

# दिल्ली विकास प्राधिकरण

अनुभाग Master Plan

मिसिल संख्या F1(19)/88-MP

टिप्पणी

सत्र-व्यवहार

विषय

Draft minutes of the Technical  
Committee meeting held on  
17-6-88 at 9.30 A.M.

पिछले संदर्भ

बाद के संदर्भ

ITEM NO.1

Sub: Alignment plan of proposed 30mt. R/W road between Rajsthani Udyog Nagar and New Fruit & Vegetable Market connecting GT Karnal Road and 30mt. R/W road of Shalimar Bagh Block C and D F.5(47)/86-MP.

The Tech. Committee observed that subsequently L.G took a meeting on this subject and decided that details of the under-bridge should be prepared by PWD Delhi Admn., in consultation with Commr. (Plg.) DDA., and for the entry of trucks to new Subzi Mandi alternative approach either along GT Road towards S. Mandi site or along the Railway line be studied to avoid right turning traffic to New Subzi Mandi from G.T. Road.

After detailed discussion, Tech. Committee constituted a Group with E.M, Commr. (Plg.), Director (PP) and Director (CP) from DDA and a representative from PWD Delhi Admn., and Delhi Agricultural Marketing Board to study the proposal and to submit a report at the next meeting is called by L.G on 27th June, 1988.

ITEM NO.2

Sub: Modification in the approved alignment plan of RUB 23 near Badarpur. F.5(17)/63-MP.Pt.I

Item was postponed.

ITEM NO.3

Sub: Four storeyed office building at Kilekri (Ring Road) F.20(5)/88-MP.

The Tech. Committee noted that the four storeyed building is constructed by Slum Department with 25% ground coverage on the net plot area keeping in view that this building is located in the 'Residential Use Zone', it was decided that there should be no commercial space and the building should be used for offices by the Slum Deptt.

ITEM NO.4

Sub: Allotment of plot for storage of SKO/LDO on lease basis against dealership allotted to Sh Manjit Singh Area under 'UC' Cat. at Kamla Nagar, UTD. F.13(92)/87/CRC/DDA.

It was decided that the proposal be re-examined keeping in view the policy decided by the Authority for allocation of such sites.

ITEM NO.5

Sub: Drainage scheme of village Jaunit of Khajhewala Block (Acq. of land) F.14(10)/88/CRC/DDA.

The proposal was explained by the representative of the

Delhi Administration and he clarified that the land/<sup>is</sup> to be acquired for essential drainage scheme. The Tech. Committee observed that the land proposed to <sup>be</sup> acquired is located outside the Urban Limits and is not affected in the proposal of PDP-2001 and therefore agreed to the proposal.

ITEM NO.6

Sub: Establishing E.S.S in multi storied building, F.6(4)/88/MP.

On the request of the representative of the NDMC the case was deferred.

ITEM NO.7

Sub: Fire Safety Measures in SAKET (Group Housing Colony of DDA) PS/Dir.(DC&B)/86/2298.

Item was postponed.

ITEM NO.8

Sub: Construction of operational complex for National Airport Authority at Safdarjung Airport New Delhi. F.16(48)/87/MP.

The proposal was explained by the representative of the National Airport Authority. He also explained the proposal cleared by DUAC at the conceptual stage. The proposed building is within the height range of the adjacent buildings located along Aurbindo Marg and is proposed to be set back from Safdarjung Tomb as directed by DUAC. The building is to be used for imparting training and for <sup>operational</sup> ~~national~~ activities. Keeping in view these aspects, Tech. Committee approved the proposal however, subject to that there should be no other building in <sup>this part of the</sup> ~~the~~ ~~airport area~~ vicinity.

ITEM No.9

Sub: Change of land use of an area measuring 13 acres from Resd. to Industrial in Badli. F.3(16)/69-MP.

The proposal was discussed at length and it was observed that as per the Govt.'s notification, 16 acres land was to be used for 'industrial housing', however, Director (PP) explained that in PDP-2001, this land is also earmarked under the cat. of 'industrial use'. The extensive modifications PDP-2001 are yet to be approved by the Govt. of India, Ministry of Urban Development. Therefore, the Tech. Committee felt that Delhi Admn., can take up the scheme only when the final approval of PDP-2001 is received from the Govt. of India.

ITEM No.10

Sub: Change of land use from rural to warehousing new ~~re-~~ he. 50 for LPG Bottling Plant. F.20(20)/87-MP.

The proposal was discussed at length and was agreed subject to (a) clearance from Defence, Civil Defence and the fire department, as in the earlier Committee their representatives were the Member of the Group in deciding the site which is now proposed to be changed with the one under reference.

All the structures around and in the site should be removed and a clear site be given to the Oil Co.

ITEM No.11

Sub: Change of land use for 100 bedded hospital in village Madan Garhi Kh.No.588/570 measuring 20 acres of land in Mehrauli Block. F.20(11)/85-MP.

The proposal was discussed with the inspection report of Director (PP), Director (DC&B) and Dr. S. Rkar of Delhi Administration. The Tech. Committee noted that this is not a proper site as the area is rocky and away from habitation and also no services are available at site and therefore, desired that alternative sites in Satbari area as suggested by ACL, ODA be inspected by E.M, Commr. (Plg.) ACL, Director (DC&B). Director (DC&B) to Coordinate.

