	20	120	2400
2.	5 - 20	45			
3.	20 - 40	17			
4.	40-80	13	40	60	2400
5.	More than 80	14	80	20	1600
		<u>131</u>	-	<u>200</u>	<u>6400</u>

3.	Area requirement for the market:	Area in sq.m.
i.	Area for the construction of 200 fish, egg and poultry unit	6400
ii	30% area for circulation	19200



iii. 32 shops with a break up of 10 eatables with an area of 10 sq.mtrs each, 15 of eatables with an area of 20 sq.mtrs. each, 2 of eatables with an area of 30 sq.mtrs. each, 5 of general merchant in an area of 10 sq.mtr. each and 2 bank plots each in the area of 30 sq.mtr.

5 70

iv. Area for public conveniences including drinking water facility and dhalaos

500

v. Size of the plot to accommodate 9390 sq.mtr. built up are on the basis of 25% ground coverage and 30 FAR

31300

vi. Area for community facilities with a break up of 1 plot of 1000 sq.mtr. for police post, 1 plot of 1000 sq.mtr. for dispensary, 1 plot of 1000 sq.mtr. for fire post, 1 plot of 500 sq.mtr. for Union office and 1 plot for other miscellaneous activities

4000

vii. Total area for the market

35300

viii. It is clarified that parking requirements to the extent of 20 trucks and parking of other vehicles namely car, scooter, cycle will be taken care in the 75% of the area to be left open 50% of the open area will be used for land scale purposes



B<sub>1</sub>RAJ NIWAS : DELHI

As you are aware, all shopkeepers in the existing wholesale fish, poultry and egg market have finally decided that they would be willing to go to Gazipur where we intend to make a modern wholesale market. I was given to understand that the land where has been acquired and some basic plan has already been worked out by your planning Department for setting up this market at Gazipur.

Now that the traders have expressed their willingness to shift to Gazipur and we have the requisite land available, I would like you to start the process of making a comprehensive plan for this market which would provide for shops, banks, convenient shopping, post office, dispensary, cold storage, idle parking area for heavy / medium road carriers etc. Action should also simultaneously be taken with the DESU for setting up an electric sub station which would supply power to the market, water and sewage undertaking for supply of water and disposal of sewage DC (Health) MCD for providing Safai Karamcharis etc. It must be borne in mind that this market would become operational just about a decade before the end of the century and should, therefore, be modern in its concept and should have the infrastructure to cater for the needs upto the middle of the next century, including the capacity for expansion to satisfy increasing demands. Keeping these facts in view, it is essential that our overall plan for this market should be innovative with all modern facilities, an effective infrastructure and basic facilities to make a model market which would cater for the needs of the 21st century.

I would like you to finalise your plans as expeditiously as possible so that we can start the construction work latest by 1st June, 1987. I would like to see the plans as soon as they are ready.

Sd/-

( H.L. KAPUR )  
Lt. Governor, Delhi.

1. Vice Chairman DDA
2. Chairman, Delhi Agricultural Marketing Board
3. Commissioner (Slums & JJ) DDA

U.O.No. 593/LG/87/679 dated March 6, 1987

Copy to:

1. Chief Secretary, Delhi Admn.
2. Secretary (LSG) Delhi Admn. (3) Commissioner, MCD. (H.L. Kapur)



Sub: Layout plan of Mangolpuri Industrial Area Ph. II, bounded by outer Ring Road, Road No. 43, Ordinance Depot and Delhi Rohtak Railway Lines.

File No. FV 3(2) 4-DIR(CP)

### Locations

An area measuring about 31.34 hec. bounded by 60 mtrs. R/W Outer Ring Road on the west, Pitampura Group Housing Scheme in the north, Ordinance Depot in the East and Delhi-Rohtak Railway Line in the south is proposed to be developed for industrial use.

### Existing situations

The approach to the site is from M.P. Road No. 43 which connects Ring Road and Outer Ring Road. The industrial area is separated from the Outer Ring Road by an existing green buffer.

### Master/zonal plan land uses:-

The land use of the site as per Master Plan of Delhi '62 is for extensive industries. Land use as per draft PDP 2001 is for light and service industries.

### Proposals

#### A Individual pockets.

The layout is planned to accommodate industrial plots for the following purposes:-

- i) Resettlement of industrial units affected in the Zakhira fly over.
- ii) Resettlement of Fodders traders affected by Zakhira fly over. This area is designed as a separate entity in itself which will be developed and regulated by Delhi Agricultural Marketing Board.
- iii) Resettlement of Marble Trade.
- iv) Allotment of sites to New Industrial Units.
- i) Zakhira traders resettlement (306 plots)

Plots varying between 10 to 250 sq. mt. have been proposed after a comprehensive survey of the existing units. Following is the break up of the various plot areas & their numbers.

S.No. Plot Area

Nos.



<u>S.No.</u>	<u>Plot Area</u>	<u>Nos</u>
1.	10 sq. mt.	261
2.	20 sq. mt.	143
3.	21 sq. mt.	10
4.	40 sq. mt.	129
5.	60 sq. mt.	10
6.	80 sq. mt.	68
7.	120 sq. mt.	40
8.	200 sq. mt.	55
9.	250 sq. mt.	56
10.	<u>Odd plots</u>	<u>24</u>
Total		<u>806</u>

Adequate lower and higher order community facilities including informal shopping, parking areas/ public utilities/ services have been provided in the plan.

ii) Fodder Traders Resettlement (142 plots).

The total area of this pocket is 4.5 hect. 95 plots each of 70 sq. mt., 35 plots of 10 sq. mt. and about 12 odd sized plots are provided in the layout. Number of plots of different area have been provided in consultation with the association of the traders. The main access to this complex is from the 30 mt. R/W road, separate lane for fodder trucks and slow moving vehicles will be provided within the R.W. This complex has been divided in the following three parts.

- a) Area for slow moving vehicles and trade with them.
- b) Area for truck parking, auctioning and ancillary trade.
- c) Back to back shops have been provided but no heavy vehicular entry will be there except for light vehicles and that too from a separate road.

In the layout of this pocket only 33% has been used for plotted development and the balance for circulation and parking.

The plan of this complex was approved by VG. DDA vide his order dated 10.4.86 in file No. FWS 3(2)84-Dir.(CP). The plan has already been approved by Delhi Agriculture Marketing



Board in its meeting held on 4.6.85 Pt. now has to be taken up by them development & disposal.

iii) Marble traders resettlement (159 plots)

The total area of this pocket is 3.35 hect. 86 plots of 60 sq. mt., 16 plots of 150 sq. mt. and 32 plots of 100 sq. mt. besides 1600 odd sized plots have been provided in block 'E' of the layout which is meant for the resettlement of marble traders. The entries to this pocket have been proposed from the main 24 mt. wide road by means of 18 mt. R/W roads. Four parking lots, shopping area, association office plot, electric sub/station and Switching Station site have been provided apart from a central common park. G.E.(N) has yet to start development of the same.

IV) New industrial units (118 plots)

20 plots of 600 sq. mt., 20 plots of 400 sq. mt. 20 plots of 250 sq. mt., 44 plots of 300 sq. mt., are proposed apart from 14 odd sized plots. The bigger plots have been placed along the 24 mt. / 30 mt. R/W roads other plots are accessible by 18 mt. roads. Sites for electric sub/stations and switching stations have been provided as per the requirements of DMU. Other public utilities/ services have been proposed at convenient locations. Development of three plots is being done by GE(N).

Small sized plots

Plots varying between 10 sq. mt. to 600 sq. mt. are proposed in the layout. The main approach road for the industrial area has been provided through a 30 mt. R/W Road from Road No. 43 and a 24 mt. R/W road from outer Ring Road. Bigger plots have been proposed along 30 mtr. and 24 mtr. R/W roads, medium sized plots on the 18 mt. and 13.5 mtr. R/W roads & the smallest on 9 mtr. R/W road. Minimum width of the road in scheme is 9.0 mtrs. The existing green buffer between Outer Ring Road and the proposed industrial area is left as it is. A space of about 26 mt. is left from the railway line in the south.



### Land use analysis of the entire Complex

<u>Use</u>	<u>Area in hect.</u>	<u>%age</u>
Industrial	13.76	43.90
Commercial	5.23	7.21
Public/semi public	6.21	19.80
Recreational	7.00	3.19
Circulation	3.11	25.90
	<u>31.31</u>	<u>100.00</u>

### Details of various Landuses

#### a) Industrial

The industrial land use forms 43.90% of the whole area i.e. 13.76 hect. of land is under this. This layout accommodates plots for rubber traders resettlement, marble traders resettlement, rubber market resettlement and new industrial units. Block 'A' is for marble traders, 'B' is for rubber market & the other the other blocks accommodate plots for rubber traders resettlement and new industrial units. The size of plots varies from 10 sq. mt. to 250 sq. mt. in rubber resettlement & 10 sq. mt. to 70 sq. mt. in rubber market.

#### b) Commercial

7.21% of land i.e. 5.23 hect. of total is used for commercial use which includes a community centre, informal shopping areas, area for offices etc.

#### c) Public & Semi Public

19.80% of land i.e. 6.21 hect. is used for public & semi public facilities. This includes fire post, police post, ESIC dispensary site for future use, electric substation, weigh bridges, area for public utility services etc. Public utility services, weigh bridges are grouped together and located within easy access from the industrial plots. Fire post, public stn. ESIC dispensary are located on 60 mt. E.R. road.

#### d) Recreational

Existing green buffer zone separates this area from Outer Ring Road & Prithampur Group Housing Society's area. Sufficient



park with parking facilities & Public utility services are located centrally. The area under this use is 7.00 hect. which forms 3.19% of the total.

e) Circulation

The circulation pattern consists of roads of 30 mt. R/W, 24 mt. R/W, 18 mt. R/W, 13.5 mt. R/W & 9 mt. R/W roads. The major access to the site is by a 30 mt. R/W road from road No. 43 and 24 mt. R/W road from outer ring road. In the fodder market, heavy movement of trucks, bullock carts/camel carts is envisaged for which a minimum road width of 13.5 mt. is proposed. 9 mt. R/W roads are running only in front of smaller units with 10 sq. mt. to 20 sq. mt. area. The area under circulation in the whole layout is 8.11 hect. which is 25.90% of the total

5. The over all layout plan was earlier approved by VC, DDA on 6.7.84 in file No. F.9(53)81/Dir. (CP). This plan was modified as per the requirements of fodder market and for including the pocket for resettlement of marble traders.

6. The overall plan is put up to the Technical Committee for its consideration and approval.



Item No. 9

Sub: Allotment of land for a bus terminal at Shakurpur JJ Colony. File No. F.14(1)85-JJ-Inst.

DTC have been persistently requesting for allotment of bus terminal sites in various JJ colonies since 1983. They have stated that the only mode of public transport widely used by the residents of JJ colonies, is the DTC buses. Sh. Roshan Lal Ahuja, Councillor has been particularly insisting for a site at Shakurpur JJ Colony.

2. The matter has been examined and due to non availability of suitable sites it was not possible to allot an appropriate site at the Shakurpur JJ Colony. A large number of visits have been made along with the Assistant General Manager DTC to identify a suitable site and finally they have located a site for DTC bus terminal in the neighbourhood park falling in the middle of Shakurpur JJ Colony. The area of the site proposed for the terminal is around 1.14 acres (plan laid on table). The area of the neighbourhood park is around 5.08 acres and it is a fenced area with 2,3 toilet blocks existing on the site. High tension lines are also passing from one side of the site.

3. The request has been examined and it is stated that bus terminals are not permitted in the neighbourhood park (green) as per Master Plan / Zonal Plan and hence, change of land use is involved from "neighbourhood park" to "circulation" (bus terminal).

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



Sub: Change of landuse from existing 'Green' to Commercial (Service Centre) located in between Sector VI to VII, R.K. Puram.

F.19(13)/82-CRC/DDA/Pt.I

23 workshops are to be shifted from Shastri Market at Ring Road near Palika Bhawan under the instructions of the Ministry of Urban Development. Ministry has agreed to the re-location of these workshops at a site between Sector VI & VII of R.K. Puram vide letter no. D.O. No. 11015/2/85-DDVI/4018(Pt) dated 18.9.87. A plan was prepared for this area for shifting temporary Fruit & Vegetable Market located at Outer Ring Road in front of Vasant Vihar. In this plan, land is also earmarked for 'service centre. This area is meant for repair shops and other service oriented workshops.

2. As per zonal plan of zone F-5 of R.K. Puram area, the land use is shown as 'green'/open spaces but this strip has not been developed into green so far as there are gas godowns, CRP/BSF camps and the remaining area has been encroached upon by dairies and fruit & vegetable khokhas, etc. There are some pockets of vacant land also. The land in question belongs to Ministry of Urban Development and is presently under the management of Delhi Development Authority. In case, it is decided to use the land for commercial purposes then it will involve the change of land use.

3. Generally 'green' areas are not converted for commercial use but in this case its conversion for commercial purposes will only amount to regularisation of misuse to which the land is already being put to.

4. The matter is placed before the Technical Committee for consideration of change of land use from Green/open spaces to commercial (service centre).



Item NO.11

Sub: Temporary Cinemas in Delhi (F.11(6)74-MP-Pt.II

The matter was considered by the Authority vide its resolution no. 104 dt. 8.8.75 (Annexure - C ) The Authority resolved that the matter be left for the decision of the Chairman DDA. The Chairman DDA/Lt.Governor Delhi has directed the then Chief Secretary, Delhi to have certain aspects of this case examined by a Senior Officer

2. The matter was again placed before the Authority and the same was considered vide resolution no. 86 dt. 14.7.80 (Annexure - D ) The Authority resolved that 'no temporary cinema within the urbanisable likits of Delhi be permitted and that where-ever they have been permitted, necessary action to concell the permission be taken. It was further, resolved that temporary cinema in rural area, like Najaigarh etc. only be allowed'. It, further, resolved that all the sites mentioned in para 6 be auctioned.