ITEM NO.12

Sub: Change of land use Mehrauli Badarpur Road Pulpahala pur village. F.20(6)/86-MP/Pt.II

The item was deferred as the same could not be discussed.

ITEM NO.13

Sub: Location and type design of sites for retail outlet for Marketing and Distribution of fish in Union Territory of Delhi. PS/Dir.(CP)/88/53

Item was postponed.

ITEM NO.14

Sub: Resitment for objectionable petrol pump National Service Station H. Block, C Place New Delhi. F.7(29)/66/MP.

The proposal was explained by Director (DC&B) and it was noted in the Zonal Dev. Plan F-10 and 16 approved by the Govt. a site is earmarked for a petrol pump in the location where Panchsheel colony is in existence and since that site is not available, along the same road towards the east, a site has been proposed between Swami Nagar and Panchsheel Colony. The Tech. Committee approved the site subject to (a) that it will only be a filling station i.e. size 100ft x 55 ft (b) that the approach will be from the service road and there should be no cut in the central verge (c) the specific location should be between the existing Taxi stand and Swami Nagar and (d) no cutting

of trees are involved.

Item No. 15 (Addl. Item).

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

The revised plan as desired by the Tech. Committee in its meeting held on 29/4/88 <sup>prepared</sup> ~~approved~~ by the ~~XXXXXX~~ ~~XXXXXX~~ City Planning Wing <sup>was</sup> ~~were~~ discussed. The Tech. Committee decided that a site for 15 mt x 20 mt for storage of SKO/LDO may be agreed to behind the existing petrol pump with the proposal of storage space for PWD store in between, <sup>on</sup> temporary basis till such time the full area is redeveloped to provide pedestrian approach from the LRT station to the Distt. Centre on the other side of the road. Tech. Committee also desired that a proper policy for location of storage space for SKO/LDO should be <sup>formulated</sup> ~~done~~ and if necessary, other Metropolitan Cities like Calcutta, Bombay and Madras may be visited to study as to how in these cities such facilities are provided.

Meeting ended with vote of thanks to the Chair.

*Signature*

DELHI DEVELOPMENT AUTHORITY  
(MASTER PLAN SECTION)

Agenda for the meeting of Technical Committee to be held on Friday, the 17th June, 1988 at 9.30 A.M. in the Conference Room of Delhi Development Authority, 5th Floor, Vikas Minar, I.P. Estate, New Delhi.

| <u>S.No.</u> | <u>Subject</u>  | <u>Page No.</u> |
|--------------|---|-----------------|
| 1.           | Alignment plan of proposed 30 mt. R/W road between Rajasthani Udyog Nagar and new fruit & vegetable market connecting G.T. Karnal Road and 30 mt. R/W road of Shalimar Bagh, Block C&D.<br>F.5(47)/86-MP. | 1 to 2          |
| 2.           | Modification in the approved alignment plan of RUB 23 near Badar pur.<br>F.5(17)/63-MP.Pt.I   | 3               |
| 3.           | Four Storeyed office building at Killokri (Ring Road).<br>F.20(5)/88-MP.  | 4 to 5          |
| 4.           | Allotment of plot for storage of SKO/LDO on lease basis against dealer allotted to Sh. Manjit Singh Arora under 'UG' category at Kamla Nagar, UTD.<br>F.13(92)/87/CRC/DDA.                                | 6               |
| 5.           | Drainage scheme of village Jaunit of Khajhowala Block (ACQ. of land).<br>F.14(10)88/CRC/DDA.  | 7               |
| 6.           | Establishing electric sub-station in multi storied buildings.<br>F.6(4)/88-MP.  | 8 to 9          |
| 7.           | Fire Safety measures in Saket (group housing colony of DDA)<br>F.PS/Dir.(DC&B)/86-2298 +<br>PS/Dir.(DC&B)/87-12.  | 10 to 11        |
| 8.           | Construction of operational complex for National Air Port Authority at Safadarjung Air Port, New Delhi.<br>F.16(48)/87-MP.  | 12              |

9. ✓ Change of land use of an area measuring 13 acres from Residential to Industrial in Badli. 13  
F.3(16)/69-MP.
10. ✓ Change of land use from rural to warehousing new road No.50 for L.P.G. Bottling plant. 14 to 16.  
F.20(20)/87-MP.
11. ✓ Change of land use for 100 bedded hospital in village Madan Garhi, Kh. 588/570, measuring 20 acres of land in Mehrauli block. 17 to 18  
F.20(11)/85-MP
12. ✓ Change of land use Mehrauli Badarpur Road-Pulpahaladpur Village. 19 to 20  
F.20(6)/86-MP Pt-II.
- iii. Allotment of land to Badarpur Traders-Association and constructions of houses.  
F.16(106)/76-MP.Pt.
13. Location and Type Design of sites for retail out let for Marketing and Distribution of fish in Union Territory of Delhi. 21 to 24  
F.PS/Dir.(CP)/88/53
14. ✓ Resitment for objectionable petrol pump - National Service Station, Connaught Place, New Delhi. 25 to 26  
F.7(29)/66-MP.

Item No.1.