3. Matter was brought once again before the Authority vide resolution no. 11 dt. 2.2.81 (Annexure - E ) and Authority resolved that 'in urbanisable likits no licence for running of the temporary cinemas be given. The case of Najaigarh cinema may be taken up and examined separately since it is on different footings'.

4. The affected temporary cinema owners filed a writ before the High Court of Delhi and based on the stay order given by the high court, they are continuing to function. The matter was also referred to DDA to examine these cases from land use point of view. After scrutiny, reply was furnished to the Dy. Commr. Police (Lic.) wherein indicating the provision of the Master Plan of Delhi where the cinema buildings are permissible and to be constructed. - F The Dy. Commr. Police (L) rejected the licences of the temporary cinemas on the grounds that DDA has not issued NOC for their continuation from 'land use' point of view.



5. Aggrieved with the decision of the DCP(L), the parties filed an appeal to the Financial Commissioner Delhi Admn. who was delegated powers by the Lt. Governor under cinematography Act, and under para 9 Hon'ble Financial Commissioner Delhi stated "I find from the impugned orders that the sole reason resulting into the rejection of the annual licenses to the licensees/appliants has been on the advice of the Delhi Development Authority. Supporting my views with the above citation, I hold that the Dy. Commissioner of Police has erred in law in reply upon the advice of the Delhi Development Authority, which made his orders vitiated. As a matter of fact he should have acted upon the adjudication of these matters independently within the ambit of the act and Rules".

6. In this connection, it was pointed out that section 53 of the DD Act 1957 have the overriding provision and it was not for the DCP (L) to over rule such a provision.

7. Reference has been invited from Sh. A.S.Dagar Dy. Secy. (Home) dt. 7.8.87 wherein it is stated that in a meeting held under the Chairmanship of Lt. Governor on 24.4.87 a team was constituted, consisting of DCP(L), a representative of DDA (Director (DC)/Director (PP) a representative of local bodies, MCD and a representative of Delhi Admn. (PWD) to inspect all the nine sites on which the temporary cinemas are operating on the strength of the stay given by the Delhi High Court and submit its report within a fortnight (Annexure - G ) The committee constituted by the Lt. Governor submitted its report (Annexure - H ) after inspecting the sites. Sh. A.S.Dagar, who also informed about six temporary cinema houses, to be regularised namely:

- i. Swarn cinema at Bishwas nagar.
- ii. Chanderlāk cinema at Chitranjan Park
- iii. Vijay at G.T. Road Azadpur
- iv. Lokesh at Rohtak road Mangloi
- v. Raj at Chokhandi Tilak Nagar
- vi. Sebel at Mathura Road Badarpur.

Subject to usual terms and conditions of cinema licenses and case of Shobha cinema at Sultanpur, it was informed that it should be reinspected by the aforesaid team to assess its suitability for regularisation. The following are the cinema houses,



namely, Kisan at Mandawali (ii) Kalayan at Bharampur have not been accepted for regularisation.

7. In this connection it is stated that according to MP Provisions, cinemas are to be located either in the 'community Centre' or in 'commercial areas' but none of the cinemas fulfil this provisions as they are located in non-conforming areas. (green belt/residential/industrial) In most of the cases, the land is owned by private individuals or is on rent. None of the cinemas falling within the urban limit can be regularised on permanent basis as per decision of the Authority vide resolution no. 11 dt. 2.2.81 (Annexure

I. ) (Raj cinema - residential, Vijay-green, Kalyan-residential, Kissan-Industrial, Chanderlāk-neighbourhood/residential, Swaran-residential, Shobha, Sebel & Lokesh are out side present urban limits but Shobha & Sebel are shown residential in draft PDP-2001). Lokesh cinema at Nangloi and Sebel at Badarpur are located on the National Highway having the R/W of 200 ft. and 300 ft. respectively. The details of accessibility, the ownership of the land, size of the land & number of seats etc. are given in Annexure

8. PPW have opined that cases of the temporary cinemas may be decided on the basis of fulfillment of the following conditions:

- a. Maximum seating capacity - 300 seats
- b. Minimum road R/W in front 18 m.
- c. Parking requirements - one car space per 25 seats.
- d. The cinema would conform to the cinematography Act.
- e. Conversion charges (to be worked out by the Authority) Shall be levied.

9. In addition to above, the following may also be considered:

- f. Minimum area from 0.32 hect. to 0.39 hect and what should be done with excess land available with them, if any
- g. Clearance from fire authorities may also be taken.
- h. Land ownership - if the land of the cinema is on rent or under disputed what should be done with that case.
- i. Regularisation of these temporary cinemas means to change of land use of site to "commercial" which have to be processed as per section 11-A of the Delhi Development Act 1957.



No. 104 Subject:- Temporary cinemas in urban villages of Delhi, (F.11(6)/74-MP.

8.8.75

Attention is invited to Authority's Resolution No.40 dated 20th May, 1975 in regard to the problems of temporary cinemas. The Authority had desired that a comprehensive note should be drawn up showing the number of temporary cinemas set up in various areas of Delhi and indicating the action, if any, taken by Delhi Development Authority against violation of the Master Plan. The Chief Executive Councillor to convene there meeting of the officers concerned of the Administration and the Delhi Development Authority to consider the problem in all the its aspects. As a sequel to this, the Finance Department, has now sent a letter together with details of the temporary cinemas and other information.

Appendix 'M' Pages A-44 to A-46 ).

2. In one of the meetings conveyed by the Chief Executive Councillor attended, amongst others, by the Finance Secretary Dy. Secretary (Finance), Adll. District Magistrate (Shri S.L. Arora), Excise commissioner, Secretary, Delhi Development Authority and Commissioner (L&H), Delhi Development Authority, it was decided that the Delhi Administration will with respect to each case indicate whether any religious or educational institutions exist in the vicinity of these cinemas. This position was reiterated in a subsequent meeting held in the Chamber of the Chief Executive Councillor. A separate communication was issued to Dy. Sect. (Finance), Delhi Administration to furnish these details. The reply is still awaited. Action taken by the Delhi Development Authority and other details are mentioned in the note Appendix 'N' Page 7 A-47 to A-48 ).

3. The perusal of the annexures would show that the discussions held in the Chief Executive Councillor's room largely revolved round the four cinema sites shown in the list Appendix 'M' Page A-45. In other six sites the temporary cinemas are



already functioning. Action taken by Delhi Development Authority in each case is indicated in the Appendix 'N' pages A-47 to 48.

4. As per provision of the Master Plan, cinemas are only permitted in organised district centres, sub-district centres and community centres. Delhi Development Authority, however, can permit temporary use in non-conforming areas, under special appeal provisions of the Master Plan.

5. As per the Authority's Resolution No. 117 dated 16.6.71, it was decided that temporary cinemas would be provided in urban villages provided the sites were acquired. In a subsequent resolution No. 105 dated 18.7.72, the Authority decided that the proposal be re-examined in the light of the proposals being formulated by Delhi Administration and the matter brought up again for consideration of the Authority.

6. The proposal of the Delhi Administration was considered by the Technical Committee of the Authority in its meeting held on 27.7.1973. The Committee was of the opinion that no temporary cinema be permitted within the urbanisable limits of Delhi. However, in such pockets where permanent cinemas are not presently available, individual sites in such areas could be identified for use as cinemas for a specific period.

The matter is placed before the Authority for consideration.

#### RESOLUTION

Resolved that the matter be left for decision of the Chairman, D.D.A.

#### Chairman's decision

"Chairman, DDA/Lt. Governor has directed the Chief secy. to have certain aspects of this case examined by a senior official. On receipt of his report, the matter will be decided finally by the Chairman, DDA/Lt. Governor".



No. U Subject:- Location of temporary cinema within the Union  
11 Territory of Delhi-Reference about suraj Cinema.  
2.2.1981. Najafgarh Road. (F.11(4)/80MP.

P R E C I S

Reference is invited to the Authority's Resolution No.86 dated, 144.7.80 in which it was resolved (Appendix 'D' pages 33 & 34) that " no temporary cinema within the urbanisable limits of Delhi be allowed and that wherever they have been permitted, necessary action to cancel the permission be taken." It was further resolved that temporary cinemas in rural areas like Najafgarh ect. only be all-owed. "

2. The above decision of the Authority was communicated to the Home Department and Dy. Commr. of Police (Licensing), Delhi Administration for taking further necessary action in the matter. The Dy. Commr. of Police vide his letter No. 14519/DCP/Lic.dt. 11.9.80 Appendix 'E' pages 35) enquired the policy to be followed for the existing temporary cinemas located within the Urban Area and outside.

3. Recently, Dy. Commr. of Police (Licensing), Delhi vide his letter No. 709-10/DCP/Lic.dated 18.1.80 (Appendix 'F' page 36 ) enquired from the D.D.A. and Municipal Corporation of Delhi that whether a permanent licence for continuous running of Suraj cinema at Najafgarh Road which was originally given a temporary licence can be given a permanent licence for continuous running from the Municipal bye-laws/health point of view.

4. The matter was also examined in the Home Deptt. Delhi Admn. and they informed vide their letter No. F.2/22/72-Home (P-II) dated 20th Sept. '80 to Dy. Commr. (Police) (Appendix 'G' pages 37 ) that there should be no objection to allow construction of permanent cinema in the rural areas if the applicants obtain necessary permission from the land owning authorities (as well as the local bodies concerned) and satisfy the requirements of Cinematograph Act and the rules made thereunder and the licensing authorities were advised that this be brought to the notice of the Hon'ble



High Court with the request that in view of this clear policy of Delhi Admn. the stay granted to the temporary cinema may be vacated as they have already completed five years for which they were granted licences from time to time.

5. On the basis of the Delhi Admn.'s letter, the party has requested the office of the Authority to issue a No Objection for making the temporary cinema site as permanent site and allow him to make necessary additions/alterations/modifications in the present building of the cinema house at Najafgarh.

6. The matter has been examined and it is observed that the Authority vide its Resolution given above has resolved that temporary cinemas in rural areas like Najafgarh etc. be allowed. In the above Resolution of the Authority, no policy has been made for converting the temporary cinema as a permanent cinema site. In this connection, it is pointed out that a draft zonal plan for Najafgarh town has already been prepared and published for inviting objections/suggestions. The site under reference forms part of the urban area of Najafgarh town as indicated in the draft zonal plan published.

7. In view of the earlier decision of the Authority, and the reference received from Delhi Administration, the case is submitted to the Authority for a policy decision.

#### RESOLUTION

Resolved that in urbanisable limits no licence for the running of temporary cinemas be given. The case of Najafgarh Cinema may be taken up & examined separately since it is on different footing.

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7. For Najafgarh Area there has no scheme for developing any site for cinema.
8. The matter pertaining to the location of temporary cinemas, the reference of the Delhi Administration and the proposal of auctioning the sites, are placed before the Authority for its consideration and decisions.

RESOLUTION

Resolved that no temporary cinema within the urbanisable limits of Delhi be permitted and that wherever they have been permitted, necessary action to cancel the permission be taken.

Resolved further that temporary cinemas in rural areas like Najafgarh area ect., only be allowed.

Resolved further that all the sites mentioned in para 6 of the precis be auctioned.

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Appendix 'F' Item No. 11

F<sub>1</sub>

Immediate  
By Spl. Messenger.

No.F.18/15/87-Mp.II  
Home (Police-II) Department  
Delhi Administration: Delhi.

Dated the,

To

The Dy. Commissioner of Police (Lic.)  
Police Headquarter, New Delhi.

Sub: Regularisation of the existing temporary cinemas-reg.

Sir,

I am directed to say that in the meeting held under the Chairmanship of LG on 24.4.87 it was decided that a team consisting of DCP (lic.) or his representative, a representative of DDA (Director DC / Director (PP)), a representative of the local body i.e. MCD and a representative of Delhi Admn. (PWD) may inspect all the 9 sites on which the temporary cinemas are operating on the strength of the stay given by the Hon'ble Delhi High Court and submit its reports within a fortnight where-over the existing temporary cinemas be considered for regularisation and if so, on what terms and conditions.

For the purpose of keeping uniformity in deciding the cases of the temporary cinema houses for their regularisation the team may inspect each cinema house in the light of provision of rule 3 (2) or 3 (3) of the Delhi Cinematography Rules, 1981 (whichever is applicable) and any other local legal requirement if any.

You are therefore requested to contact the aforesaid authorities and get the needful done. The report/findings of the said team may please be forwarded to this Admn.within two weeks positively.

A copy of this letter is also being endorsed to all the concerned authorities, simultaneously.

Yours faithfully,

Sd/-  
( A.S. DAGAR )  
DY.SECRETARY (HOME)

NO.F.18/15/87-HP.II dt. the, 26 May, 1987

Copy forwarded for information and necessary action to:

1. Commissioner, MCD Town Hall, Delhi.
2. The Director (PP) Vikas Sadan, INA N. Delhi.
3. The Director (DC) DDA Vikas Sadan, INA N. Delhi  
w.r.t. note dt. 24.4.87 recorded in file no.  
F.11(6)74-MP-Pt.II
4. Executive Engineer, PWD Division No. II (DA)  
L.N.J.P.N. Hospital New Delhi.

Sd/-  
( A.S. DAGAR )  
DY.SECRETARY (HOME)



REPORT OF THE TEAM CONSTITUTED BY THE L.G.DELHI REGARDING  
STUDY/INSPECTION OF EXISTING & TEMPORARY CINEMAS.