Sub:- Alignment plan of proposed 30 mt. R/W road between Rajasthani Udyog Nagar and New Fruit & Vegetable Market connecting G.T. Karnal Road and 30 mt. R/W road of Shalimar Bagh Block 'C' & 'D'.

File No.F.5(47)/86-MP.

1. The above said case was discussed in the Technical Committee meeting held on 31-12.87 under item No.5 in which the following information/clarifications were desired.

- i. The approved layout plan from DAMB may be collected and studied. // 2 legs
- ii. Whether the proposed road is shown in the approved layout plan of DAMB.
- iii. Whether layout has been approved by the authority/DUAC.
- iv. What purpose the proposed road will serve the Shalimar Bagh Area.
- v. Whether market is allowed any expansion.
- vi. If approved, whether road should be on the level of railway line or under the railway line.

2. Parawise clarification on each of the above said points are as follows:-

- i) Two copies of the plan have been sent by Ex. Engineer DAMB along with his letter dated 29.2.88.
- ii) A 30 mt. R/W road as proposed is shown in the layout plan of DAMB.
- iii) As per letter dated 29.2.88 of Ex. Engineer, DAMB along with which the plans have been sent, it is stated that the same have been cleared by DUAC and are now with the Building Deptt. of DDA for their approval.
- iv) At present, there is an existing railway level crossing between G.T. Karnal Road and Shalimar Bagh side (passing through the Fruit Market Site) on which there is a considerable flow of traffic going towards Shalimar Bagh side. The existing road will be closed as it forms part of the land allotment for new fruit market. The 30 mt. R/W road proposed in the layout plan will serve as an alternative to the same. This road, as such is very-much required and in case if this road is not connected to Shalimar Bagh across the railway lines then the access to Shalimar Bagh



Sub:- Modification in the approved alignment plan of RUB 23 near Badarpur.

F.5(17)/63-MP-PT.I

1. RUB 23 is proposed below Delhi Mathura Railway Line on Mehrauli Bada-rpur Road. Alignment plan of the RUB was approved by the Authority vide its resolution no.134 dated 30.7.83. The construction of this under bridge is in progress by MCD.
2. As per letter dated 19.10.87 from Chief Engineer MCD some modifications in the alignment are necessitated due to the existence of the following structures/land.
  - i. Tubewell and overhead water storage tank of WS & SDU of MCD.
  - ii. Lal Dora of village pulprahlad.
  - iii. Large number of private unauthorised houses along the souther side of Mehrauli Badarpur.
  - iv. Godowns and quarters constructed by Hamdard Dayakhana (Wakf).
3. This case was discussed in the meeting held on 18.9.87 under LG wherein the representative of Hamdard Daykhana was also called. Shifting of the alignment northwards to the extent possible was mutually agreed upon as stated in the letter of CE, MCD. Accordingly, the modified alignment as proposed by MCD has been incorporated on the approved alignment plan of RUB 23. The original alignment is shown in red lines, the modified alignment is as per the blue lines(plan laid on table). It is observed that the alignment is shifting by 10.5 mt. northwards. The proposal has been discussed in the layout sub committee of MCD on 13.10.87 and the same was approved.
4. The matter was also examined by PPW and they have observed as under:-
  - i. RU bridge is already under construction.
  - ii. The minor shift in alignment may be discussed in the T.C.
5. The matter is placed for the consideration of the Technical Committee.

✓ Sub:- Four Storeyed office building at Kilokri.  
(Ring Road).

F.20(5)88-MP.

During inspection visits of Chief Executive Councillor, Delhi, of Kilokri, Sunlight Colony and other areas of his constituency, a plot of land measuring about 1000 sqm. behind taxi stand at the junction of 80' road and Ring Road in Kilokri Village was found unauthorisedly encroached upon by jhuggies and auto workshops. In view of the prime location of the spot and under instructions from the C.E.C. the site was got cleared and the occupants were resettled in Trilokpuri J.J. Colony. Since Slum Wing, DDA, was short of office space it was desired by commissioner (S&J.R) to utilise the vacated plot for construction of a divisional office building for the Engineering Wing of the Slum Department. Hence, a four storeyed building having 268 Sqm. area on each floor have been constructed on the available land area of 870 Sqm.

2. The irregular plot of land about 1018 Sqm. area is abutting at the junction of 80' road leading to Kilokri, Jiwan Nagar, Bhagwan Nagar and the Ring Road. Part of the available land is affected by the proposed road widening of the Ring Road. The net area available after road widening is about 870 Sqm. The plot is facing Ring Road at South and has an access from the 80' road on the east leading to Kilokri and Sunlight Colony. On the north is the four storeyed tenements of DESU staff colony. The west boundary of the plot is abutting along the residential plots.

3. The land use of the site as per approved zonal Development plan D-18 as well as in draft PDP-2001 is given as 'Residential'.

4. The four storeyed building at site has been designed and constructed with about 25% ground cover-age and 100 FAR. The floor space is proposed to be utilised for divisional office of the Engineering Wing of the Slum Department. The ground floor portion is proposed for commercial exploitation/rental allotment to some commercial bank. Covered area on each floor of the building is about 268.82 Sqm.

ii) Since the building is proposed to be utilised for commercial/office use which will be against the provision of the zonal Development Plan unless the land use is changed from residential to commercial use.