1. Kissan at Mandavali:

- a. Existing position: This cinema about a 30 ft. wide street. In between the cinema plot and the street there is a row of shops which is about 20.25 ft. deep. The main cinema building/plot is approachable by a 15 ft. (approximately) wide passage. At the rear of the plot there is a 10 ft. (approx.) wide street and on the other side is residential development. On the left hand side residential development is abutting the cinema plot. On the right hand side there are vacant residential plots within one built up two storeyed house standing in isolation. From the back of the shops, the cinema building has a set back of approximately 20 ft. There is a huge open area at the rear of the cinema building. No school, Hospital or place of workshop is in near vicinity.
- b. Analysis: There is no possibility of widening of the access street. The possibility of widening of the passage was discussed and it was pointed out by the owner that the property on the right hand side can be taken over and used for widening of the passage and thus the passage would be about 30.40 ft. wide. The plot is big enough to accommodate parking requirement after proper sitting of the cinema. The access road to the cinema is only of 30' width, hence, will cause congestion at the change of shows or in an emergency. In view of the public safety the regularisation of the cinema site can be considered only on the acceptance of poor accessibility.
- c. Recommendations: This location of the cinema is unsuitable in view of the existing surroundings, poor approach and public safety.

2. Swarn at Vishwas Ngr.

- a. Existing position: The entry to this cinema is from a 30 ft. wide access street and the main building has no set back from this street. On the right hand side is the drain flowing alongside the 150 ft. wide Master Plan road no. 58. On the left hand side is a 20 ft. (approx.) wide street with shop nature industries. At the rear of the plot is the 60 ft. wide Vishwas Road. Within the plot alongside the aisle, there are small stalls/kiosks. At the end of the triangular plot, a shopping arcade has been developed reportedly in an area of 1200 sq.yds. Between the shopping arcade and the cinema building, there is a large open area presently being used for parking. The total area of the plot is 5200 sq. yds out of which 3500 sq.yds. is under use of cinema. The existing structure is comparatively a new construction.



(b) **Analysis:-** There is no possibility of widening of the street from where the present entry to the cinema is. This situation has resulted in almost a bottleneck at this juncture. The possibility of closing this entry and taking the new entry from the side lane straight into the parking space can be examined. In case the cinema is to be regularised in its present location and the cinema building as it is (since it is a new construction), the shopping arcade at the rear of the plot may be disallowed so that another alternative of entry from the 60ft. wide Vishwas Nagar road can be explored. The clubbing of cinema and the shopping activity in the cinema plot may add to the already bad-enough traffic situation. The cinema hall has a very large sitting capacity (above 1200 seats) and even this would have to be born in mind before taking a view.

(c) **RECOMMENDATIONS:-** As discussed in above para, the tenor is of the view that the present shopping arcade should be removed and entry should be taken from 60' wide Vishwas road and the present entry on 30' wide road should be closed permanently. With these conditions, the cinema site may be considered for regularisation subject to usual terms & conditions.

### 3. Kalyan at Brahm Puri.

(a) **Existing position:-** This cinema exists amidst thick residential development and is approached through a 20ft. wide street which turns right and reduced to 15ft. and after a depth of 68ft. it reaches the cinema plot. The cinema building has a front set back of 39ft. Right hand side set back of 12ft. rear set back of 10ft. and left hand side set back of 8ft. on one corner and 4ft. on the other. All the sides are surrounded by houses, some of which are rising above the cinema boundary wall. On the right hand side, there is a 10ft. wide street running up to half the depth of the cinema plot. The total area of the cinema plot is 2600 sq. yds. The cinema building is new construction and some work is still being carried out. No adequate parking space is available.

(b) **Analysis:-** There is no possibility of any improvement in the approach to the cinema. This activity in the middle of thick residential development is quite undesirable.

(c) **RECOMMENDATIONS:-** This location of the cinema is unsuitable in view of the existing surroundings, poor approach and public safety.

### 4. Chanderlok at Chitranjan Park.

(a) **Existing position:-** This cinema is accessible by 30ft. wide residential street. On the one side is the cinema plot and on the other side is residential colony of Chitranjan Park. There is a small park opposite the cinema, on the rest of the three sides the cinema plot is surrounded by vacant areas - which is in neighbourhood of district Park. On the left hand side of the cinema plot, there are some unauthorised structures. The parking etc. is at the rear of the cinema building. The cinema building is a new construction.

(b) **Analysis:-** There is no major activity taking place on the three sides of the cinema. The cinema has no proper frontage. In case the cinema is to be retained in its present position, either a proper approach road from the left hand side of the plot should be taken to the rear where the parking is or a part of the small park opposite the cinema should be developed as a parking bay which would also give it a wide frontage.



(c) RECOMMENDATIONS:- This case may be considered for regularisation on the condition that the owner would take over a part of the small park in front of the cinema from the concerned local body for parking purposes.

5. Vi jay at G.T. Road. Azad Pur:-

(a) Existing position:- This cinema is on the West/North of G.T. Road near Mahendra park residential colony and DDA picnic hut. The area of the plot is about 4000sq. yds. On the left hand side of the plot is green belt and on the right hand side is residential development. At the rear there is a service land followed by residential colony of Mahendra Park. Whereas the side set backs are quite good, the front set back is only 10ft. The entry to cinema is from left side. As the rear, there is large area which can accommodate parking. The cinema building is a new construction of permanent nature.

(b) Analysis:- This cinema has proper access. From the location point of view, there is no interference with any other activity. The only point to be taken care of is the front set back because the cinema building is a permanent structure of new construction.

(c) RECOMMENDATIONS:- Cinema may be considered for regularisation subject to grant of relaxation in respect of front set-back and compliance of usual terms & conditions.

6. Lokesh at Rohtak Road.

(a) Existing position:- This cinema is located on main Rohtak Road. On the left hand and the right hand side, there are go-downs. At the rear, there is a narrow street followed by residential development of Dharma Colony. The area of the plot is about 3200sq. yds. The existing structure is temporary in the true sense and conforms to the standard plan prescribed for such cinemas. The front set back is 45 ft. 6 inches, left hand side set back 20 ft. right hand side set back 16 ft. and at the rear there is a large open area.

(b) Analysis:- This cinema has proper access. Even after leaving space for road widening, it would be left with adequate land to accommodate the cinema comfortably. As the structure is purely temporary it can be pulled



down and a proper building can be created in a planned manner.

- c. Recommendation: This cinema can be considered for regularisation subject to usual terms and conditions.

7. Raaj At Chaukhandi

- a. Existing position: This cinema is located in the middle of residential development and abuts a 40 ft. wide residential street as the access road. On the left hand side is a 27 ft. wide street. On the right hand side there is a small piece of vacant land and after that the cinema boundary wall touches the residential houses upto the rear. The front set back is 37 ft. deep. On the right hand side it has a set back of 15 ft. The rear set back is 10-15 ft. deep. On the left hand side the set back is as narrow as 3 ft. in some parts. On the other side of the 40 ft. wide street is a piece of vacant land. The cinema building is a permanent structure of new construction. The plot area reportedly is about 1700 sq.yds. and the cinema has a seating capacity of 654 seats.
- b. Analysis: The approach from the main road to this area is through a comparatively narrow road which ultimately reduces to 27 ft. alongside the cinema. The cinema plot is comparatively smaller and can accommodate very little parking. The plot is irregular and hence the building has to follow the constraint. As earlier stated, the approach to the cinema is not very good but, however, it is accessible by all modes of transport.
- c. Recommendations: The cinema at this location could be considered for regularisation only on the condition that the owners would acquire one of the two vacant plots next to cinema building for parking purposes. However, this regularisation will be subject to other usual terms and conditions.