5. The proposal is put up to the Technical Committee for consideration of change of land use from 'residential' to 'Commercial' use.

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Sub:- Allotment of plot for storage of SKO-LDO on lease basis against dealership allotted to Sh. Manjit Singh Arora under 'UC' category at Kamla Nagar, UTD.

F.13(92)/87/CRC/DDA.

A request has been received from IOC for allotment of SKO/LDO site for Kamla Nagar/Shakti Nagar area. A site measuring 15 mt. x 20.10 mtr (20.10 mtr dimension is equal to the width to the approved gas godown site no.1, plan laid on table) is proposed for allotment in the present case. The chowkidar hut of gas go-down no.1 measuring an area of 7.5 sq. mtr. will not be disturbed and this is excluded from the proposed SKO/LDO site. The land use of the site is green as per the zonal plan of zone-H-1. One Euclyptus tree is existing on the rear side of the site. The site has been approved by the Delhi Fire Service vide their letter dated 1.3.83.

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

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Sub:- Drainage Scheme of Village Jaunit of  
Khajhowela Block (Acq. of land).  
F.14(10)88/CRC/DDA.

The Chief Engineer (I&E), Delhi Administration has requested that approximately 2.00 acres of land in the revenue estate of Village Jaunit and 0.65 acre in the revenue estate of Village Garhi Randala is required for the work "Drainage Scheme" of Village Jaunit in Khajhowela Block. Besides that 2.00 acres of land (opp.) in the revenue estate of village Jaunit is also required on temporary basis for the above scheme.

2. He has further certified that the land proposed to be acquired in the minimum and absolutely, necessary for the execution of the scheme. He has also certified that the funds are available in the current financial year and can be placed at the disposal of the acquiring deptt. as and when required.

3. The proposed scheme has been examined by the PPW from the planning point of view. As per Development Plan for Delhi 2001, this scheme lies out side the proposed urbanised limits and the land use is Rural as per MP-1962. Hence there is no objection from land use point of view.

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

Sub:- Establishing electric sub-station in multi storied building.  
F.6(4)SS-HP.

Chief Architect, NDMC has referred vide their letter No.B834-35/CA/BP dated 24.3.88 the case regarding establishing electric sub-station in multi-storied buildings. The case was considered in the building plan Committee of NDMC on the meeting held on 4.2.88 and the decision taken by the Committee is as follows:-

- a. As regard, the existing multi-storied building/group Housing projects are concerned, it should be optional on the part of lessee/builder/promoter to shift the electric sub-station/transformer room from basement to the ground floor (either in stilted area or in the open (within the plot leaving clearly the mandatory set backs.
  - b. In respect of the building hence-forth, to be sanctioned/constructed, the respective lessee/promoter/builder shall have to provide the electric sub-station/transformer room on the ground floor, either in the stilted area or in the open area (within the plot) leaving clearly the mandatory set-backs.
  - c. In both the above cases, the covered area of electric sub-station/transformer room shall not be counted towards the enclosed area, ground floor coverage & FAR.
2. In compliance with the decision, the Town Planner MCD, has forwarded his observations:-

"there appears to be no alternative but to provide sub-station either in the stilted area or in open area (within plot) leaving clearly the mandatory set backs. The transformers should not be located in the basements. In case where additional coverage is not permissible, kiosk type of sub-station only to meet the requirements of the building, may be allowed in the open area, leaving the mandatory set backs. This may not be counted in the coverage."

3. The case has been examined in the zonal Plan Section of DDA and it has been observed that "appendix L-3.1.2 of the building bye-laws 1983 give the requirement for sub-station for its location. As per the clause L-3.1.2, the sub-station will preferably be located on the ground level, failing which, it can be in the basement floor but in no case higher floor. In the main bye-laws in para 11-3 (D) it has been mentioned that the approach to the building and open spaces on its all sides up to 6 mts. width is required to be kept open <sup>and</sup> free of any obstructions and shall be motorable for fire safety reasons".

4. In view of the regulations given in building bye-laws 1983, the high rise buildings has to be divided into two categories and the location of electric sub-station for different buildings may be as follows:-

a. For new buildings to be constructed all the technical requirements have to be made available within the permissible coverage and FAR.

b. Existing Buildings:-

(i) Where the ground coverage and FAR are not available within the permissible limits but the building is on stilted floor, the electric sub-station may be allowed in the stilted floor area.

(ii) Where the ground coverage and FAR are not available within the permissible limits and the ground floor is also built-up the electric sub-station may be provided outside the building but within the set back lines. The construction of such stations should be kiosk type and the minimum area should be utilised for the purpose.

(iii) In either case in the existing buildings the space that shall be made available by shifting the electric sub-station from the basement should be utilised for parking other essential services.

5. The above recommendations are placed for the consideration of the Technical Committee.

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Sub:- Fire Safety measures in Saket (group Housing Colony of DDA).

F.PS/DIR/DC&B/86-2298 & PS/Dir.DC&B/87-12.

The then Secretary DUAC Sh. R.K. Goel vide his letter dated 22.7.86 has requested for the provision of fire Safety measures to be made in Saket Group Housing Colony which was constructed by DDA. In this connection, Maj.Gen. Sh. H.N. Singhal, Ex. Chairman of Fire Advisory Committee has also made following recommendations:-

- i. Construction of Water Storage tank.
- ii. Provision of Water hydrants
- iii. Shifting of rubbish and refuse enclosure.
- iv. Approach road for fire tender.