8. Shobha at Sultanpuri

- a. Existing position: This cinema is accessible from three sides where the street widths are 16 ft., 20 ft and 25 ft. respectively, later two of which are yet under construction. The street which is 25 ft. wide has a dead end with the cinema boundary. The plot area is approximately 3200 sq. One of the set back is 28 ft. and other sides have a set back of 15 ft. average. The building is a permanent structure. The cinema site is surrounded by residential development all around.
- b. Analysis: The approach to the cinema is very poor. Very little parking can be accommodated within the cinema plot. During the inspection, the owners have shown a piece of vacant land about 100 yds. away from the cinema and submitted that this can be used for parking for the cinema.
- c. Recommendations: This cinema site is unsuitable for this activity and may not be considered for



9. Seble at Mathura Road.

- (a) Existing position:- This cinema is located on Mathura Road near Badarpur. This building is a temporary structure and recently improved & repaired. On the left hand side is a petrol pump. At the rear and on right hand side there are large vacant lands.
- (b) Analysis:- This Cinema has proper access as it falls on a national highway. In its present location, there is no interference with any other activity in the surrounding area. It would be appropriate to examine the possibility of locating a few more facilities/services/commercial activities in the adjoining vacant area. A scheme for the same could be prepared by the concerned local body.
- (c) RECOMMENDATIONS:- This cinema can be considered for regularisation subject to usual terms and conditions. Existence of the Petrol Pump on the adjoining plot would have to be kept in mind while considering it.

1. ( G.C. Divedi)  
ASSISTANT COMMISSIONER OF POLICE;  
LICENSING: DELHI.
2. (SURENDRA SRIVASTAVA)  
Dy. Director(Planning),  
D.D.A. Vikas Minar,  
New Delhi.
3. ( SH. K.L. SABHARWAL)  
Dy. Director(DC&B),  
D.D.A., Vikas Minar,  
New Delhi.
4. (PRAKASH CHOPRA)  
Superintendent (Public Health),  
M.C.D., Town Hall,  
Delhi.
5. (J. B. SHARMA)  
Assistant Engineer-PWD,  
Division No. II  
Delhi Admn., Delhi.

... ..  
Note: 1. The dimensions and areas mentioned in the report are approximate as reported by the owners and would have to be authenticated by proper surveys/production of documents.

Note: 2. A Special note, submitted by the representative of MCD Sh. Prakash Chopra is enclosed.

Note: 3. Ownership & title & proof will have to be produced by the owners of cinemas.



Appendix 'H' to Item No.11

H<sub>1</sub>

A N N E X U R E

Health Department M.C.D. may have no objection if the location of the cinema are approved for the said purpose of running cinema houses by the D.D.A. from land use point of view (in fact in for cases the PWD/Delhi Administration have reportedly okayed the blue prints/plans of cinema premises), but subject of course to the fulfilment of usual requirements regarding supply of Potable water, proper provisions of adequate public convenience with proper disposal of waste water etc.

However this may need to be seen whether after approval of P.W.D. of the plans submitted, further sanction by the authority regulating the building activity in the respective area. (DDA & MCD) as the case may be is required.

Sd/-  
SUPERINTENDENT  
(PUBLIC HEALTH)  
HEALTH DEPARTMENT  
M.C.D.  
19/6/84



COMPARATIVE STATEMENT OF TEMPORARY CINEMAS FUNCTIONING IN  
UNION TERRITORY OF DELHI.

Appendix III: I Item No.3  
I<sub>1</sub>

S.NO.	NAME OF THE CINEMA	LOCATION/ ZONE	ACCESSIBILITY	OWNERSHIP/TITLE	SIZE OF PLOTS IN SQ.YDS.	STATUS	OTHER RECOMMENDATION REMARKS		
1	2	3	4	5	6	7	8	9	10
A. Regularised by Delhi Administration vide letter dt. 7.8.87 (refer para 1 of the agenda)									
1.	Chanderlok	Chitranganjan Park F9&17	30 ft.Rd.	Partly disputed land of M/o Rehabilitation	1200 sq.yds	1044	Nil	The owner will have to take over a part of the small park in the front of the cinema from the concerned local bodies for parking purposes.	
2.	Vijay	Azadpur C&18	G.T.Rd.	Notified under section 6, since lapsed after 23.9.86	2000 sq.yds	858	Nil	Grant of relaxation in front of set back to be obtained.	
3.	Sebel Residential as per draft PDP-2001	Badarpur f-19	Mathura Road	Private	2000 sq.yds	564	Nil	The existence of 20 ft the petrol pump on the adjoining plot will have to be kept in mind.	

20 ft  
se  
bac  
is  
nec  
ss  
on



1.	2.	3.	4.	5.	6.	7.	8.	9.	10.
4.	Swaran	Biswas Ngr. E 4 & 9	30 ft. Rd.	Notified under section 6, since lapsed after 23.9.86	1260 sq.yds.	1040	Shopping arkade in the adjoin- ing land measuring 1700 sq.yds.	The shops arkade in the rear of the cinema hall to be re- moved and the entry should be taken from the 60 ft. wide Biswas Rd. by crossing front 30 ft. wide rd. permanently.	
5.	Raj	Chokhandi G-14	40 ft.	Private land	1500 "	660	Nil	The owners would acquire one of the two vacant plots next to cinema building for park- ing purposes.	
6.	Lokesh	Nangloi Agricultural Road green belt.	Kohtak	Private land	1440 "	638	Nil	Nil. 200 ft. set back is needed on NH of 300' R/W.	

B. Not Regularised as per letter dt. 7.8.87 (Refer para 1 of agenda)

7.	Shobha	Sultanpuri H 7 & 8	20 ft.	Notified under section-6 since lapse after 23.9.86	2000 sq. yds.	1050	Nil	-	
8.	Kalyan	Brahampuri E-2	20 ft.	Notified under section-6 since lapsed after 23.9.86.	2051 "	848	Nil	Nil	

The cinema pr  
nises were in  
inspected by  
and the decis  
of LG is not  
known.



1.	2.	3.	4.	5.	6.	7.	8.	9.	10.
9.	Kisan	Mandawali E-13	30 ft.	Notified under section-6 since lapsed after 23.9.86.	4060sq.yds	571	Nil	Nil	

Notes: \* 1. Based on the information provided by Land Section, DDA.

2. The informations are based on the Re.No.104 of ordinary meeting held on 8.8.78 in file no. F.11(6)74-MP

3. The regul risation is also subject to the usual terms & conditions of annual cinema licence.



Sub: Construction of office accommodation for Afro Asian Rural Reconstruction organisation at Chanakaya Puri  
F.16(23)87-MP

NDMC has forwarded the plans for construction of office accommodation for Afro Asian Rural Reconstruction organisation at Chanakaya Puri. These plans were examined in the Development Control Wing. It was observed that the plot for which the proposal was submitted falls in zone D-13 and is earmarked for 'State Guest Houses' under the 'residential' use category in the Zonal Development Plan for combined zone D-13, 14 & 21. The Zonal Development Plan for these zones are pending with the govt. for final approval.