2. The matter was examined by SE, DDA and it is stated that water supply lines in the area have been laid by DDA after getting scheme approved from WS and CD undertaking and as per approval, water hydrants for fire fighting have been provided. The requirement of construction of under ground water storage tank, shifting of rubbish and refuse enclosures approach road for fire tenders are additional requirements felt, after 12 years of the development of the colony. As such, these works are the liabilities of MCD, the agency which is maintaining this colony.

3. The site was also inspected by VC on 17.3.88 along with other officers. During inspection it was felt that the 18 mt. R/W road leading to Saket is too narrow to cope up with the traffic requirements of the colony, especially, when it is also acting as a through link between Mehrauli Badarpur Road and Road No. 15. It was desired that an additional link be either explored

along the western periphery of the colony by the side of Jahan-  
path wall or through the district park by the side of Modi Hos-  
pital.

4. The matter is placed before the TC for its consideration  
with regard to the points indicated by the fire advisory com-  
mittee for the fire safety of the residents of this area which  
were not provided during the year 1970-73 when this colony was  
planned and constructed .

Sub:- Construction of Operational Complex for National Airport Authority at Safdarjung Airport, New Delhi.

F.16(43)/87-MP.

A request has been received from Sh.Prem Nath, Director, Air routes and Aero-dromes (P), National Airport Authority for establishing a computer complex at Safdarjung Airport. The computer complex shall cater for the needs of the authority force-able in future. Now, Architect Sh. S.R. Sikka has forwarded the modified plans of operational complex for NAA at Safdarjung Airport in his letter dated 27.4.88.

2. The plans earlier sub-mitted through NDMC indicated the proposed operational complex adjacent to Safdarjung Tomb. In the modified plans, the Architect has shown the sitement of block away from the tomb and has removed auditorium block. The building is four storeyed only. It is stated that the plan have been approved by DUAC at conceptual stage in DUAC's letter dt.29.3.88.

3. The matter has been examined and it is stated that in view of the over a-ll lay out plan of the Airport complex and the operational activities like communication office, libraries, record rooms, etc. in the proposed complex there may be objection for consideration of this building complex in the operational land use due to the close proximity of Safdarjung tomb (Historical Monument).

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

Sub:- Change of land use of an area measuring 13 acres from Residential to Industrial in Badli.

F.3 (16)/69-MP.

A request from the Secretary and Director, Directorate of Industries Delhi Administration is pending for change of land use of 13 acres of land in Badli Industrial Area from Residential to Industrial. Apart from other things, the Authority vide its resolution No.85 dated 4.5.70 earmarked 16 acres of land for Industrial Housing on the pattern of J.J. Colony. Out of this 16 acres, 3 acres land has already been utilised for electric sub-station and the remaining 13 acres land has been left for Industrial Housing.

2. The matter was examined by the project planner (R) DDA and he has opined that this land is much appropriate for labour Housing on the pattern of J.J. Colony. If Director, Industries has no programme for the Development of labourer tendments, land be transferred to DDA for development of resettlement plots.

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

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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 & Natural 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 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 No.50.

2. A Committee under the Chairmanship of Shri K.L. Bali Engineer Member, DDA was constituted 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 Commissioner (Lands), Dir, (PP) 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 may be 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 the site to HPCL may be sent.

However, a D.O. letter No.F.17011/26/86 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 Coordination 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.87 dt.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 Sh. 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 FM 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 doptt. and see if the land could be transferred to them.

7. The matter was discussed in the TC meeting held on 27.11.87 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 FM, 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.

8. TC decided that three sites namely (i) Narela (ii) u/r <sup>Karawal</sup> (iii) Karwal could be seen by the oil company from which Dir. (CP) will arrange the inspection. oil company may also discuss the issue with Sh. Kalyan Singh /LG/local residents.

A meeting was held on 9.5.88 under the Chairmanship of VC DDA after inspection of all the three sites and it was decided to locate gas bottling plant in Khajuri Khas.

It is stated that HPC has asked a site measuring 440x320 mtrs. for putting up a LPG plant. DESU has also sent a matter map showing location of a sub-station in an area of 360x200 mtr with out lots of this site high tension lines: 4 concerning to 220KV double circuit tower line and 2/66 KV double circuit towerline. Part of the area under consideration is unauthorisedly encroached upon and partly with CRPF.

Accordingly, Director (CP) prepared a plan taking into consideration:

- i. Plot for Gas bottling plant.
- ii. Green buffer around Gas Bottling plant.
- iii. 6 high tension lines.
- iv. CRPF camp
- v. About 1.5 hect. for relocation of jhuggies/structures.

The plan prepared by Director (CP) has also been checked by lands department DDA.

It was also decided that the HPC will take no objection from the concerned authorities namely Defence, Civil Defence, Fire department etc. Commissioner Lands will expedite removal of structures from the land and their rehabilitation could be arranged on a piece of land in the vicinity at a distance of about one K.m. subsequently a site was also inspected by LG Delhi and same was approved.

The matter is placed for the consideration of the Tech. Committee (plan laid on table).

Sub:- Change of land use for 100 bedded hospital in village Madan Garhi Kh.No.538/570 measuring 20 acres of land in Mehrauli block.

F.20(11)/85-MP.

Reference from Addl. Director, Health Services Mrs. Vineeta Rai vide his letter no.F.8(1)84/HIS/H/Cell/ P-II/ 35550 dated 14.6.85 at page 1 cr. have requested for commissioning of 100 bedded hospital at village Madan Garhi, New Delhi. The land measuring 20 acre has been sanctioned for this purpose by the L.G. Delhi vide his letter no.F.7(11)74-75 dt. 4.1.77 at 1/CP. Subsequently, Addl. Director (HS) has informed in his letter dt. 12.2.87 at page 9/cr. that proposed hospital wall has been constructed with tubewell and pump house to avoid the encroachment over the land, Delhi Administration had already spent on the said construction an amount of Rs.12.3 lakhs approximately.

2. The matter was examined and it was observed that Maidan Garhi is located in green area and is shown for recreational use in perspective plan for Delhi-2001. Accordingly Delhi Admn. was informed on 6.1.86. The case was again reviewed in repeated request and Director(HS) was again communicated the same observation vide letter no.F.20(11)85-MP/14015/DC&B/85 by DD(MP)dt. 27.1.87 stating that from planning point of view the proposal is not feasible and thus the NOC can not be issued.

3. Subsequently, a meeting held at Raj Niwas on 20.2.87 while discussing the issue related to hospitals it was observed that:

Regarding land use of Maidan Garhi it was indicated by the DDA that possibility of change of land use was very remote. Director, Health Services informed that since the site has been approved for the construction of the hospital by the planning commission and that Govt. of India has also been

informed about the same, the DDA may be requested to expedite the change of land use for this site because otherwise the admn. will be put to lot of embarrassment.

4. The matter was discussed in the Technical Committee meeting held on 12.2.88 and it was brought to the notice of the TC that this proposal was earlier rejected on the ground that the proposed land for hospital is in the recreational green (Ridge) and it should not be disturbed for such uses. Dr. Sarkar then Dy. Director Delhi Administration observed that a sum of Rs. 3 lakhs has already been incurred towards the construction of the compound wall etc. After due discussion, TC decided that two acres of land may be allowed for the use of hospital only near the awadi area on the slopes for which Sh. S.C. Gupta, Director(DC&B) along with, a representative of Health Department shall inspect the site.

5. Accordingly, the site was inspected by Director, Health Services, Delhi Admn. Director(DC&B) and Director (PPW) on 18.3.88. Director(PPW) observed that the present availability of beds is between 2 to 2.25 beds per thousand population. A 100 bed hospital should serve about 40 thousand population etc. Further, it was not clear that the 100 bedded hospital would be service-d in the absence of sufficient water at this location which is essentially required for proper functioning of the hospital. He is of the opinion that the site near Maidan Garhi is not suitable with respect to the location of the health facilities.

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

*Handwritten note:*  
V. new land  
B. P. P.  
W. P. P.

*Handwritten notes:*  
Services  
no proper land  
not suitable  
100 beds  
250 beds

*Handwritten notes:*  
Dr. P.  
Dr. P.  
Dr. P.  
Dr. P.

*Handwritten note:*  
no action

Sub:- Change of land use Mehrauli Badarpur Road  
Pulpahaladpur village.

F.20(6)/86-~~MP~~-t.II

- ii Allotment of land to Badarpur Traders Association and constructions of houses.  
F.16(106)/76-~~MP~~.Pt.

Director (CP) vide his note PS/Director (CP)/88/28 dated 8.1.88 has stated that the site in question was inspected by the VC DDA on 6.1.88 along with CE (SEZ) ACL, DLM, Dir.(CP) and other officers. This particular piece of land which is in the south of Mehrauli Badarpur Road and west of road leading to Surajkund is an acquired one and the land use is green as per MPD-62 and draft PDP-2001 but the same cannot be used as lot of unauthorised construction has already come up in the vicinity of this area. Site under reference could be utilised for construction of 800 houses of LIG/MIG after changing the land use from "green" to 'residential.'

2. Based on the above note of Dir.(CP), proposal was examined by the HUPW in two parts, namely, pocket A and pocket B.

a. Pocket A: This site lies on south of Mehrauli Badarpur road and west of road leading to Surajkund and they have requested to process the change of land use from green to residential pending the discrepancy with regard to exact extent of area acquired i.e. 15 acres or 11 acres.

b. Pocket B: The pocket lies on the east of the road to Surajkund in the meantime a layout plan for Janta and LIG houses was prepared after getting the approval of VC/EM vide note no. CE/SEZ/9/39/85/5860 dated 14.10.85. The tenders were also invited by the CE(SEZ) but the same was rejected by the WAB as the land use was green.