2. Subsequently, Jt. Secretary (A) Ministry of Agriculture, informed vide letter 17th August 1987 that this building has been earmarked for commemorating the birth centenary celebrations of our first Prime Minister and, therefore, is scheduled to be completed by Sept. Oct. 1988. A meeting was held on 6.10.87 under the Chairmanship of Additional Secretary, Ministry of Agriculture and Rural Development to monitor the progress. In this meeting it was explained by Dir. (DC) that the construction of an 'office building' in the residential use zone guest house complex', would require DDA approval as a case of special appeal. The case has now been referred by Director (DD), Ministry of Urban Development also.  
(appendix )

3. The proposal is submitted to the Tech. Committee for its consideration to allow this plot to be used for office building as a case of special appeal.



Appendix 'J' to Item No.12

J1

MOST IMMEDIATE

D.O.NO.K-13011/22/87-DD IIA

HARJIT SINGH  
DIRECTOR (DD)  
TEL:3019004

GOVERNMENT OF INDIA  
MINISTRY OF URBAN DEVELOPMENT  
(DELHI DIVISION)

NEW DELHI DATED 16.10.87

Dear Sh. Gupta,

The Ministry of Rural Development has a proposal to construct a building on a piece of land measuring 0.4 acres behind Adbar Hotel. At a recent meeting held under the Chairmanship of Additional Secretary (R&D) of that Ministry on 6.10.87, the representatives of the DDA is reported to have stated that the Government's approval to the Zonal Development Plan covering an area of 6.868 acres including the plot in question has not been received. It was also pointed out by the DDA's representatives that the question of Change of land use would also be involved in this case.

2. We have not been able to lay our hands on the proposal if any referred to us regarding the approval of the Zonal Development Plan referred to above. I shall be grateful if you could kindly send us the relevant proposal if not already submitted. In case, the proposal is already with us, a copy of papers sent to us earlier may be furnished.

3. In this connection I would like to invite your attention to the reminders no. F.16(89)74-MP dt. the 7th July and 11th September, 1987 regarding Zonal Development Plans for Zones D-13, 14 & 21. The previous papers in regard to this proposal are not readily traceable with us. In case these are different from the proposal referred to in the preceding para a copy of the proposal sent to us may also be furnished to enable us to take further necessary action in the matter.

With regards,

Yours sincerely,

Sd/-

( HARJIT SINGH )

Sh. S.C.Gupta  
Director (DC&B)  
Delhi Development Authority  
Vikas Minar, New Delhi.



Sub: Plans for construction of 8 Units of staff quarters for operational staff of Indian Railways Centre for operational information centre.

F.16(11) 86.MP.

NMIC has forwarded the plans of the above mentioned subject for consideration of DDA from land use and development norms point of view. The case has been examined and it has been observed that these proposed quarters are in continuity with the transit accommodation for Railway Coach Factory at Sarojini Nagar.

2. The case of transit accommodation for Railway Coach Factory was considered in the Technical Committee meeting held on 11.5.87, the Technical Committee decided as follows:

" The Technical Committee observed that the Railways have already constructed two storeyed structures for residential and office use and therefore, the Technical Committee cannot make any observations as it is a case of fait-accompli.

3. Present proposal falls in the operational area as part of the scheme, mentioned above as transit accommodation. Since the land use of the area has not been changed, the matter is placed before the Technical Committee for consideration of permission of these quarters in the operational area.

Ref.



Subs Allotment of land for storage of SKO/LDO on lease  
A basis to IOC for Lodhi Road/Hauz Khas/ Sarojini  
Nagar areas.

F.13(20)/85-CRC. Case B F.7(20)/87-MF, Case C

F.13(101)/85-CRC/LDI, Case D F.13(77)/85-CRC.

#### Case A

Chief Divisional Manager, OIC vide letter dated 18.3.85 has requested for a plot measuring 20 mt. x 20 mt. for SKO/LDO storage Depot at Lodhi Road in favour of their distributor Sh. Narain Yadav. Sh. Narain Yadav has also requested for plot of land measuring 20 mt. x 20 mt. at Lodhi Road/Hauz Khas/ Sarojini Nagar etc.

2. Policy on the subject pertaining to the allotment of SKO/LDO's storage site in Delhi was approved by Technical Committee in its meeting held on 11/5/87 vide item No. 3. As per the policy a site 15 mt. x 20 mt. is recommended for storage of SKO/LDO and the site is to be located in the area where there is concentration of kerosene user population. Also site should serve 5 km. to 6 km. area. As per the clarifications given by Director (DC&B) regarding the policy the location of particular site will be according to its merit irrespective of land uses and should be suitable from planning point of view.

3. Proposal: C.F. Wing of DDA has proposed two sites for storage of SKO/LDO in Sector 3, R.K. Puram near Mohyal Public School. The sites are located in unutilized and undeveloped green along nala. Site No. 1 is proposed to be allotted to Sh. Narain Yadav. The site is approachable by 9 mt. R/W Road of R.K. Puram. The site is lying vacant and three trees are existing at site which may fall in either of the plots. A constructed dust bin is existing in front of site No. 1. Though, it does not obstruct its approach the same can be shifted towards nala. The land for this purpose belongs to LDO and is with DDA for maintenance purpose. The sites are suitable from planning point of view. The site has clearance from Fire Deptt. vide letter dated 12.3.86 at page 22 etc.



Case B: Sub: Allotment of a 15 mt. x 20 mt. site for storage of SKO/LDO on lease basis to Bharat Petroleum Corporation in Trans Yamuna for dealership of Smt. Sushila Rani. F.7(20)87-MP

1. M/s Bharat Petroleum Corporation vide its letter dt. 12.8.87 has offered dealership to Mrs. Sushila Rani for storage of SKO/LDO in trans yamuna. A plot of 20 mt. x 20 mt. has been requested by the company for the above said purpose.

2. The policy pertaining to the allotment of SKO/LDO (kerosine storage) sites in Delhi was approved by the Technical Committee in its meeting held on 11.5.87 under item no. 3. The plot size approved by the Technical Committee is of 15 mt. x 20 mt. and it has been suggested that the site ~~be earmarked in such a manner that it can serve 5 to 6 km.~~ area.

~~3. The site is proposed near the existing gas godown site on the periphery of Gesta Colony between the existing nala and the peripheral road of Gesta Colony plan flagged A. The land use of this pocket is green as per MPD 162 and the layout plan of Gesta Colony.~~

~~4. Approval of Fire Deptt. of Delhi Admn. will be obtained after the approval of the site by DDA.~~



Sub: Allotment of land for storage of SKO/LDO on lease basis to Indian Oil Corporation Ltd. at Naraina.