3. The matter was, further, examined in PPW and they have suggested that part of the land of pocket B could be allotted to BSTA. In fact Delhi Administration had allotted 8.52 acres land to BSTA on temporary licence basis in the year 1967. In 1968 the area was transferred to DDA for the purpose of plan development. In 1987, based on the representation of BSTA for the allotment of the area to them on permanent basis the technical committee resolved that the comprehensive scheme of community centre (about 18 hect) be prepared by Chief Architect incorporating the area of 6.5 hect (adjoining the area of 18 hect) was for the sand traders in one compact chunk. According to the draft PDP-2001 the land use of the pocket sand traders have their shops at present is shown as community centre. Based on the analysis of the site, PPW has recommended the following:

- i. An area of about 6 to 7 ac. at the eastern corner of the Pocket-8 could be allotted to the sand traders on temporary licence basis with a proper access road.
  - ii. In the front i.e. adjoining the Suraj Kund road (western part of the pocket) to be developed as green by providing additional plantation.
  - iii. While issuing licence to the sand traders for the proposed site a condition may be imposed that the trading of the same would be in bags, mainly due to the environmental consideration.
4. Now the matter is placed for the consideration of the TC to decide the following:
- a. Change of land use for pocket A from green to residential.
  - b. Change of land use for pocket B from green to residential as suggested by Chief Architect or to commercial (BSTA) as suggested by Director (PPW)

Sub: Location and Type Design of sites for retail outlet  
for Marketing and Distribution of fish in Union  
Territory of Delhi. File No. PS/Dir.CP/88/53

Background:

A meeting on the subject cited above was held on 9.2.88 under the chairmanship of Lt. Governor of Delhi regarding providing space to National Federation of Fishermen's Cooperatives Ltd. and Gujrat Fishermen's Central Cooperative Association for the construction of retail booth outlets for selling fish at reasonable rates at different location of Delhi. The meeting was attended by Warden of Fisheries, Delhi Admn., Managing Director, Federation of Fishermen's Cooperative Ltd., Commissioner of Fisheries Gujrat, Chairman, Delhi Agriculture Marketing Board, Dy. Commissioner of Health, MCD, Secretary NDMC and Director (City Planning) DDA. Lt. Governor desired that the site for construction of booths should be selected within a month and type design of the same be got approved from the DUAC.

2. Type Design: In this regard Managing Director of National Federation of Fishermen's Cooperatives Ltd. has submitted three type designs. These type designs are of size of 4.5 mt. x 4.5-mt 6m x 6 m for retail outlets and for an area of 9.14mt.x9.14 mt. for retailing cum distribution centres. These centres would collect and store fresh fish, dry fish and canned fish in the basement and 1st floor while ground floor would be for retail outlet. Copies of these designs are placed on the table for consideration.

These type design have been further examined by Director (DCW) and has proposed certain modifications given below:

1. 4.5m x 4.5 m type design

The proposed structure has at coniches at corners which does not seem to have any function and is a wastage of space.

2. The sale counter and the washing proposed in two corners may be useful but the clear dimension of the same has not been given. Therefore, its workability may be seen.

iii. 6-m x 6-m type design

This also has the same comments as alternative I of 4.5 m x 4.5 m type design. The corners spaces should be properly utilised to avoid any wastage of space and dumping in such areas. The plinth level is also not shown in the plan which is essential as per building bye laws.

iv. 9.14 m x 9.14 m type design

This is a two storeyed structure with ~~xx~~ the basement. The retail outlet has been provided at the ground floor and the space for storage and office has been proposed at first floor level. In the plan, no space has been shown for display which may be required in such outlets. The case is put up for further necessary orders.

3. Selection of sites: Joint inspection of the sites was conducted alongwith representatives of both the Organisations and Jt. Director (Survey) City Planning, DDA. Out of these 10 sites 6 are in Commercial centres and the balance 4 are in Non commercial centres. Chief Architect DDA may kindly give comments on the 1st six sites On the balance four Director (CP) has given comments as details given in the attached table.

Details of these sites as per format are as under:

| S.NO. | Location of the site   | Land use-<br>as per MP<br>1962 | Land use<br>as per<br>PDP-2001 | Land use<br>as per<br>Z.P. | Land use<br>as per<br>Layoutplan. |
|-------|--|--------------------------------|--------------------------------|----------------------------|-----------------------------------|
| 1.    | CSC - Mumirka Vihar near F&V booth of Mother Dairy.  |                                |                                |                            |                                   |
| 2.    | LSC Saket 'J' Block  |                                |                                |                            |                                   |
| 3.    | LSC Sheikh Saeed Ph.I  |                                |                                |                            |                                   |
| 4.    | CC East of Kailash near F&V booth no. 022 of Mother Dairy.   |                                |                                |                            |                                   |
| 5.    | In any of the Local Shopping Centre Vasant Kunj.   |                                |                                |                            |                                   |
| 6.    | Local Shopping Centre of Block C-4E of Janakpuri   |                                |                                |                            |                                   |
| 7.    | Near Indira Market RK Puram  | Green                          | Green                          | Green                      | Green                             |
| 8.    | Near Mini Sabzi Mandi Tilak Nagar  | Res.                           | Res.                           | Res.                       | Res.                              |
| 9.    | Near Mother Dairy booth opposite house no. 83, Malviya Nagar in the corner of park of block 'M' Greater Kailash. | Res.                           | Res.                           | Park                       | Park                              |
| 10.   | Greater Kailash in a corner of park of block 'M' and opposite to House no. H-538-MCD Area.                       | Res.                           | Res.                           | Park                       | Park                              |

4. The matter was examined by Chief Architect who observed that he is not in favour of construction of such type of structures in various commercial centres. We are already having booths for DMS, Mother Dairy, Fruit and Vegetable stalls etc. Now we are going to have for fish and then for egg poultry & Meat etc. Therefore, how many types of booths we are ultimately going to accommodate. He further, suggested instead of giving separate site for construction of booths, the department concerned should take regular shops located in the various shopping centres both in the developed and under developing areas. He is strongly against the construction of such booths.
5. Provisions of toilets may also be made which is very essential for such use activities.
6. The matter is placed before the TC for its consideration.