Case: C

F. 13(101)85-CRC/DDA

The Chief Divisional Manager, IOC Ltd. vide letter dated 27.1.86 addressed to VC, DDA has requested for allotment of land measuring 20 mt.x20 mt. for storage SKO/LDO in favour of Sh. Naresh Kumar Juneja at Naraina for Naraina, Ramesh Nagar, Raja Garden and Moti Nagar area.

2. The policy pertaining to the allotment of SKO/LDO's storage site in Delhi was approved by Technical Committee in its meeting held on 11.5.87 vide item No. 3. As per the policy a site 15 mt. x20 mt. is recommended for storage of SKO/LDO and the site is to be located in the area where there is concentration of kerosine-user population. Also site should serve 5 km. to 6 km. area. The Policy for the location of a particular site will be according to its merit irrespective of land use and should be suitable from planning point of view.

3. A pocket for accommodating one gas godown site and 2 SKO/LDO storage sites has been identified in Zone B-7 in unutilised and undeveloped green between nala and railway line at Naraina. The land use of the pocket as per zonal plan proposals is green. The gas godown site is already allotted to IOC for Smt. Santosh Ahluwalia. Site No. 1 of SKO/LDO measuring 15 mt x20 mt. is proposed to be allotted to Sh. Naresh Kumar Juneja. The sites are accessible at 9 mt. wide approach road across the nala. The site is lying vacant and is in possession of DDA. No trees are existing at site. No objection from Chief Fire Officer, Delhi Fire Service has been obtained by IOC vide letter dated 25.8.86 addressed to Chief Divisional Manager IOC and copy forwarded to DDA.



Sub: Allotment of a 15 mt. x 20 mt. site for storage of SKO/LDO on lease basis to Indian Oil Corporation at Tri Nagar area for dealership of Sh. Dalbir Singh.

F.13(77) '85-CRC

Case D

Chief Divisional Manager, IOC vide his letter dated 10.12.85 addressed to VC, DDA has requested for allotment of plot for storage of SKO/LDO on lease basis against the dealership allotted to Mr. Dalbir Singh for Tri Nagar Area. A plot of 20 mt. x 20 mt has been requested for the above stated purpose.

2. The policy pertaining to the allotment of SKO/LDO (Kerosine storage) sites in Delhi was approved by the Technical Committee in its meeting held on 11.5.87 under item No.3. The plot size approved by the Technical Committee is of 15mt. x 20mt. and it has been suggested that the site be earmarked in such a manner that it can serve 5 to 6km. area.

3. A small pocket for accommodating two SKO/LDO sites between the railway land and the existing PWD(DA) store on ring road opposite Shakurpur Resettlement Colony have been proposed. The access to this pocket will be by a 9 mt. wide proposed road connecting to the service road of Ring Road. The Land use of this area is industrial as per MPD '62 and is reserved for circulation as per draft PDP 2001. A DTC Depot has already come up in this area and some additional land required by them has also been allotted. Balance area has been utilized for allotment of land of NAFED? HPCP Petrol Pump, green of SKO/LDO sites etc.

4. Approval of the Fire Deptt. of Delhi Admn. will be obtained after the two sites as proposed have been cleared by the Technical Committee.

5. The above cases are placed before the Technical Committee for its consideration.



Item No 15

Sub: Approval of cremation, cemetery and burial ground sites in the south of hindon cut along Delhi-U.P. border.

File No. F.13(15)/85-CR3/DDA

The Muslim residents of Village Gharoli Vistar requested for allotment of land for Kabristan. The population of Village is approximately 3600 out of which about 45% are muslims. Presently, a small piece of land measuring 29.6 mt. x 12.80 mt. (372 sq. mt.) is being used as grave yard which is not sufficient for the purpose. Besides now the existing graveyard is covered in the development plan of the area to the south of hindon cut and in times to come the same will be surrounded by residential area as a housing scheme of DDA is being developed in the near vicinity. There is another existing site for graveyard at village Gazipur to the north of hindon cut which is approximately 3 km. from Gharoli.

2. The case was discussed in an internal meeting of City Planning Wing held on 23.8.85 and it was decided that a site on the outskirts of Delhi boundaries near NOIDA may be considered for graveyard/cremation ground.

3. There has been a request for a separate burial ground for sapera community. The members of sapera community though basically Hindu, bury the dead bodies. The existing burial ground is also covered in the development plan of the area in the south of Hindon cut and is surrounded by the newly developed housing scheme of DDA (Kondli-Gharoli Complex). This has necessitated shifting of the burial ground.

4. Based on request received from other communities from time to time for allotment of land for burial ground, graveyard etc. in south of hindon cut in trans yamuna about 3 hect. of land available in the south of the proposed 45 mt. R/W road



in Kondli-Gharoli adjoining NOIDA has been proposed to be utilised for the following uses.

- |      |   |            |
|------|---|------------|
| i.   | Graveyard for Muslim Community  | 0.80 hect. |
| ii.  | Burial ground for scopera community   | 0.40 hect. |
| iii. | Cremation ground  | 0.80 hect. |
| iv)  | Cemetary  | 0.80 hect. |
| v)   | Balance area has been kept as green buffer between the cremation ground and the cemetary. |            |

This land use of this 3 hect. land is green as per MPD'62 and PDP' 2001. The plan was put up to EM/VC for approval and it was desired that a 10 mt. wide green buffer be left between the 45 mt. R/W road and these uses. Accordingly, a 10 mt. green buffer is proposed as set back for these plots.

5. The case was referred to PPW. Director(PPW) noted that as per PDP 2001, one site has been proposed in the north of Hindon cut adjacent to Gazipur Dairy Farm. This site is being utilised for cremation/burial ground and separate additional sites as proposed above can not be accommodated in the same for different religious faiths having different requirements for the last rituals.

6. With the above mentioned observations, the proposal is put up to the Technical Committee for its consideration, and approved sites as details given above.



Sub: Improvement of circulation around Monkey Bridge area.

F.9(34)/82, Dir. (TT).

The above said case was discussed in the Technical Committee meeting held on 18.2.87 in which the following decision was taken.

2. The circulation plan around monkey bridge was explained by Dr. Sanyal, Chief Project Co-ordinator, NATPAC and was agreed in principle after considering the various aspects of the proposal. However, the Technical Committee desired that the scheme could only be considered for approval if a proper and comprehensive study is conducted & submitted along with a model for the entire complex, taking into consideration the ISNT project for approval. The Technical Committee also noted that the earlier plan was approved by DUAC and therefore, the revised scheme as and when finalised will again required to be referred for the clearance of the commission.
3. Chief Engineer, PWD, zone I vide his letter No. F.5(11)/86-W/DA dated 13.10.87 has informed that the model of the scheme has been prepared as desired by the Technical Committee. It is further stated that a report on the comprehensive study giving various alternatives had been prepared and discussed in the Technical Committee. It has been clarified in the letter that the scheme has been dovetailed with the ISBT fly over plan and the same has been incorporated in the report already submitted.
4. The case is put up to the Technical Committee for consideration.