Sub:- Resitement for objectionable petrol pump-  
National Service Station, H-Block, Connaught  
Place, New Delhi.

F.7(29)/66-MP.

The secretary, New Delhi Municipal Committee had forwarded the case for resitement/shifting of petrol filling station in Connaught Place with specific reference for shifting of petrol pump named M/s National Service Station, Bharat Petrol Dealers H-Block, Connaught place. It has been stated that due to traffic and parking problems in Connaught place it is necessary to shift all the petrol pumps from Connaught place in a phased manner and the above mentioned pump should be taken up first for resitement.

2. As per NDRAC's recommendations for Connaught place and its extension out of the seven petrol pumps existing on the outer circle and on radial roads, five are proposed to be shifted. The petrol filling station M/s National Service Station was put under category of filling station to be shifted immediately. Tentative locations for resitement were also suggested by NDRAC in the traffic studies for metropolitan city centre. But subsequently, it has been observed that none of the sites indicated in the studies conducted by NDRAC are feasible at the present stage as no clear out site is available. As such the alternative possibility have been studied.

3. Initially five petrol pump sites were identified in various zones as follows: (i)

- (i) In zone D-2 in the Civic centre area.
- (ii) Zone F-3 adjoining Panchsheel Club on Siri Port Road.
- (iii) Another site in zone F-3 adjoining shopping centre- Panchsheel Colony near Shahpur Jat.
- (iv) In zone F-4 opposite Kamal Cinema in Sefdarjung Enclave and.
- (v) In zone F-10 on outer ring road near Soami Nagar.

4. All the above mentioned sites were considered in lieu of the proposed petrol pump sites earmarked in the zonal Development plan at near by location but were not available due to existing structures which had come up on these locations.

5. Out of these five locations No.(i) & (iv) cannot be earmarked immediately as they are linked with planning of adjoining areas. Site proposed at (iii) falls on 30 ft. road which is not permitted as per Master Plan. Thus only two locations No.(ii) and (v) were forwarded for comments from Director(Hort.) Director(Hort.) examined the sites and recommended site at (v) for consideration. It was mentioned that there is not much plantation and is also on the main road. It was also stated that due to non-availability of water it has become difficult to maintain the green area on this location.

6. The proposed location in zone-F-10 as marked on the enclosed plan may thus be considered for resitment of petrol pump of M/s National Service Station, Bharat Petrol Dealers, H-Block, Connaught Place for a filling-cum-service station. The land available can accommodate an area of 36 mt. x 30 mt. which is required as the minimum size of a petrol filling-cum-service station.

7. The case is put up for consideration of Technical Committee.

Item No. 1615  
17/6/88

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)

1. 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 ~~was~~ proposed. The access to this pocket was proposed by a 9 mt. wide road connecting to the service road of ring road.
2. The matter was discussed in the Technical Committee meeting held on 27.11.87. It was decided that the site will be inspected by VC, DDA, Director(DC&B), Chief Architect, Director(CP) and DLM. Accordingly, the site was inspected by the group and it was desired that comprehensive plan of the area be prepared keeping in view the following points:-
  - a) Re-alignment of the existing petrol pump giving full right of way, proper approach and also for making provision of the service road along with the Ring Road.
  - b) Approach road be carved out for SKO/LDO Godown from the southern portion of the existing petrol pump. This will also facilitate the pedestrian traffic for crossing the railway line going to Lawrence Road Industrial Area.
  - c) In the comprehensive plans in the entire vacant portion if a Gas godown can be fitted, that should be made.
  - d) Green buffer to be maintained in between the road and the SKO/LDO godown and also among the godown proposed.
3. In view of above, City Planning Wing prepared a comprehensive layout plan wherein incorporating the above points. The revised proposal containing two sites of

Contd...2/-

SKO/LDO each measuring 15mt.x20mt. and the gas godown site of 20.10 mt.x26.20 mts.(along with the Chowkidar hut). The site for PWD(DA) store had been proposed between the existing petrol pump and the proposed gas godown site which would have acted as a buffer. A green buffer was also proposed between SKO/LDO sites and Ring Road.

4. The matter was placed in the Technical Committee meeting held on 29/4/88 in which the following decision was taken:

Earlier this site was inspected by VC along with Director(CP) and Director(DC&B). The revised proposal was examined by the T.C. and it was desired that as the land may be required for providing facilities to the passengers travelling by railways, the proposed gas godown/SKO/LDO should be adjusted in the rear portion of the existing petrol pumps and the plan should be suitably modified and submitted.

5. A revised plan accommodating one SKO/LDO site and proposed alternative site for PWD(DA) store behind existing petrol pump has been prepared. These sites are accessible by 9 mt. wide cul-de-sac road.

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

1980.

*File copy as  
alternative  
to the  
land  
for  
Source lines to be prepared  
for location*